Maharashtra State Road Development Corporation Ltd.

DRAFT DEVELOPMENT CONTROL AND PROMOTION REGULATIONS
FOR
71 Villages along the Mumbai Pune Expressway

NOVEMBER, 2018

SPECIAL PLANNING AUTHORITY
FOR
71 VILLAGES ALONG MUMBAI PUNE EXPRESSWAY
Appointed by Government of Maharashtra under Section 40(1B) of MR and TP Act, 1966 on 18th March, 2016
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PART I- ADMINISTRATION

1.0 Short Title, Extent and Commencement

i. **Title:** These Regulations shall be called as “Development Control and Promotion Regulations” for the notified area of Maharashtra State Road Development Corporation – Special Planning Authority (MSRDC –SPA) along Mumbai-Pune Expressway (MPEW), hereinafter called as “these Regulations”.

ii. **Extent:** These Regulations shall apply to the building activity and development works on the lands notified for the area between Mumbai –Pune Expressway and Mumbai – Pune old Highway and for the lands between two kilometres south west from Mumbai Pune Expressway excluding the area of Pune district, area covered under IDP –I – Project of NAINA and local Authority if any, area under proposed Khalapur SPV and area for which MIDC is a Special Planning Authority.

iii. All development work shall conform to the respective provisions made under these Regulations. If there is any conflict between the requirements of these Regulations and those of any other rules or bye-laws, “these Regulations” shall prevail.

iv. **Commencement:** These Regulations shall come into force from the date of publication of notification in official gazette, being the date on which they are sanctioned by the State Government under the relevant provisions of the Act and till the time the State Government finally sanctions these Regulations, the Regulations in force, if any, shall be applicable.

v. **Savings:** Not withstanding anything contained herein, any permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified in these Regulations. Provided that, permissions granted earlier shall be eligible for renewal as per the provisions of the Act. Provided further that, the words ‘action taken’ in this Regulation shall also include the issuance of demand note for granting the development permission.

vi. **Validity of Development permission:** If any development permission has been issued before the date of coming into force of these Regulations and if work not commenced within validity period and such permission is not renewed, then the said development permission shall be deemed to have been lapsed.

vii. **Purpose and Intent:** The purpose of these Regulations is to implement the development plan and to promote health, safety and general welfare of the present and future inhabitants living within the jurisdiction of the notified area.
2.0 Definitions

2.1 General

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

2.2 Words and expressions which are not defined in these Regulations shall have the same meaning or sense as in –

i. The Maharashtra Regional and Town Planning Act, 1966,

ii. National Building Code (2016 or amended from time to time)

2.3 Act

Act in these Regulations shall mean -The Maharashtra Regional and Town Planning Act, 1966.

2.4 Authority

Authority means Maharashtra State Road Development Corporation Ltd. MSRDC, constituted as a Special Planning Authority, under Section 40(1B) of Maharashtra Regional and Town Planning Act (MR&TP Act) 1966.

2.5 Alteration

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

2.6 Advertising Sign

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

2.7 Air-conditioning

The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.

2.8 Accessory Building

A building separate from the main building on a plot and containing one or more rooms for accessory use such as servant quarters, garage, store rooms etc.

2.9 Accessory / Ancillary Use

Any use of the premises subordinate to the principal use and incidental to the principal use.

2.10 Amenity space

Amenity space means a statutory space provided under the provision of these Regulations in any layout to be used for any of the amenities specified in these Regulations.
2.11 Access

Clear approach to a plot or a building.

2.12 Architect

An Architect is a person registered with Council of Architecture as per Architects Act, 1972 as an Architect.

2.13 Architectural projection

Chajja, Cornice, Ledge etc. which is a protrusion from the building facade or window line of the building used for non-habitable uses.

2.14 Atrium

A sky lighted, naturally/mechanically ventilated area in buildings, with no intermediate floors, used as circulation space or entrance foyer.

2.15 Balcony

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

![Balcony Diagram](image)

Figure 1: Balcony to the exterior of the wall

2.16 Basement

The lower storey of a building below or partly below the ground level.

2.17 Building

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

2.18 Built up Area

The area covered by a building on all floors including cantilevered portion, mezzanine floors, if any, except the areas excluded specifically from FSI under these Regulations.

2.19 Building Line

The line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend.
2.20 Building Height

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

2.21 Builder/Developer

Builder/ Developer means the person who is legally empowered to construct or to execute work on a building unit, building or structure and / or land development, or where no person is empowered, the owner of the building unit, building or structure.

2.22 Cabin

A non - residential enclosure constructed of non - load bearing, non-masonry partitions having area not exceeding 3.00 sq.m.

2.23 Carpet Area

Carpet Area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation: For the purpose of this clause, the expression “exclusive balcony or veranda area” means the area of the balcony or veranda, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and “exclusive open terrace area” means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.

2.24 Chajja

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

2.25 Chimney

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

2.26 Cluster

Any defined area with proper access.

2.27 Combustible Material

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

2.28 Congested Area

Congested Area means the area included within the Revenue Gaothan boundary as shown in the Development Plan.
2.29 Control Line
A line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.

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

2.31 Canopy
A projection over any entrance.

2.32 Convenience Shopping
Convenience Shopping means the shops for domestic needs each with a carpet area not exceeding 10 sq.mt.

2.33 Corridor
A common passage or circulation space including a common entrance hall.

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

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

2.36 Development Plan
“Development Plan” means a plan for the development or the area within the jurisdiction of a Planning Authority and includes revision of a development plan and proposals of a special planning Authority for development of land within its jurisdiction.

2.37 Drain
Drain means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for the drainage of building, or number of building or yards appurtenant to the buildings within the same cartilage. A drain shall also include open channel for conveying surface water or a system for the removal of any liquid.

2.38 Dwelling Unit /Tenement
An independent housing unit with separate facilities for living, cooking and sanitary requirements.

2.39 Density
The residential density expressed in terms of the number of dwelling units per hectare.

2.40 Enclosed Stair- case
A stair case separated by fire resistant walls and door (s) from the rest of the building.
2.41 Existing Building or Use
A building, structure or its use existing authorisedly.

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

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

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

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

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

2.47 Escalator
A power driven, inclined, continuous stairway used for raising or lowering passengers.

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

2.49 Fire lift
Fire lift means a lift specially designed for use by fire service personnel in the event of fire.

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

2.51 Fire Resisting Material
A material which has certain degree of fire resistance.

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

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

2.54 Fire Service Inlets

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

2.55 Fire Tower

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

2.56 Floor

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

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

2.57 Floor space index (F.S.I.)

The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in Regulation No.26.8 by the area of the plot.

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

2.58 Footing

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

2.59 Foundation

That part of the structure which is in direct contact with transmitting loads to the ground.

2.60 Front

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

2.61 Gallery

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

2.62 Gaothan

Settlement areas as defined under Section 122 of the Maharashtra Land Revenue Code 1966 and as shown on the proposed Land Use Plan of the Draft Development Plan.
2.63 **Garage-Private**

A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.

2.64 **Garage-Public**

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

2.65 **Group Housing Scheme**

Group housing scheme means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities, means facilities like stair case, balcony, corridor, and veranda, lift, etc.

2.66 **Ground Level**

The average level of the ground in a plot.

2.67 **Habitable Room**

Habitable room or living room means, a room constructed or intended for human habitation.

2.68 **Home Occupation**

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

2.69 **Information Technology Establishment (ITE)**

An establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries.

2.70 **Layout Open Space / Recreational Open Space**

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

2.71 **Ledge or Tand**

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

2.72 **Licensed Engineer / Structural Engineer / Supervisor**

A Qualified Engineer/Structural Engineer / Supervisor licensed by the VC&MD.
2.73 Lift
An appliance designed to transport persons or materials between two or more levels in vertical or substantially vertical directions, by means of a guided car platform.

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

2.75 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.

2.76 Loft
Shall mean, an intermediate floor between two floors which is constructed and used for storage purpose, as defined in Regulation No. 41.5.

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

2.78 Mall
A large enclosed shopping area at any floor other than Basement Floor.

2.79 Marginal distance/ Set back
Minimum distance required to be left open to sky between boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot.

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

2.81 Means of Access
These shall include the road/ street/ vehicular access way, pathway upto the plot and to the building within a plot as defined in Regulation No. 23.0 and 24.0.

2.82 Net plot area
The net plot area shall be as defined in Regulation No.24.9.

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

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

2.85 Occupancy or Use Group
The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an
occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from Regulation No 2.85.1 to 2.85.12 unless otherwise spelt out in Development Plan.

2.85.1 Assembly Buildings

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

2.85.2 Business Buildings

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

2.85.3 Educational Buildings

A building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, coaching class or a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution situated in its campus and, also includes day care purposes more than 8 hours per week.

2.85.4 Hazardous Buildings

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

2.85.5 Industrial Buildings

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

2.85.6 Institutional Buildings

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

2.85.7 Mercantile Buildings

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

2.85.8 Office Building / Premises

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

2.85.9 Public Semi-public Building

A building constructed or used by Government, Semi Government Organization, Government Undertaking, Local Authorities, for conducting public semi-public use like municipal office, post office, telephone office, etc.

2.85.10 Residential Buildings

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

2.85.11 Storage Buildings

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

2.85.12 Wholesale Establishments

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

2.86 Owner

The person who has legal title for land or building.

2.87 Premium FSI

FSI that may be available on payment of premium as may be prescribed under these Regulations.

2.88 Parapet

A low wall or railing built along the edge of a roof, terraces, balcony, verandah etc.
2.89 Parking Space
An enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.

2.90 Permit / Permission
A permission or authorization in writing by the Authority to carry out the work regulated by these Regulations.

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

2.92 Plot / Site
A parcel or piece of land enclosed by definite boundaries and approved by an Authority as a building site, under these Regulations.

2.93 Pandals/ Shamiyanas
Pandals/Shamiyanas means a temporary structure with roof or walls made of canvas, cloth other like material which is not adopted for permanent or continuous occupancy.

2.94 Podium
A continuous projecting base or pedestal under or around the building, generally used for parking and movement of vehicle within the permissible area as specified in Regulation.

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

2.96 Partition
An interior non long bearing divider one storey or part storey in height.

2.97 Restaurant
Premise used for serving food items on commercial basis including cooking facilities and seating arrangements in residential building. And for commercial premises restaurant may be allowed of any built up area situated on any floor with a separate parking and garbage disposal facility.

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

2.99 Road / Street Line
The line defining the side limit of a road / street.
2.100 Room Height

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

2.101 Row Housing

A row of houses with only front and rear open spaces.

2.102 Semi Detached Building

A building detached on three sides with open spaces as specified.

2.103 Service Floor

A floor provided for facilitating maintenance and/or termination/ diversion of services like water supply, drainage, electricity supply, telecommunication lines and accommodating mechanical/electrical devices, apparatus like air handling units, air conditioning ducts etc. Height of such floor shall not be more than 1.8m. from floor level to soffit of outer beam and shall not be counted in FSI.

2.104 Site, corner

The side at the junctions of and fronting on two or more intersecting streets.

2.105 Site, Depth of

The mean horizontal distance between the front and rear side boundaries.

2.106 Site, Double Frontage

A site, having a frontage on two streets other than a corner plot.

2.107 Site, Interior or Tandem

A site, access to which is by a passage from a street whether such passage forms part of the site or not.

2.108 Smoke Stop Door

A door for preventing or checking the spread of smoke from one area to another.

2.109 Special building

This shall mean building as specified in Regulation No.6.2.2 (g).

2.110 Stairs

A built form/structure designed to bridge large vertical distance be dividing it into smaller vertical convenient distances, called steps. A set of steps is called Stair.

2.111 Stair Cover

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

2.112 Stilts or Stilt Floor

The portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open and without any enclosures for the purpose of parking vehicles, scooters, cycles, etc.
2.113 **Storage**

A place where goods are stored.

2.114 **Store Room**

A room used as storage space.

2.115 **Storey**

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

2.116 **Stall**

A small shop, floor area of which does not exceed 5.0 sq.m.

2.117 **Tenement**

An independent dwelling unit with a kitchen or cooking alcove.

2.118 **Terrace**

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

2.119 **Telecommunication Cell Site/Base Station (TCS/BS)**

Tower of requisite height and dimensions, delta, single pole antennae, microwave antenna, cabin of requisite dimensions for housing equipment, telecom transceiver machinery, related civil work, requisite wires and cables, power supply equipment, Diesel Generator (DG) Set/ Alternate power supply mechanism, cabin /cupboard for housing any or all of the aforesaid items as necessary;

2.120 **To Erect**

To erect a building means

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

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

(c) conversion from one occupancy to another.

2.121 **Travel Distance**

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

2.122 **Tower like structure**

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

2.123 **Unsafe Building**

Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.
2.124 Veranda
A covered area with at least one side open to the outside with the exception of 1mt. high parapet on the upper floors to be provided on the open side.

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

2.126 Water Course
A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm and wastewater.

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

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

3.0 Applicability of regulations

3.1 (a) These Regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These Regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further, these Regulations shall apply to development work defined in Regulation No. 3.2 to 3.7.

(b) For the area where MIDC is a Special Planning Authority u/s Section 40 of MR&TP Act, 1966, for such area the Development Control and Promotion Regulations of MIDC Area shall be applicable.

3.2 Development of sites or/and subdivision or amalgamation of land:
Where land is to be developed, subdivided, or two or more plots are to be amalgamated, or a lay-out is to be prepared; these Regulations shall apply to the entire area under development, sub-division, amalgamation and layout. Provided that, where part of an existing lay-out / sub-division plan is being altered, these Regulations shall apply only to that part which is being altered without adversely affecting the requirements of layout roads, recreational open space etc. of the earlier sanctioned layout.

3.3 Construction / Part Construction:
Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, or part is proposed to be newly constructed or revised, these Regulations apply only to the extent of the work involved.

3.4 Change of Occupancy / User:
Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building, affected by the change.
3.5 **Reconstruction:**

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

3.6 **Revised permission:**

Any development permission granted earlier may be revised. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with the owner and office, shall be stamped as ‘CANCELLED’ by the Authority.

3.7 **Permission Required:**

Subject to exemptions mentioned in Section 43 of the Act, no person shall erect or re-erect a building or alter any building or carry out any development or redevelopment including temporary construction, on any plot / lot or land or cause the same to be done without obtaining prior development permission from the Authority.

4.0 **Interpretation**

4.1 In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word “person” includes a corporation/company, “writing” includes “printing and typing” and “signature” includes thumb impression made by a person who cannot write if his name is written near such thumb impression or digital signature in case of e-submissions.

4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these Regulations. However, sizes and dimensions may not be disputed with reference to finished/unfinished surfaces unless it differs overall dimensions of the building.

4.3 Whenever prescribed dimensions and areas are to be compared with the actual dimensions and areas, actual dimensions and areas shall be rounded to the nearest one tenth of a meter or one tenth of a square meter.

5.0 **Development permission and commencement certificate**

(a) No person shall carry out any development work in contravention of the development plan proposals.

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

(c) No temporary construction shall be carried out without obtaining prior approval of the Authority, which may be granted subject to such conditions as may be deemed necessary by the Authority. However, temporary site office/watchman cabin/labour-material shed/toilet may be constructed without permission after the development permission is granted. These temporary constructions shall be removed after the completion of construction under development permission.
6.0 Procedure for Obtaining Development Permission/ Building Permission and Commencement Certificate

6.1 Application/ notice

Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall give notice/submit application in writing through registered Architect/ Licensed Engineer/Structural Engineer/ Supervisor, to the Authority of his said intention in the prescribed form (See Appendix-A1 or A2) and such notice/application shall be accompanied by the following requirements and plans wherever necessary.

Minimum four copies of plans and statements shall be made available along with the notice. In case of building schemes, where clearance is required from other agencies like Fire Services and other, number of copies of plans required shall be as decided by the Authority. The plans may be submitted in the form of soft copy as may be specified by the Authority from time to time.

6.2 Information accompanying notice / application

6.2.1 Ownership title and area

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

   i. Latest 7/12 extracts or property register card of a date not more than six months prior to the date of submission. Attested copy of original registered sale / lease – deed, if required. A copy of power of attorney, wherever applicable.

   ii. A certified copy of the Measurement Plan of the property under development proposal issued by Land Record Department, of a date not more than 2 years old.

   iii. Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Authority.

   iv. Any other document prescribed by the Authority.

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

   vi. A certified copy of approved sub-division / amalgamation / layout of land from the concerned Authority.

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

   viii. Title and search report for last 30 years and title clearance certificate from advocate on record.

6.2.2 Plans to be submitted along with application / notice:

(a) Key Plan or Location Plan: The key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a building permit and Commencement Certificate showing the boundary and locations of the site with respect to neighbourhood
landmarks or with respect to the area within a radius of 200 meters from the site whichever is more.

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

i. The boundaries of the site and of any contiguous land belonging to the neighbouring owners;

ii. The position of the site in relation to neighbouring streets;

iii. The name of the street, if any, from which the building is proposed to derive access;

iv. All existing buildings contained in the site with their names (where the buildings are given names) and their property (survey) numbers;

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

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

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

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

vii. The space to be left around the building to secure free circulation of air, admission of light and access.

viii. The width of the street (if any) in front and the street (if any) at the side or near the building, including proposed roads;

ix. The direction of the north line relative to the plan of the building;

x. Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.

xi. The ground area of the whole property and the break-up of the covered area on each floor;

xii. A plan indicating parking spaces as required and provided under these Regulations;

xiii. Overhead electric supply lines, if any, including space for electrical transformer / substation according to the requirements of the electric distribution company;

xiv. Any water course existing on sit or adjacent to the site;

xv. Existing alignments of water supply and drainage line / gas pipeline;

xvi. Such other particulars as may be prescribed by the Authority.

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

i. Scale used and north point;

ii. The location of all proposed and existing roads with their existing /proposed widths within the land;

iii. Dimension of plots;
iv. The location of drains, sewers, public facilities and services, electrical lines, natural watercourses, water bodies and streams etc;

v. Table indicating size, area and use of all plots in the sub-division/ layout plan;

vi. The statement indicating the total area of the site, area utilized under roads, recreational open spaces, amenity spaces, playground, recreation spaces and development plan reservations/roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;

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

viii. Contour plan of site, wherever necessary.

(d) **Amalgamation Plan:** Where two or more plots / holdings are to be amalgamated, plan showing such amalgamation drawn to a scale not less than 1:500. Instead of submitting a separate plan, such amalgamation may be allowed to be shown on building / layout-plan itself. However, 7/12 extract or property card of amalgamated plot shall be submitted before occupation certificate.

(e) **Service Plan:** Plans, elevations and sections of water / grey-water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available to a scale not less than 1:100 and for layouts 1:1000.

(f) **Building plan:** The plans of the building with elevations accompanying the notice/application shall be drawn to a scale of 1: 100 or more and shall;

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

ii. show the carpet area of every flat or shop or any unit, along with proportionate common built up area attached to it and area of balcony and double height terraces if any attached to the said unit.

iii. show the use or occupancy of all parts of the buildings;

iv. show exact location of essential services, such as water closet (W.C.), bath, sink and the like;

v. include sectional drawings showing clearly the size of the footings, thickness of basement walls, wall construction size and spacing of framing members, floors, slabs, roof slabs with the materials. The section shall indicate the height of the building, rooms and parapet, drainage and slope of the roof. At least one section should be taken through the staircase provided further that the structure plan giving details of all structural elements and materials used along with structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate;

vi. include sectional drawings of the building showing all sectional details including staircase.

vii. show all street elevations.

viii. give dimensions of the projected portion beyond the permissible building line.
ix. include terrace plan indicating the drainage and the slope of the roof.

x. give indication of the north line relative to the plan.

xi. give dimensions and details of doors, windows and ventilators.

xii. give such other particulars as may be required to explain the proposal.

(g) **Building Plans for Special Buildings**: For,

i. multi-storeyed buildings which are more than 15 m height; or

ii. buildings like educational, assembly, mercantile, institutional, public and semi-public, industrial, storage and hazardous material, buildings having built up area more than 500 sq.mt. on each floor; or

iii. buildings with mixed occupancies with any of the aforesaid occupancies mentioned in (ii) above, having built-up area more than 500 sq.mt. on each floor.

The following additional information shall be furnished / indicated on the Building Plans in addition to the items (i) to (xii) of Regulation No. 6.2.2(f)

(a) access to fire appliances/vehicles with details of vehicular turning circle and clear motor able access way around the building except front margin, which should be at least 6 mtr. or as decided by the Authority in consultation with the fire officer (whichever is more);

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

(c) location and details of lift enclosures;

(d) location and size of fire lift;

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

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

(g) vehicular parking spaces;

(h) 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 exhauster 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, CO₂ installation etc.;

(q) Location and details of first aid, fire-fighting equipment /installations;

(r) certificate of structural engineer about structural and earth-quake safety.

Provided further that the provision of fire escape staircase shall be made as per Regulation No 41.25.7.
6.2.3 Fees and Charges:

(a) **Building/ layout permission application/Scrutiny Fee:** The notice shall be accompanied by an attested copy of receipt of payment of Building/ layout permission application fee. These fees shall be as decided by the VC&MD from time to time subject to Government orders, if any. Such fee shall be increased by 5% per year. Provided that, such fees shall not be applicable for the development proposals implemented by Government / Government departments or Public Authorities of State or Central Government.

(b) **Security Deposit Fee:** For ensuring the faithful compliance of Regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the VC&MD. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the VC&MD.

(c) **Development Charges:** Development charges as required under Section 124 A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Authority before issue of development permission/commencement certificate. In case of revised permission, where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. In case of revised permission, where development is commenced in pursuance of earlier permission, development charges shall be levied on the land and built-up area, over and above the area covered in the earlier permission.

(d) **Premium Charges:** Premium charges as may be required to be recovered under these Regulations shall be paid to the Authority before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilised for developing new or upgradation of infrastructure as well as implementation of development plan proposals and creation of civic amenities etc as may be decided by the Authority from time to time.

(e) **FSI Linked Premium (FLP):** FSI Linked Premium (FLP) shall be payable to the Authority for developments in the Development Plan area unless otherwise exempted under these Regulations. The FLP shall be paid at the time of grant of Commencement Certificate.

(f) **Land Linked Premium:** In order to recover the loss of revenue by way of premium through GES, it is proposed to levy a nominal premium @ 5% of Market Value for land as per Annual Statement of Rates (ASR) applied on entire land holding on Basic Permissible FSI which is termed as ”Land Linked Premium”. The percentage of this Premium is subject to change from time to time.

6.2.4 Clearances from Other Departments:

In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Police Authority, Inspectorate of Boilers and Smoke Nuisance, Defence Department, Maharashtra Coastal Zone Management Authority, State Environment Impact Assessment Authority, Archaeological Department, Directorate of Explosives etc. the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.

In case of building identified in Regulation No.6.2.2.(g) the building scheme shall also be subject to the norms of Maharashtra Fire Prevention and Life Safety Act, 2006 and shall also be subject to the scrutiny of the Chief Fire Officer of SPA or in absence of such officer, officer from the Directorate of the Maharashtra State Fire Services.
6.2.5 Supervision

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

6.3 a) Size of drawing sheets and colouring of plans:

The size of drawing sheets shall be any of those specified in Table No. 1.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Designation</th>
<th>Trimmed Size, mm</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A0</td>
<td>841 X 1189</td>
</tr>
<tr>
<td>2</td>
<td>A1</td>
<td>594 X 841</td>
</tr>
<tr>
<td>3</td>
<td>A2</td>
<td>420 X 594</td>
</tr>
<tr>
<td>4</td>
<td>A3</td>
<td>297 X 420</td>
</tr>
<tr>
<td>5</td>
<td>A4</td>
<td>210 X 297</td>
</tr>
</tbody>
</table>

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

ii. All dimensions on plans shall be indicated only in metric units.

b) Colouring notations for plans

The plan shall be colour as specified in Table No.2 given below and prints of plan shall be on one side of the paper only.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Item</th>
<th>Site Plan</th>
<th>Building Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>White Plan</td>
<td>Ammonia Print</td>
</tr>
<tr>
<td>(1)</td>
<td></td>
<td>(3)</td>
<td>(4)</td>
</tr>
<tr>
<td>1</td>
<td>Plot lines</td>
<td>Thick Black</td>
<td>Thick Black</td>
</tr>
<tr>
<td>2</td>
<td>Existing street</td>
<td>Green</td>
<td>Green</td>
</tr>
<tr>
<td>3</td>
<td>Future street, if any</td>
<td>Green dotted</td>
<td>Green dotted</td>
</tr>
<tr>
<td>4</td>
<td>Permissible building lines</td>
<td>Thick dotted black</td>
<td>Thick dotted black</td>
</tr>
<tr>
<td>5</td>
<td>Existing work</td>
<td>Black (Outline)</td>
<td>Blue</td>
</tr>
<tr>
<td>6</td>
<td>Work proposed to be demolished</td>
<td>Yellow Hatched</td>
<td>Yellow Hatched</td>
</tr>
<tr>
<td>7</td>
<td>Proposed work</td>
<td>Red (Outline)</td>
<td>Red</td>
</tr>
<tr>
<td>8</td>
<td>Drainage &amp; Sewerage work</td>
<td>Red dotted</td>
<td>Red dotted</td>
</tr>
<tr>
<td>9</td>
<td>Water supply work</td>
<td>Black dotted thin</td>
<td>Black dotted thin</td>
</tr>
<tr>
<td>10</td>
<td>Deviations from sanctioned plan</td>
<td>Red hatched</td>
<td>Red hatched</td>
</tr>
<tr>
<td>11</td>
<td>Recreation ground</td>
<td>Green wash</td>
<td>Green wash</td>
</tr>
</tbody>
</table>

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

6.4 Signing of the plan

All the plans shall be duly signed by the owner, co-owner, if any, and the architect or licensed engineer / structural engineer / supervisor and shall indicate his name, address and license number allotted by the Authority.
6.5 Qualification and competence of the architect / licensed engineer / structural engineer/ supervisor:

Engineer/structural engineer/ supervisor shall be registered / licensed by the Authority as competent to sign plan and carry out various works as given in Appendix-C. The qualification and procedure for registration and licensing of the engineer / structural engineer / supervisor / shall be as given in Appendix-C. Architects registered with council of architecture shall not be required to register with the Authority.

7.0 Grant or Refusal of Permission

i. After receipt of the notice/ application as mentioned in Regulation No.6.1 above, 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 to the person giving the notice in the prescribed form given in Appendix-D1/ D2/ D3 and E1/ E2 as the case may be within the time limit prescribed in the Act.

ii. The building plans for buildings identified in Regulation No 6.2.2.(g) the building scheme shall also be subject to the norms of Maharashtra Fire Prevention and Life Safety Act, 2006 and shall also be subject to the scrutiny of the Chief Fire Officer, of the Authority/ officer of Directorate of Fire Services, Maharashtra and the sanction / development permission shall be issued by the Authority after the clearance from the Chief Fire Officer.

iii. In case of land subdivision or plotted layout, tentative layout shall be approved for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall examine, as per the provision laid down in Regulation No.9.0 (ii) and grant final approval if it is in accordance with the tentative layout approved for demarcation or with minor changes confirming to the Regulations. This shall also be mandatory to Group Housing Scheme/ Education Campus Planning or similar type of development where roads in the adjoining layouts/ Development Plan roads are to be coordinated and/or amenity space is to be earmarked.

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

8.0 Deemed Permission

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

Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of provisions of these Regulations, or Regulations framed in this behalf under any law for the time being in force and the same in no way violates
either provisions of any draft or final plan or proposals published by means of notice, submitted for sanction under the Act.

Provided further that, any development carried out in pursuance of such deemed permission which is in contravention of the provisions mentioned above, shall be deemed to be an unauthorized development for purposes of Sections 52 to 57 of the Maharashtra Regional and Town Planning Act, 1966 and other relevant Acts.

Provided further that, upon receipt of intimation of any claim for deemed permission, the VC&MD shall within fifteen days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter.

Provided further that, necessary explanation shall be called from the concerned officer of the Authority for not processing and disposing of the proposal within 60 days.

9.0 Commencement of Work & Extension of Period of Permission

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

ii. For the purpose of this Regulation, "Commencement" shall mean as under:

| For a building work including additions and alterations | Construction of basement upto ground level slab or construction of building at plinth level, whichever is minimum |
| For bridges and overhead tanks construction | Foundation and work up to the base floor under ground floor |
| For underground works/ | Foundation and work up to floor level of underground floor |
| For layout, sub-division and amalgamation | Final demarcation and provision of water bound macadam roads complete |

iii. In case of land subdivision / group housing schemes, it shall be the responsibility of the owner /developer to construct all infrastructure including roads with asphalting, storm water drains, sewer lines, water supply lines, development of recreational open spaces etc. In case of land subdivision, these works shall generally be completed within two years and phase wise building permission shall be granted depending upon the percentage of infrastructure work completed. The layout plots should be released for construction in stages according to infrastructure work completed. The condition to that effect shall be incorporated in the commencement certificate. In case of group housing scheme, these works shall be completed before completion of the project and occupancy certificate shall be granted phase wise as per completion of infrastructure work.

iv. Only after handing over roads and infrastructure to the Authority after completion of scheme, the responsibility of maintenance shall lie with the Authority in such cases these roads shall be
treated as public road. Otherwise internal roads and infrastructures in the group housing scheme shall be maintained by the owner / society.

10.0 Procedure During Construction

10.1 Owner / architect / developer / engineer / structural engineer / supervisor or any licensed technical persons’ liability:

Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the VC&MD during erection of the building shall, in any way relieve the Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed technical person, of such building from full responsibility for carrying out the work in accordance with the requirements of these Regulations. Every owner shall, Permit the SPA MSRDC to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Regulations.

10.2 Documents at site:

i. Development Permission: The Person to whom development permission is issued shall, during construction, keep;
   (a) Posted in a conspicuous place, on the site in respect of which the permission is issued, a copy of the Development permissions and
   (b) A copy of the approved drawings and specifications referred to in Regulation No.7.0 on the site in respect of which the development permission was issued.

ii. Display board mentioning name of the owner, name of architects, name of structural engineer, details as per approved plan, except for small individual plot holders.

10.3 Checking of plinth, columns upto plinth level

The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect, as the case may be, shall give notice in the form of Appendix-F to the VC&MD on completion of work upto plinth level and where there is no plinth, construction above general ground level upto 0.60 m to enable and ensure that the work conforms to the sanctioned plans. The VC&MD may inspect the work jointly with the licensed technical personnel or architect within 15 (fifteen) days from the receipt of such notice and either grant or refuse permission for further construction as per the sanctioned plans in the form in Appendix-G. If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out strictly according to the sanctioned plans.

10.4 Deviation during constructions

If during construction of a building any deviation of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the VC&MD shall be necessary. A revised plan showing such deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the VC&MD shall be deemed as unauthorized. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other Regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate.

10.5 Completion certificate

The owner through his licensed surveyor / engineer / structural engineer/ supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building
completion certificate to the VC&MD in the form in Appendix-H this certificate shall be accompanied by three sets of plans of the completed development.

10.6 Occupancy certificate

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

In case of building identified in Regulation No.6.2.2.(g), the occupancy certificate shall be issued by the VC&MD, only after the clearance from the Chief Fire Officer, regarding the completion of the work from fire protection point of view.

10.7 Part occupancy certificate

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

11.0 Inspection

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

12.0 Unsafe Buildings

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the VC&MD. The redevelopment of such building shall be as per provisions mentioned in these Regulations.

13.0 Revocation of Permission

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

(b) In the case of revocation of the permission under above Regulation No.13.0 (a), no compensation shall be payable.

14.0 Development Undertaken on Behalf of Government

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

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

(b) Ownership document and measurement plan issued by the Competent Authority of Land Records Department.

(c) Development / building plans conforming to the provisions of Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.

(d) The proposals of the Development Plan or Town Planning Scheme affecting the land.

(e) A Site Plan (in required no. of copies) of the area proposed to be developed to the scale.

(f) Detailed plan (of required copies) showing the plan, sections and elevations of the proposed development work to the scale, including existing building specifying either to be retained or to be demolished.

15.0 **Items of Operational Construction by Some Authorities to be Excluded:**

Construction for operational purpose, including maintenance of operational structures, by the following organizations, authorities or departments, whether temporary or permanent, may be exempted by the special permission of the VC&MD in each case from the purview of these Regulations, except those relating to floor space index and fire precautions:

(a) Railway;
(b) National Highway;
(c) National Waterway;
(d) Airway and Aerodromes and Major Ports
(e) Posts and Telegraphs, Telephones, Wireless, Broadcasting and other like forms of Communication;
(f) Regional grid for electricity;
(g) Defence Authorities and
(h) Any other services which the State Government may, if it is of opinion that the operation, maintenance, development for execution of such services are essential to the life of the community, by notification in the Official Gazette, declare to be a service for the purpose of this Regulation

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

However, the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption.

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

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

However, no permission shall be necessary for the following works:
i. The carrying out of works in compliance with any order or direction made by any Authority under any law for the time being in force.

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

iii. The carrying out of any works by the Central or State Government or any local Authority.

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

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

Provided that the concerned Authority shall inform the Authority, in writing at the earliest and pay the necessary restoration charges to the Authority within a month. The restoration charges shall not be more than the expenditure incurred by the Authority to restore the road etc. and supervision charges, if any.

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

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

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

vii. In case of land, normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

16.0 Discretionary Powers

16.1 Interpretation

In conformity with the intent and spirit of these Regulations, the VC&MD may,

i. Decide on matters where it is alleged that there is an error in any order, requirement decision, and determination on interpretation made by him or officer authorised by him in the application of these Regulations;

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

iii. decide boundaries of the survey number shown on development plan if it varies with the boundaries as per revenue record/ measurement plan/ city survey sheets without affecting the development plan proposals;

iv. decide the alignment of development plan road, where the street layout actually on the ground or as per acquisition proposal varies from the street layout as shown on the Development Plan;

v. decide the alignment of blue and red flood line on development plan where it varies with the said lines given by the irrigation department from time to time;

vi. authorise erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification;
vii. Modify the limit of a zone where the boundary line of the zone divides the plot. In such cases, the zone over the larger portion of the plot having area more than 50 percent shall be considered.

16.2 Relaxation in specific cases

In specific cases, where a clearly demonstrable hardship is caused, the VC&MD by order in writing may:

Permit any of the dimensions / provision prescribed by these Regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighborhood. However, no relaxation for the front setback required from the road boundary or F.S.I. or parking requirements shall be granted under any circumstances. While granting relaxation/permission, conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance and payment of premium, as may be prescribed by the VC&MD.

16.3 Delegation of powers

Except the discretionary powers, and where the VC&MD’s special permission is expressly stipulated, the powers or functions vested in him by these Regulations may be delegated to any official under his control, subject to his revision if necessary and to such conditions and limitations, if any, as he may prescribe.

17.0 Temporary Construction:

The VC&MD may grant permission for temporary construction for a period not exceeding six months at a time, in the aggregate not exceeding for a period of one year. Such permission may be given by him for the construction of the following:

(a) Structures for protection from the rain or covering of the terraces during the monsoon only.
(b) Film sets, temporary art works, Pandals/Shamiyanas/tent for fairs, ceremonies, and religious function etc.
(c) Structures for godowns / storage of construction materials within the site.
(d) Structure for exhibitions / circuses etc.
(e) Structures for storage of machinery, before installation, for factories in industrial lands within the site.
(f) Structures for ancillary works for quarrying operation in conforming zones.
(g) MAFFCO stalls, milk booths, telephone booths and ATM centres.
(h) Transit accommodation for persons to be rehabilitated in a new construction.
(i) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.
(j) Ready mix concrete plant.
(k) Temporary site offices, labour camps and watchman chowkies within the site only during the phase of construction of the main building, with adequate water supply and sanitation facilities.

Provided that temporary constructions for structures etc. mentioned at (c), (e), (h), (i), (j) and (k) may be permitted to be continued temporarily by the VC&MD but in any case not beyond
completion of construction of the main structure or building, and that structure in (f) and (g) may be continued on annual renewable basis by the VC&MD beyond a period of one year. Provided further that approval of Chief Fire Officer of the Authority shall be obtained wherever necessary.

18.0 Unauthorised Development - Liability for Offences and Penalties:

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

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

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

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

(d) in case of registered architects, the VC&MD may report to the Council of Architecture to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.

19.0 Amendment to Appendices

The VC&MD may amend the Appendices A to K (except Appendix-C) in these Regulations, as and when necessary.

20.0 Provisions of NBC

Any aspect not covered in these Regulations or in particular the planning, design and construction of building and its appurtenant services shall be done to the satisfaction of VC&MD. The NBC shall be reference document for conformity regarding the various aspects. The latest version to the NBC shall be referred at the time of enforcement of these Regulations.

21.0 Clarification

If any question or dispute arises with regards to interpretation of any of these Regulations, the matter shall be referred to the Director of Town Planning, Maharashtra State, who after considering the matter and after giving hearing to the parties, if necessary, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Director of Town Planning, Maharashtra State, on the interpretation of these Regulations, shall be final and binding on the concerned party or parties.
PART II- GENERAL LAND DEVELOPMENT
REQUIREMENTS

22.0 Requirements of Sites

22.1 Sites not Eligible for Construction of Building:

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

(a) if the Authority considers that the site is insanitary, incapable of being well drained or it is dangerous to construct a building on it;

(b) if the site is within a distance of 6 m. from the edge of water mark of a minor water course (like nallah) and 15 m. from the edge of water mark of a major water course (like river, water body) shown on Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the VC&MD to restrict and or to re-align the same within the same land, along with cross section as determined by the VC&MD without changing the position of the inlet and outlet of the water course. In such case marginal open space shall be at least 4.50 m. from the edge of the trained nala.

Notwithstanding anything contained hereinafter, the VC&MD shall be entitled to take cognizance of the existence of all water courses whether shown on the Development Plan or not, while sanctioning layouts and no person shall take any action without the permission of the VC&MD which results in reducing the water way or closing or filling up of any existing water course. If any watercourse, whether shown in the Development Plan/Revenue Record or not, but existing on the site/land, owned by private person, the area under such water course shall not be deducted for computation of FSI.

(c) if the owner of the building has not proposed appropriate measures required to safeguard the construction from constantly getting damp to the satisfaction of the VC&MD.

(d) if the use of the site is for the purpose, which in the opinion of the VC&MD will be a source of annoyance to the health and comfort of the inhabitants of the neighborhood.

(e) if the proposed use of land or occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations.

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

(g) if it doesn’t derive access from an authorized street/means of access described in these Regulations.

(h) if it is within the river/lake boundary and blue flood line of the river (prohibitive zone), unless otherwise specified.

(i) if the site is not developable / buildable by virtue of restrictions imposed under any law or guidelines of any Government Department.

(j) if the site is hilly and having gradient more than 1:5.

22.2 Distance of site from electric lines:

No structure including veranda or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 3 below in accordance with the prevailing Indian Electricity Rules and its amendments from time
to time between the building and any overhead electric supply line. No activity shall be permissible under electric lines, and buffer zones, except afforestation and plantation.

<table>
<thead>
<tr>
<th>TABLE 3: DISTANCE FROM ELECTRIC LINES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Voltage Lines</td>
</tr>
<tr>
<td>Low and medium voltage Lines and service lines.</td>
</tr>
<tr>
<td>High voltage lines up to and including 33,000 V</td>
</tr>
<tr>
<td>Extra High voltage lines beyond 33,000 V</td>
</tr>
<tr>
<td>(Plus 0.3 m. for every additional 33,000 V or part thereof)</td>
</tr>
</tbody>
</table>

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

22.3 Construction within Blue and Red flood line:

i. Area between the river bank and blue flood line (Flood line towards the river bank) shall be prohibited zone for any construction and activities mentioned in Regulation No.25.7 and any other uses as may be allowed with prior approval of Irrigation Department shall be permissible in this zone subject to conditions mentioned therein provided the land is feasible for such development.

Provided further that redevelopment of the existing authorised properties within river bank and blue flood line marked on development plan, may be permitted at a height of 0.45 m above red flood line level subject to NOC from Irrigation Department.

ii. Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction within this area may be permitted at a height of 0.45 m above the red flood line level.

iii. If the area between the river bank and blue flood line or red flood line forms the part of the entire plot in developable zone i.e. residential, commercial, public-semi-public, industrial, then, FSI of this part of land may be allowed to be utilised on remaining land.

iv. The blue and red flood line shown on the development plan shall stand modified as and when it is modified by the Irrigation Department for a stretch of water course. In such case it shall be necessary to issue order to that effect by the VC&MD.

22.4 Development within 30 m from Railway boundary

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

22.5 Environmental Clearance

Environmental Clearance shall be necessary and be submitted for the project as prescribed by the Ministry of Environment from time to time.

22.6 (a) Development along Highways / Classified roads

The development along the highways shall be subject to the provisions of State Highways Act, 1965 and National Highway Act, 1956 and orders issued by Public Works Department in this regards, from time to time.

A service road of 12 m wide shall be provided along State and National Highways on both sides. These service roads may not be provided in piecemeal where authorized development / construction have already taken place without the provisions of service road.
(b) Width of roads to be considered while granting development permissions as mentioned in table given below:

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Category of Road</th>
<th>Width of Road</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>National Highway</td>
<td>60 m</td>
<td>Width Inclusive of 12mt service roads on both sides</td>
</tr>
<tr>
<td>2</td>
<td>State Highway</td>
<td>45 m</td>
<td>Width Inclusive of 9mt service roads on both sides</td>
</tr>
<tr>
<td>3</td>
<td>Major Distt. Road</td>
<td>24 m</td>
<td>No service road required</td>
</tr>
<tr>
<td>4</td>
<td>Other Distt. Road</td>
<td>18 m</td>
<td>No service road required</td>
</tr>
<tr>
<td>5</td>
<td>Village Road</td>
<td>15 m</td>
<td>No service road required</td>
</tr>
</tbody>
</table>

Note:
1) If the width of any existing road is more than what is specified in above table then the greater width shall prevail.
2) The above widths of road are subject to vary according to guidelines or circulars issued by the respective department.

(c) No Development abutting Expressway shall be permitted without obtaining the NOC from the competent authorities.

(d) The display of advertising signs within the boundaries of the Expressway, National Highway and state highways or within 30 m from such boundaries, shall be in accordance with Part 10, Section 2 - Signage and Outdoor Display structure of NBC of India.

22.7 Distances from Land Fill sites

For any residential development, segregating distance from the land fill site shall be observed as specified under Solid Waste Management Rules in force from time to time or as specified by Competent Authority.

22.8 Restrictions in the vicinity of Airport

Height restriction in the vicinity as well as the funnel of the Airport, as may be specified by the concerned Authority from time to time, shall be observed.

22.9 Restrictions in the vicinity of Ancient Monuments

Restrictions for Development in the vicinity of the declared monuments as prescribed under the Ancient Monuments and Archaeological Sites and Remains Act,1960 and Maharashtra Ancient Monuments and Archaeological Sites and Remains Act, 1960 shall be observed.

22.10 Development along Gas Pipelines

Wherever development is proposed along gas pipelines or other such pipelines, No Objection Certificate from respective authorities shall be necessary.

22.11 Restrictions by Other Departments

Restrictions imposed on any development by any other department of Government under the provisions of their Act shall be followed.

22.12 Authorities to supply complete Information to the Authority

It is the duty of the concerned authorities putting restrictions as per their respective legislations/ Regulations/ rules to submit the full details of restrictions (including graded restriction, if any) along with the relevant map detailing restrictions to the Authority. In the interest of increasing ease of doing business, no individual applicant should be required to approach the concerned departments for NOC. However, it is the duty of the applicant to ensure that restrictions informed by the authorities are followed scrupulously. The VC&MD
shall ensure compliance of the restriction informed by the concerned authorities while sanctioning the development permission.

23.0 Means of Access

(a) Every plot / building whether existing or proposed, shall have existing and authentic means of access as required in these Regulations.

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

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

24.0 Regulations for Land Sub -Division and Layout

24.1 Obligation to prepare layout

Building layout or Sub-division proposal shall be submitted for the following:

i. When more than one building, excepting accessory buildings in the case of residential building, is proposed on any land, the owner of the land shall submit proposal for proper layout of building.

ii. When development and redevelopment of any land which includes division and sub-division or amalgamation of plots for various land uses is proposed.

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

24.2 Roads/ streets in land subdivision or layout

A) For Residential Development -

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Length of Means of Access in m.</th>
<th>Width of Means of Access in m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>i</td>
<td>Up to 150</td>
<td>9.00</td>
</tr>
<tr>
<td>ii</td>
<td>Above 150 and up to 300</td>
<td>12.00</td>
</tr>
<tr>
<td>iii</td>
<td>Above 300</td>
<td>15.00</td>
</tr>
</tbody>
</table>

B) For Other than Residential Development -

The minimum width of access / layout road / internal road in any development proposal other than residential (for commercial/industrial use) shall be as given in Table No. 4 (a).
Means of Access for Other than Residential Development

Table No.4 (a) MEANS OF ACCESS

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Length of Means of Access in m.</th>
<th>Width of Means of Access in m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>i</td>
<td>Up to 75</td>
<td>12</td>
</tr>
<tr>
<td>ii</td>
<td>75 to 150</td>
<td>15</td>
</tr>
<tr>
<td>iii</td>
<td>Above 150</td>
<td>18 or more</td>
</tr>
</tbody>
</table>

Note - For layout or part of layout where plots of 50 sq.m or less are proposed for Economically Weaker Sections (EWS), 4.5 m wide road of length up to 60 m and 6 m wide road of length up to 100 m may be permitted. Only EWS plots shall abut on both sides of such 6 m wide road.

C) For Group Housing Schemes.

In case of group housing schemes minimum width of internal means of access shall be as given in Table No. 4(b).

Table No.4(b) MEANS OF ACCESS

<table>
<thead>
<tr>
<th>Sr.No.</th>
<th>Length of Means of Access in m.</th>
<th>Width of Means of Access in m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 150</td>
<td>7.50</td>
</tr>
<tr>
<td>2</td>
<td>Above 150 and up to 300</td>
<td>9.00</td>
</tr>
<tr>
<td>3</td>
<td>Above 300 and up to 600</td>
<td>12.00</td>
</tr>
<tr>
<td>4</td>
<td>Above 600</td>
<td>15.00</td>
</tr>
</tbody>
</table>

Note 1 - In case of group housing scheme, if building is proposed as mentioned in Regulation No. 6.2.2.(g) then such plot shall abut on minimum road width of 12 m.

Note 2 - It shall be necessary to provide through roads, in group housing scheme of area more than 2 Hectare, so as to coordinate the adjoining major road link (15 m and above) or give way to new road link for adjoining area. The road width required for such road link shall be as per Table No.4 such obligation of providing new road link of 15 m width shall not be necessary where adjoining layout road of 15 m or more is being co-ordinated. This shall not bar coordination of smaller width roads approaching from adjoining area, if owner so desires. Further the Authority may insist on co-ordination of smaller width road from adjoining area, if required from planning point-of-view.

D) Pathways

A pedestrian approach to the buildings from roads/ street /internal means of access wherever necessary, shall be through paved pathway of width not less than 2.0 m, 3.0 m and 4.5 m provided its length measured from exit way of the building is not more than 20 m, 40 m and 60 m respectively from the means of access. If the length is more than 60m, then width of the road as provided under Regulation No.24.2.(A),(B),(C) shall be necessary. The marginal distances shall not be required from such pathways, however, distance between two buildings shall be maintained. This provision shall also apply to group housing scheme or layout of building for other uses.

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

24.2.2 In the interest of general development of an area, the VC&MD may require the means of
access to be of larger width than that required under Regulation No. 24.2.

24.2.3 While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands subject to provisions mentioned in Regulation No.24.2.C (Note no 2).

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

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

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

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

24.2.8 Cul-de-sacs:

In addition to the provisions of Regulation No.23.0, Cul-de-sacs giving access to plots and extending upto 150 m normally and 275 m maximum with an additional turning space at 150 m will be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq.mt in area, with no dimension being less than 9 m.

24.2.9 Means of access to Special Buildings of Regulation no 6.2.2(g):

(a) The width of the main street on which the Plot abuts shall not be less than 12 m and one end of this street shall join another street of width not less than 12 m in width.

(b) The open spaces on its all sides shall be minimum of 6 m width or as per Regulation No.26.2.4 whichever is more and the layout for the same shall be approved in consultation with the Chief Fire Officer of the Authority or in absence of such officer, officer from the Directorate of the Fire Services of Govt. of Maharashtra and the same shall be of hard surface capable of taking the weight of fire engine. The said open space shall be kept free of obstructions and shall be motorable.

(c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.
24.2.10 Land locked plot:

In case of a plot surrounded on all sides by other plots i.e. a land locked plot which has no access to any street or road, the Authority may require access through an adjoining plot or plots which shall, as far as possible be nearest to the street or road, to the land locked plot, at the cost of owner of the land-locked plot and such other conditions as the VC&MD may specify.

If the Plot is land locked by any reservation, then access may be made available by shifting of reservation (within owner’s land). In such cases such land locked plot is considered to be fronting on the main road from which the access is made available irrespective of the width of internal road / access.

24.2.11 Whenever called upon by the Planning Authority to do so, areas under roads shall be handed over to the Authority by way of deed after development of the same for which nominal amount of re 1/- shall be paid by the Authority.

24.2.12 Intersection of roads:

At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the VC&MD, 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 Fig 2. The building shall also set back at required marginal distance from this rounding off.

![Figure 2: Rounding off Intersections at junctions of roads meeting at right angles](image)

For junctions of road meetings at less than 60 degrees, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in Figure 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in Fig 3. Provided however, that the radius for the junction rounding shall not be less than 6 m.

![Figure 3: Rounding off Intersections at junctions of roads meeting at acute and obtuse angles](image)
24.3 Recreational open spaces

In any layout or subdivision or any development of land for any use/zone, admeasuring 0.20 Ha. or more after deducting D. P. Road and reservation area, if any, 10% of the land under layout or subdivision shall be reserved as recreational open space which shall as far as possible be provided in one place. In case of land admeasuring more than 0.80 Ha, recreational open space may be allowed to be left at different locations in the same layout.

24.3.1 Provided further that,

i. If the area under subdivision/layout is less than 0.20 Ha, the recreational open space may not be insisted, however 10% area of the land under layout shall not be considered for computation of FSI. The basic FSI of such subdivided plot shall be restricted to 90% of basic FSI as mention in Table no 11.

ii. No such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Authority where the requisite recreational open space has already been left in the sanctioned layout.

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

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

v. Provide further that no such open space shall be necessary for development of users mentioned in Regulation No. 25.9 with restriction on permissible FSI upto 0.2.

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

(a) On sanction of the development permission, the recreational open space shall deem to have vested in the society/association of the residents/occupants. In case such society or association is to be formed, the possession/custody of recreational open space shall remain with the VC&MD until such association/society is formed. In case of group housing scheme, if the developer/owner intend to develop such open space for bonafide use of resident, then the VC&MD may allow the same while granting the development permission. The recreational open space shall not be sold/leased out to any other person and it shall not be put to any other user except for the common use of residents / occupants.

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

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

24.3.4 The open spaces shall be exclusive of roads, streets, means of accesses, internal roads, designations or reservations in development plan roads and areas for road widening.

24.3.5 No such recreational open spaces shall admeasure less than 200 sq.mt.
24.3.6 Such recreational open space may be allowed to be left in green belt area shown on the development plan, excluding 15 m. Width along river bank and 6 m. Along nala, provided such recreational space is sizable.

Provided that, structures and uses permissible as per Regulation No.24.3.8 shall not be allowed in such open spaces.

24.3.7 Minimum dimensions - the minimum dimensions of such recreational open space 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.

24.3.8 Structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:

i. The maximum permissible built up area shall be 15 % of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor. In case of stilt floor, 10% shall be allowed on first floor and 5% built up area shall be allowed on second floor.

ii. The structures used for the purpose of pavilion or gymnasium or club house or vipashyana and yoga centre or crèche or kindergarten or library or water tank, or other structures for the purpose of sports and recreation activity may be permitted.

iii. Convenience Shopping below pavilion facing on road on payment of premium at the rate of 10 % of the land rate in ASR with requisite side margin required for stadium may be allowed.

iv. A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings; the recreational open space is required to be kept in the land.

v. The proposal for the construction, if any, shall come from the owner/s, owners’ society / societies or federation of owners’ societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies. The owners’ society / societies, the federation of the owners’ societies shall submit to the VC&MD, a registered undertaking agreeing to these conditions while obtaining permission for the above said construction.

vi. 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.

24.3.9 Every plot meant for a recreational open space shall have an independent means of access. In case of group housing scheme, if such recreational open space is surrounded by buildings and is meant for use by the occupants of those buildings, then independent means of access may not be insisted.

24.4 Amenity Space for layouts of larger areas in Residential / Commercial

In any layout or sub division of plots or development proposal, having area 1.00 hectare or more, amenity space of 10 % on gross area excluding area under development plan road and reservation shall be provided while granting permission to the layout / development proposal. These amenity space shall be deemed to be a reservation in development plan and floor space index (FSI) in lieu thereof may be made available in-situ (on remaining land). The calculation of this in-situ FSI shall be shown on the layout / building plan. If the owner desires to have TDR against it, instead of in-situ FSI, then he may be awarded TDR. The generation of TDR or in-situ FSI shall be equivalent to the quantum mentioned in TDR Regulation.
Provided that, it shall not be necessary to provide such amenity space, if the land is proposed to be developed for IT or ITES users only and having area up to 2.00 hectare.

Provided that, if there is any development plan reservation proposed in the land, then area of such reservations may be adjusted against this amenity space and the owner of the said land may not be required to part with the area for the amenity space to that extent. However, such area under reservation shall be handed over, free from all encumbrances, to the Authority at the time of approval of the development proposal.

Provided that, the VC&MD shall ensure that amenity space shall be earmarked in the layout so that after amalgamating the amenity spaces in the adjacent layouts, it becomes larger in area. It shall be approachable by minimum 12 m wide road except the cases where 12 m Approach road to the site is not available.

Provided further that, if the amenity space is less than 200 sq.m in area and not suitable for creation of amenity, then, VC&MD may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the VC&MD this built up amenity space preferably on ground floor and TDR shall be allowed for such construction amenity as mentioned in TDR Regulations.

Provided that, this Regulation shall not be applicable to Regulation no.25.5.2 (i.e Regulation for allowing Residential /Commercial user in Industrial Zone), wherein separate provision for land for public amenities / utilities is made.

Provided further that, this Regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.

Provided further that, this Regulation shall not be applicable for revision of earlier sanctioned development permissions granted under the Regulations in force prior to these Regulations, where no such amenity space is provided in earlier sanctioned development permission. However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission:

i. shall be limited to the area provided in earlier permission.

ii. shall not be reduced even though area of such amenity space is more than what is specified in this Regulation.

24.4.1 Uses permissible in Amenity Space provided under Regulation No. 24.4

The area earmarked for amenity space shall be developed for uses such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, old age home, working women hostel, child day care centre, skill development centre, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, water supply, electricity supply and including other utilities, services and conveniences. Any other use not mentioned above may be allowed in consultation with Director of Town Planning Maharashtra State, Pune.

24.4.2 Development of Amenity Space:

Development of Amenity Space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the VC&MD.

The priority for development of particular amenity in particular residential area shall be decided by the VC&MD. If the VC&MD is of the opinion that the amenity space is required to be developed for playground, garden, park, primary school, high school, hospital, dispensary,
fire brigade station, police station, electric sub-station, parking and like other services, etc. Then, such amenity space shall be handed over to the Authority and the Authority shall develop for the said purpose. If the VC&MD is of the opinion that, the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this Regulation.

However, building plan for development of such amenity shall be got approved along with the regular proposal of development on the land and the development of such amenity shall be carried out ahead of development on owner’s land. At any point of time, if it is observed that there is breach of condition, the development permission of the entire land shall be revoked by the VC&MD. The agreement to that effect shall be executed and also condition to that effect shall be incorporated in commencement letter.

After construction of the amenity, it shall be the responsibility of the owner to maintain the amenity and make it available for the use by the public, on reasonable charges, wherever necessary, on terms and condition as may be decided by the VC&MD. This shall be the part of agreement to be executed between the VC&MD and the owner.

Wherever, after construction of amenity, it is to be handed over to the Authority as per agreement, then, the owner shall be entitled for the further TDR as mentioned in TDR Regulation.

Any other use not mentioned in these Regulations may be allowed to be developed by the VC&MD similar to the use of amenity.

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this Regulation.

24.5 Provision for Electric Sub-Station:

In case of development/re-development of any land, building or premises mentioned below, provision for Electric Sub-Stations may be made as under, if the requirement for the same is considered necessary by the concerned power supply Authority.

1. Plot above 2000 sq.mt and less than 2.0 hectare- one single transformer sub-station of the size of 5 mx5 m and height of not more than 5 m.
2. Layout or sub-division of a plot measuring 2.0 ha or more - a suitable site for an electric sub-station (11kv/33kv/110kv.) As decided by the VC&MD.

Provided that the sub-station is constructed in such a manner that it is away from main building at a distance of at least 3 mt. and in general does not affect the required side marginal distances or prescribed width or internal access or larger open space or as may be decided by the VC&MD.

24.6 Minimum plot area, plot width for various uses:

Minimum plot areas for various uses shall be as given in Table No.5 below,
## TABLE 5: MINIMUM PLOT AREA, PLOT WIDTH FOR VARIOUS USES

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Uses</th>
<th>Plot area (in sq.mt.)</th>
<th>Min. Plot Width</th>
<th>Type of Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential and Commercial (except those in 2,3 &amp; 4 below)</td>
<td>30 and above but upto 125</td>
<td>As per Table No.9</td>
<td>Row Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Above 100 but less than 250</td>
<td></td>
<td>Semi-detached / Detached</td>
</tr>
<tr>
<td></td>
<td></td>
<td>250 &amp; above</td>
<td></td>
<td>Detached</td>
</tr>
<tr>
<td>2</td>
<td>Plots in EWS Housing / High Density Housing / Sites and Services / Slum Up-gradation / Reconstruction Scheme by public Authority.</td>
<td>20 and above but upto 125</td>
<td>As per Table No.9</td>
<td>Row Housing</td>
</tr>
<tr>
<td>3</td>
<td>Petrol Filling station-</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Without service bay</td>
<td>545</td>
<td>16.75 m</td>
<td>Detached</td>
</tr>
<tr>
<td></td>
<td>(b) With service bay</td>
<td>1100</td>
<td>30.5 m</td>
<td>Detached.</td>
</tr>
<tr>
<td>4</td>
<td>Industrial</td>
<td>300</td>
<td>10 m</td>
<td>Detached.</td>
</tr>
<tr>
<td>5</td>
<td>Cinema Theatre /Assembly Halls</td>
<td>The minimum size of plots for cinema theatre/ assembly building shall be on the basis of seating capacity of the building at the rate 3.0 sq.mt per seat, subject to minimum 1000 sq.mt.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Public Entertainment Hall/Mangal Karyalaya</td>
<td>The minimum size of plots shall be 1000 sq.mt</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Other Buildings</td>
<td>The minimum size of plots for buildings like business, educational, mercantile and other uses which are not specified in this Regulation, shall be decided by the VC &amp; MD</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: In case of Sr.No.1, pattern of development permissible within a plot shall be shown in dotted line while approving the layout. However change in pattern may be permitted in future, if it fits in to above pattern of development and does not disturb the overall pattern of development already approved.

### 24.7 Provision of plots / tenements for EWS/LIG:

The provision regarding inclusive housing in development proposal shall be made applicable as mentioned at Regulation No.37.A.

### 24.8 Amalgamation of plots:

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

(b) Amalgamation of plot having different tenure/ incompatible zoning in Development Plan shall not be permitted.

(c) The amalgamation of plot which is not desirable from planning point of view (eg. As shown in below) shall not be permitted.
24.9 **Net plot area for computation of FSI:**

For the purpose of computing FSI/built-up area, the net area of the plot shall be considered. Such net area shall be computed as under:

i. in case of a plotted layout/sub-division/group housing scheme/any development, net area shall be the balance area of the plot, after deducting from the total area of plot, the area covered by development plan roads, reservations and deemed reservations like amenity spaces, if any.

ii. in case of plotted layout, FSI of such net area shall be distributed on all plots on prorata basis or on certain plots on which the land owner desires, subject to maximum receiving potential described in these Regulations.

iii. in case of plots from the approved layouts, the same plot shall be treated as net plot area and shall be eligible for full permissible FSI under these Regulations.

iv. the above Regulations in respect of net plot area and computation of FSI shall apply to proposals in all land use zones.

24.10 **Relocation of DP sites/DP proposals while approving the subdivision of land:**

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

(a) if the reservation proposed to be relocated is in parts;

(b) beyond 300 m of the location in the development plan;

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

(d) unless the alternative location and size is at least similar to the location and size of the development plan as regards access, levels, etc;

(e) unless the relocation is within area covered by the layout or development permission under sanction; and

(f) if the reservation is already shifted under these Regulations;

(g) if the land is reserved in view of its geographical location like bio-diversity proposal, nala training reservation etc.
Provided further that, relocation of the reservation from a land may also be permitted on any land within 200 meters belonging to other owner’s land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the planning Authority where reservation is proposed to be relocated in lieu of TDR subject to conditions mentioned in sub Regulation No. 24.10.(d) and 24.10.(f) above.

All such relocation of the reservations / alignment of roads shall be carried out in consultation with the Divisional Head of concerned division of the Town Planning Department and shall be reported by the VC&MD to the government under intimation to the Director of Town Planning at the time of sanctioning the development permission. The Development Plan shall deem to be modified to that extent.
PART III - LAND USE CLASSIFICATION AND PERMISSIBLE USES.

25.0 General

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

2. **Lawful existing non-conforming uses:** Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue and may be allowed to be expanded within the holding in the original sanction, unless in the opinion of the VC&MD the activity poses danger to public safety and/or life 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 or with lawful existing use.

3. **Discontinuance of zoning in pursuance of existing use:** If any private land is shown in Public Semi-public / public utility, because of the activity existed there-on, such lands shall be deemed to have been shown in the adjoining predominant zone after such activity ceases to exist and thereupon, the development shall be permissible as per the adjoining predominant zone.

4. **Drafting error:** Draftsmen errors which are required to be corrected as per actual situation on site or as per the city survey record or sanctioned layout etc. or correction in existing boundaries of the establishments like PWD, Reserved Forest, Eco Sensitive Zones, MIDC, etc. is required to be corrected as per city survey record or revenue record or as per acquisition and possession of lands or as per valid sanctioned layout etc. may be corrected by the VC&MD in consultation with the Joint Director, Town Planning, Konkan Division, Konkan.

   In respect of High Tension Line, the alignment shown on DP is to be corrected or deleted wherever required by the VC&MD in consultation with the concerned department. However, due to shifting or deletion of such High Tension Line, the land use zone of lands (before shifting) under H.T. Line shall be the zone of adjoining land.

   The VC&MD, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record.

5. **Error regarding existing nalas, river, canal, lake and like water bodies, pandhan etc.**

   The VC&MD may correct the draftsman’s / typographical errors on Development Plan in respect of showing alignment of existing nalas, river, canal, lake and like water bodies, pandhan (village roads) etc. by taking into account a Revenue/Land Record or City Survey, village map and other revenue records, as the case may be, in consultation with Joint Director, Konkan Division, Konkan. The VC&MD, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record.

6. **Private land in designated PSP / Forest Zone:** If any private property is included within the PSP Zone / Forest Land Use Zone and if the owner establish that the private / individual ownership of land vest with him then the land use adjoining to such zone shall be assigned to
piece of such land by the VC&MD in consultation with Joint Director, Town Planning of the concerned division.

7. **Existing features shown on development plan:** The existing features shown on Development Plan are indicative and stand modified on Development Plan as per actual position. Merely mention of particular existing use on Development Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per certified copy of measurement plan of Land Records Department.

### 25.1 Land use classification

The land uses classification & uses permissible there-in are as given below:

1. Residential Zone (R) –
   i. Purely Residential Zone R-1
   ii. Residential Zone R-2
2. Commercial Zone (C)
3. Central Business District Zone (CBD Zone)
4. Industrial Zone (I)
5. Public & Semi Public Zone (PSP)
6. Theme Based Zone
7. Logistics Park Zone
8. Agriculture/Green Zone/ No Development Zone
9. Green belt / Recreational Open Space along water bodies.
10. Transportation Zone.
11. Forest Zone.
12. Eco-Sensitive Zone
13. Buffer of Eco Sensitive Zone

### 25.2 Residential Zone (R):

Residential Zone is classified into two categories viz. a) Purely Residential Zone (R-1) and b) Residential Zone (R-2). The parameters applied for the sub-classification are as under:

**A) R-1 - Purely Residential Zone:**

Residential Zone (R-1) consists of all plots situated along roads having existing or proposed width of less than 12 m in non-congested area and less than 9 m in congested area.

The following uses and ancillary uses to the principal use shall be permitted in buildings or premises in purely Residential Zone subject to other regulations:

i. Any residences / residential buildings;

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

iii. Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, to be permitted on any floor. However, maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, but not within the prescribed marginal open spaces. Maternity Homes and Hospitals are permitted for maximum 20 beds.
iv. Professional Offices or medical and dental practitioner's dispensaries, clinics for out patient's treatment without indoor treatment facilities, in residential tenement for own purpose not exceeding carpet area of 50 sq.mt. each.

v. Primary and secondary school buildings, excluding building of trade schools but including students' hostels in independent buildings on roads 9.00 meter or above width and nursery schools on road having width 6.00 meter or above.

vi. Public or private parks, gardens, Club house and playfield not utilised for business purposes,


viii. Public Libraries and Museums in independent structures. In case of mixed use, public libraries and museum on the ground floor and floor 1 or on two consecutive floors immediately above the stilts in a building constructed on stilts may be permitted.

ix. Community hall, welfare centre, gymkhanas, gymnasia (each not exceeding 100 sq.mt.)

x. Bus shelters, taxi-stands.

xi. Roads, Bridge, culverts and construction for any mode of transportation.

xii. Radio broadcasting and television studios and sound recording and dubbing studios

xiii. Convenience shops not more than 10 sq.mt each, at ground floor such as ration shops, pan shops, Dhobi/ Dry cleaning Shops, Darners, Tailors, Groceries, Confectionary and other general stores. Hair Dressing Saloon and Beauty Parlour, Bicycle Hire and Repair; Shoe Repair, umbrella repair, Vegetable & Fruit Stalls, Milk Shops. Dispensaries, Florist, Bangles and other articles needed by women, Small Bakeries, Newspaper Stalls, Tea Shops, ATM, etc.

xiv. Police stations, telephone exchanges, Government sub-office, Municipal sub-office, sub-offices of Electric supply and Transport undertaking or the concerned electric company consulate offices, post and telegraph offices branches of banks including safe deposit vaults, electrical sub-stations, receiving stations, fire stations, civil defence warden posts and first aid posts home guards and civil defence centres, pumping stations, sewage disposal works and water supply installations and ancillary structures thereof required to cater to the local area.

xv. Information Technology Establishment (ITEs) (pertaining to software only) on plots/ premises fronting on roads having width 9.00 meter and above.

xvi. Flour mill and wet / dry masala grinding subject to following conditions:

(a) It is located on ground floor.
(b) Adequate care has been taken in structural design.
(c) It does not cause any nuisance to the neighbour and residents of upper floor.
(d) Power requirement does not exceed 10 H.P. each.

xvii. Burial grounds, cremation grounds and essential public utilities on a road having width of 9 m and above subject to the Planning Authority's approval.

xviii. Agricultural, Horticultural and allied uses (except agro-based industries) are permitted. General agriculture, horticulture and poultry farming (but not dairy farming) in the areas other than congested area, poultry farming being permitted at the rate of 0.25 sq.mt. built-up area per bird in an independent plot measuring not less than 1 ha provided that no offensive odours, dirt and/or dust are created and there is no sale of products not produced on the premises, and the accessory buildings are not located within of 9 m the boundaries or 6 m from the main buildings on the plot provided further that the above
restriction on space shall not apply to any poultry kept for domestic consumption only, Raisin production.

xix. Research, experimental and testing laboratories not involving any danger of fire or explosion or of any obnoxious nature and located on a plot not less than 4 ha in area, provided that the laboratory is at least 30 m from any of the boundaries of the existing residential building.

xx. Public conveniences.

xxi. Lodging and Boarding, sanatorium, old age home, hostel for students / working men / women with or without boarding facilities on road having width 9.00 meter and above.

B) R-2 - Residential Zone:

Residential Zone (R-2) consists of all plots abutting roads having existing or proposed width of 12 m and above in non-congested area and 9 m and above in congested area the following uses and mix uses may be permitted. The following uses and ancillary uses to the principal use shall be permitted in buildings or premises in Residential Zone R-2:

I. All Uses permissible in R1 zone shall be permitted in R 2 zone.

II. Other Uses permissible in R-2 zone:

The following non-residential mix uses are permitted subject to condition that,

(a) 50 % mix use may be permitted irrespective of floor restriction. Such additional user shall in no case consume FSI of more than 0.5 in both congested and non-congested areas except in buildings on independent plots. Also these uses are independently allowed on independent plot.

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

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

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

(e) Area of each shop will not exceed 100 sq.mt however this area may be increased in specific cases considering the merits.

(f) Motive power, unless otherwise specifically indicated, shall not exceed 2.25 KW per shop with no individual motor exceeding 0.75 KW no power being allowed to be sub-let.

(g) Power may be discontinued if the Planning Authority is satisfied that the particular use is a nuisance to the residents.

III. Non-residential mix uses to be allowed in R-2 Zone:

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

ii. Personal and or professional service establishments, professional offices.

iii. Radio broadcasting stations and studio, telephone exchanges.

iv. Frozen food lockers, fast food and vending stalls.
v. Tailor shops not employing more than 9 persons and embroidery shops and button-hole making shops not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3.

vi. Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3 H.P.

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

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

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

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

xi. Storage of furniture and household goods.

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

xiii. Veterinary dispensaries and hospitals.

xiv. Animal pounds.

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

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

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

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

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

xx. Commercial halls, exhibition halls, community halls, welfare centre, gymnasia, Yoga and Meditation etc.

xxi. Art galleries, aquariums;

xxii. Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 2 Ha in area.

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

xxiv. Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq.mt per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.mt shall also come under that sub-rule.
xxv. Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable influences;

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

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

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

xxix. Showroom for Distribution and sale of LPG.

xxx. Coal and Firewood Shops.

xxxi. Polyclinics on separate floors, preferably ground floor, pathology laboratories.

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

xxxiii. Book Depot, Medicine and chemist shops.

xxxiv. Business/ corporate office on any floor.

IV. Notwithstanding anything contained above a pedestrianized shopping precinct extending to a depth of not more than 12 m (40 ft.) may be allowed subject to the condition that no shop in such pedestrianized precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3 m clear of all steps or projections and bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the VC & MD.

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Figure 5: Schematic Shop Layout

C) Uses to be permitted in independent premises / buildings:

Notwithstanding anything contained above in Regulation No. 25.2(B), The following uses shall be permitted in independent premises / building:

i. Drive - in - theatres, theatres, cinema houses multiplex, shopping malls, club houses, assembly or concert halls, dance and music studios and such other places of entertainment.
ii. Petrol filling, CNG service stations and electric vehicle charging station.

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

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

v. Bulk storage and sale of kerosene not exceeding 13000 litres 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 VC&MD.

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

vii. Storage and sale of LPG in cylinders not exceeding 6300 kg in a separate godown 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 VC&MD.

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

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

x. General Agriculture and Horticulture (including domestic poultry) up to the tune of 20 birds per plot and with a space requirement of 0.25 sq. mt per bird.

xi. Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 12 m (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m from any residential premises.

xii. Repairing garages not employing nor more than 9 persons or 1.5 KW motive power with no floor above, with the permission of the Planning Authority.

xiii. Business offices on roads of 18m. width and more subject to the fulfillment of parking and other requirements; except that balconies if any of such building shall not be free of F.S.I. computation.

xiv. Residential hotels of lodging houses in independent buildings or parts of buildings or on upper floors thereof with specials written permission of the Planning Authority, who will take into account the suitability of the size and shape of the plot, means of access, water and sanitary arrangements etc. before granting the permission. The VC&MD shall not permit such use unless he is satisfied about the provision of these arrangements. Provided that residential hotels of 4 & 5 star categories may be allowed only in an independent plot of size not less than 2,000 sq.mt. and on roads of 15 m width or more. A hotel of lower star category being allowed with minimum separate access of 12 meter and more. Provided further that, development of residential hotels of the star categories shall be permitted by the VC&MD, only after due approval from the Tourism Development Authority.

xv. Service Industries - The Service Industries may be permitted in independent Plot building (independent designated plot) in R-2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Table No. 6 for service industries.

xvi. Any other use which is in accordance with the intent and spirit of these regulations may be allowed by the VC & MD.
Note: - Drive-in theatres, theatres, cinemas, club-houses, shopping malls, assembly or concert halls and such other places of entertainment shall be allowed on roads having width exceeding 15 m. These uses may be permitted in combination with permissible non-residential uses except that of petrol pump, with the special permission of the Planning Authority, however, in the case of a cinema/theatre the front open space shall be minimum 12 m and the side and rear open spaces shall not be less than 6 m.

Provided further that, in the case of development and/or re-development of a cinema/theatre the user for a cinema/theatre may be permitted in combination with the permissible users in a residential R-2 zone. However, residential user in combination with that of a cinema/theatre may not be allowed in the same building. Provided further that, on plot/lands where there is an existing cinema Theatres, redevelopment of the plots shall be allowed subject to the condition that at least 1/3rd of the existing seats shall be retained which shall not be below 150 seats and may be developed in combination with R-2 zone uses.

25.3 Commercial Zone:

In commercial zones, buildings or premises shall be used for the uses and purposes given below, provided all goods offered for sale shall be displayed within the building, excluding passages.

i. Any use permitted in residential R-2 zone without area and floor restrictions subject to minimum 40 % shall be used for purely commercial.

ii. Uses permissible in Public Semi-public Zone.

iii. Public utility buildings.

iv. Whole-sale establishments with storage area, Agriculture Produce Marketing Committee / Complex subject to fire protection requirements and any commercial use.

v. Way side amenities including truck terminus.

25.4 Central Business District Zone (CBD Zone):

i. All activities permissible in Commercial land use zone shall be permissible in CBD Zone.

ii. Smart Fintech (Financial Technology) centres shall be permissible in this zone as per Maharashtra FinTech policy 2018 (i.e at least 85% of the built-up shall be occupied by units in the business of fintech (startups, incubators, accelerators), banking and financial services including NBFC and insurance & IT/ ITeS sector with focus on fintech) Animation, Visual effects, Gaming and Comics (AVGC) Parks, IT Parks, IT SEZs, financial services shall be permissible. Minimum area of business/ IT parks, ITeS establishments in this zone shall be 1 ha.

iii. In case of Mixed Use Building the proportion of Commercial to Residential shall be 70:30 and ground floor shall be used for Commercial purpose.

iv. Since most of the area in CBD Zone is included in TOD belt maximum permissible FSI for CBD zone shall be as per the special regulations of Transit Oriented Development.

v. Parking shall be as applicable to TOD corridor.

vi. Urban Design Guidelines as specified in Appendix-Q shall be applicable.

vii. Proposals attracting substantial investment may be incentivized by granting additional FSI over and above 4.00 with the prior permission of the Government.
25.5 Industrial Zone:

The following users shall be permissible in Industrial Zone.

(a) Service Industries: The service industries may be permitted as given in Table No. 6, without restrictions on power requirement, employment, floor area etc.

(b) Other Industries:

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

ii. The uses like Information Technology Establishments, Petrol Pumps and Service Station as per provision made in these regulation, Parking lots, Warehousing and Container Freight Stations (CFS) ,Electric Sub - station, Building of public utility concerns except residence, The branches of Banks, industrial training centre/ institute, Storage Buildings, Drive-in -Theatres, cinema house or theatres, subject to provision of separate entries and exits for the cars shall also be allowed.

25.5.1 Conditions for allowing uses in industrial zone:

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

ii. Building or premises in industrial zone may be used for any industrial and also accessory uses like banks, canteens, welfare centre and such other common purposes considered necessary for the industrial workers, except for any dwelling purpose other than quarters of watchmen, caretakers or other essential staff required for maintenance of the premises. Such use may be permitted up to 25% of the permissible FSI.

iii. Means of access, Minimum plot size, Permissible FSI, Additional FSI, Marginal distances etc. shall be as mentioned in this Development control regulation.

25.5.2 Regulations for permitting Residential/commercial use in Industrial zone (I to R Policy):

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

(b) With the previous approval of the VC&MD, in consultation with the Divisional Head of Town Planning Directorate, the lands in the Industrial Zone including lands in industrial zone in Town Planning Scheme area, may be utilised for any of the permissible users in the Residential and Commercial Zone subject to the following conditions

i. Such user shall be allowed only on payments of premium at the rate of 20% of the land value arrived as per Annual Statements of Rate (without considering the guidelines therein) of the respective year.

ii. The Residential/ Commercial user in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory
arrangement between management and workers have been made, is obtained. However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner shall not be required.

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

iv. In such layouts of sub-division having area more than 2 Ha and upto 5 hectare, 20% land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out-post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary.

v. In such layout or sub-division each more than 5 Ha in area, 25% land for public utilities and amenities like electric, sub-station, bus-station, sub-post office, police out post, garden, playground, school dispensary and such other amenities shall be provided.

vi. With the special written permission of the VC & MD, The land having area up to 0.20 hectare in size which are allocated for industrial use may be permitted to be used for Residential purpose or any other permissible users in Residential Zone. Provided that, in such case the owner / developer shall require to provide either by providing 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor. Provided that, amenity TDR as per regulation containing provisions of TDR, shall be permissible.

vii. The land under public utility / amenity shall be handed over to the Planning Authority in lieu of FSI / TDR with proper access and basic land development. These areas will be in addition to the recreational space as required to be provided under these regulations.

Provided that, at least 50% of total land provided for public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc.

Provided also that irrespective of land use zone, where the provisions of Development Control Regulations provide for amenity Space in Residential area which is more than what is stipulated in these regulations, then Amenity Space which is more shall only be provided.

(c) The required segregating distance between Industrial Zone and the area over which Residential use is permitted under this regulation, shall be provided within such land intended to be used for residential or commercial purpose.

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

(e) Provision for Amenity Spaces shall be considered to be reservations in the Development Plan and Transferable Development Rights against such amenity as per Regulation No.40.0/Part IX may be given or FSI of the same equivalent to the TDR quantum shall be available for utilization on the remaining land. Moreover, the owner shall be entitled to develop remaining land with permissible TDR potential including the land under amenity space subject to maximum permissible limit of FSI (Maximum Building Potential) as mentioned in Regulation No.26.3.

provided that,

i. Residential/Commercial user may be allowed on the part area of the land holding subject to the condition that total area of the entire land holding shall be considered for
deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per these regulations.

ii. If Development Plan Reservations (excluding DP Road/Road widening) are in the land under I to R conversions, then such reservation may be adjusted in amenity space as mention in following manner:

(a) If the area under development plan reservation is less than the required area of public amenity space as per the said regulation, then only the difference between the area shall be provided for public amenity spaces.

(b) If the area under development plan reservation is more than the required area of public amenity spaces as per the said regulation, then the area for public amenity spaces shall be provided equal to Development Plan reservation area.

iii. Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area 30 sq.mt and upto 50 sq.mt or in the plotted development, 20 % area shall be of plots upto 150 sq.mt

iv. While allowing such conversion minimum 20 % built up area shall be used for offices and commercial purpose.

v. The provision of inclusive housing as mentioned in Regulation No. 37.A shall not be applicable while allowing such conversion.

(f) The above said Regulation shall also be applicable to Logistics Park Zone.

25.6 Public Semi-Public Zone:

A) The following uses shall be permissible in Public Semi-Public Zone:

i. Pre-primary, primary schools, high schools, technical / trade schools, colleges, educational complex, hostel for students and essential staff quarters, women hostel and welfare centre, women empowerment Centre.

ii. Hospital, sanatoria, dispensary, maternity homes, health centre, dharmashala, transit homes for the visitors of the patients, pilgrims and like, essential staff quarters, veterinary hospital, auditorium exhibition hall and art gallery/aquariums, convention centres, science centres and planetarium.

iii. Training institutions skill development centres, incubation centres, home for aged, orphanages, hostel for autistic persons and mentally retarded persons, essential staff quarters.


v. Post office, telegraph office, telephone exchange, radio station staff quarters and similar govt. / semi-govt. offices and quarters.

vi. Library, mangal karyalaya, fire stations, gymnasium, gymkhana, water tanks, stadium, community hall, religious, etc.

vii. Besides above, the commercial user upto 15% of basic permissible FSI shall be permissible subject to following conditions:

(a) Convenience shopping, branch of bank, small restaurants etc. shall be permitted. However, hotels/shops for liquor, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, similarly domestic gas, kerosene shops/ godowns which are dangerous to public health shall not be permitted.
(b) Additional F. S. I. shall be allowed only on the plot area remained after deducting the notional plot area utilized for commercial user.

(c) The VC&MD shall not allow sub-division of S. No. / Gat No. / Plot No. on which such a Development which may cause/ has taken place/ would take place.

(d) The retail commercial user is permitted up to a depth of 12 m or in separate building

(e) The plots in which there is an existing development; such commercial use shall be restricted to maximum 15% of the existing and proposed development taken together.

(f) The landowner / developer / institution shall give guarantee in writing to the VC&MD for following all the stipulated conditions scrupulously.

viii. Petrol/LPG/CNG Pumps and Electric vehicle charging station shall be allowed subject to conditions mentioned in Regulation No. 25.9 (xxvi).

ix. In case of lands owned by Zilla parishad and Panchayat samiti, Government and semi-government bodies / government undertakings which are included in public and semi-public zone, the limit of such commercial user shall be up to 33%.

x. Research and development institutions for white category industries (as per Maharashtra Pollution Control Board, Modified directions under section 18(1)(b) of the water (P&PC) act, 1974 and the air, (P&PC) act, 1981 shall be allowed up to 15% of basic permissible FSI.

B) Public utilities like Water treatment plant, water reservoirs, pumping station, water storage tank, sewage / influent treatment plant, waste water recycling plant, electric substation, cemeteries, burial ground and cremation grounds, slaughter house, solid waste landfill / management site, fire station, cattle pond and dairy farm, public urinals etc. Where ever possible the construction of utilities may be underground.

C) Any other public and semi public use which is in accordance with the intent and spirit of these regulations may be allowed by the VC & MD.

25.7 Theme Based Zone:

25.7.1 The following regulations shall apply to the Theme Based Zone on land admeasuring 10 Hectares or more. The basic permissible FSI shall be 0.2. However additional FSI upto 0.5 may be permissible on payment of premium of 40% of Market Value for land as per Annual Statement of Rates (ASR).

25.7.2 Out of the basic permissible FSI built up areas for ancillary and supporting users shall not exceed 1/3rd of the basic permissible FSI.

25.7.3 The Theme Based development shall derive access from a 18 m wide road.

25.7.4 The permissible activities in the Theme Based Zone are:

i. Entertainment City

(a) Cinema Theatres
(b) Amusement Parks
(c) Multiplexes
(d) Auditorium
(e) Film Studio
(f) Film City
(g) Recording Studio
(h) Art Galleries
(i) Any other in consultation with MSRDC SPA

**ii. Educational Hub**

(a) Residential Schools  
(b) Residential Colleges  
(c) Universities  
(d) Professional Institutes  
(e) Vocational Training Centres  
(f) Research & Development (Non-Polluting)  
(g) Any other in consultation with MSRDC SPA

**iii. Medical Hub**

(a) Hospitals.  
(b) Medical and paramedical colleges  
(c) Health and wellness resorts  
(d) Nursing colleges  
(e) Research & Development (non-polluting)  
(f) Any other in consultation with MSRDC SPA

**iv. Sports City**

(a) Stadia  
(b) Race Course  
(c) Golf Course  
(d) Gymnasium  
(e) Sports Academy  
(f) Swimming Pool  
(g) Any other in consultation with MSRDC SPA.

**v. Tech City**

(a) IT & ITES  
(b) BPOs  
(c) KPOs  
(d) Telecom establishments  
(e) Any other in consultation with MSRDC SPA

**vi. Tourism City**

(a) Hotels  
(b) Resorts  
(c) Entertainment Centres  
(d) Arts Complex  
(e) Nature Trails  
(f) Bio-diversity parks  
(g) Themed gardens  
(h) Convention Centres  
(i) Any other in consultation with MSRDC SPA

**25.7.5 Any other Innovative Theme** (Except Residential) with prior approval of VC&MD.

**25.7.6** The uses mentioned at Regulation No.25.9(iii; iv; vii; xv; xli) which are within the spirit and
intent of this Zone, may also be permitted in this zone within the permissible FSI and development conditions mentioned therein.

25.8 Logistics Park Zone:
The following users shall be permissible in the Logistics Park Zone:


ii. Warehousing

iii. Container Freight Station

iv. All uses permissible in Industrial Zone.

For users at Sl. No. ii, iii, iv above the Minimum plot area, Marginal Open Space, Permissible FSI, additional FSI with payment of premium shall be as per Regulation No 26.4.

25.9 Agriculture/Green Zone/No Development Zone:
The following uses are permissible in such zone:

i. Agriculture, horticulture and animal husbandry

ii. Gardens, Forestry, Public parks, private parks, bio diversity park, play fields, stadia, gymkhana, adventure sports training academy, swimming pools, sports and games, health club, meditation centers, yoga centers, cafeteria-canteen incidental to principal use, gliding facilities, summer camps for recreation of all types,

iii. Agriculture research and agriculture education by Government or Semi-Government organization, with full permissible FSI as that of Residential zone.

iv. Golf clubs and links, race tracks and shooting ranges, viewing galleries/watch towers and allied activities.

v. Poultry farms.

vi. Amusement park, in a plot of not less than 5 ha in area, with recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides both indoor and outdoor, oceanic park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs/citations, toys, goods, refreshments and beverages on the following conditions with the special permission of the VC & MD:

(a) The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking will have to be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Planning Authority.

(b) The promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost, and to the satisfaction of the VC&MD and will keep, at all times, the entire environment clean, neat and hygienic.

(c) Structures for indoor rides and ancillary activities, such as administrative offices, exhibition hall or auditorium, restaurant, hotels, open air theatre, essential staff quarters, store buildings, fast food shops, museum, souvenir and small shops, ancillary structures to swimming pool, may be permitted subject to a maximum floor space index not exceeding 0.20; i.e. FSI of 0.15 for principal activity and 0.05 for ancillary activities.

(d) Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should
be ground floor structures, with the construction blending with the surrounding environment and landscape.

(e) Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.

(f) All trees already growing on the land shall be preserved to the extent possible, except that if it becomes necessary to cut any tree, the required permission of the VC&MD should be obtained under the law relevant Act. At least 5 trees per 100 sq. m. shall be planted and grown within the area of the park.

(g) Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the VC & MD.

(h) The promoters of the project will prepare a suitable layout with appropriate landscaping of the recreational and other facilities and obtain approval of the VC & MD.

(i) No objection certificate of the Tourism Department shall be obtained.

(j) The development shall be regulated according to other requirements of these and all applicable rules and Regulations and subject to all other clearances as may be required.

(k) Proper arrangements for safety, regulations of traffic approaches to the park etc. shall be made to the satisfaction of the Planning Authority and Police from the law and order and traffic aspects.

vii. Pottery manufacturing;

viii. Fish curing on open land/fish farming.

ix. Salt manufacture from sea water.

x. Public utility establishments such as electric sub-stations, fire stations, receiving stations, switch yards, over- head line corridors, radio and television stations, receiving stations, main stations for public gas distribution, sewage treatment and disposal works, water works along with residential quarters for essential staff for such works, with the special permission of the VC & MD.

xi. Cemeteries, burial ground and crematoria and structure incidental thereto.

xii. Structure for watchmen's quarters each not exceeding 20 sq.m.

xiii. IT/ITES Parks set up by public or private sector; subject to Regulation No. 27.7 of Part V.

xiv. Research and Development Institutions / Centers on following conditions:

(a) The area of land shall be minimum 10 hectare.

(b) FSI permissible shall be maximum 0.20 on gross plot area after deducting D.P. Road/ Reservation area if any.

(c) Out of the total allowable FSI, FSI for staff Quarters shall not exceed 50%.

(d) Total strength of the employees shall be as per the requirement.

(e) On 50% of plot area, trees shall be planted at the rate of 500 trees per hectare.

(f) Research and Development of hazardous chemical and explosives may be permitted with the special permission of VC&MD which may be granted after
compliance of all safety measures and certification from concerned Government Authorities.

xv. Development of Cinema and TV Film production, shooting, editing and recording studios with its ancillary and supporting users, including construction of staff quarters, rest rooms, canteens etc. subject to the following conditions:

(a) The minimum plot area (necessarily under one ownership) shall not be less than 2 hectares.

(b) The total permissible FSI shall not exceed 0.2 on gross plot area after deducting Development Plan Road/Reservation area if any.

(c) Out of the permissible built up area equivalent to 0.2 FSI, built up areas for ancillary and supporting users shall not exceed 1/3rd of permissible FSI

(d) The construction shall be confined to 10% of the plot and the remaining plot (excluding areas required for parking, roads etc.) shall be planted with trees at the rate of 500 trees per hectare.

xvi. Development of buildings of educational and medical institutions - Such institutions run by Government/Public Authorities or run by Public Charitable Trusts may be permitted in Agriculture/Green Zone/No Development Zone with built up area upto 1/5th (i.e. 20%) of the net plot area, subject to plantation of trees at the rate of 5 trees per Acre on the plot.

Provided that additional FSI over and above the basic FSI permissible above may be granted by the Planning Authority as per the following Table and subject to the conditions mentioned below:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Land Fronting on Road</th>
<th>Basic Permissible FSI on Net</th>
<th>Additional FSI*</th>
<th>Maximum Permissible FSI</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Road having width of 12 mt. and above but less than 18 mt.</td>
<td>0.2</td>
<td>0.5</td>
<td>0.7</td>
<td>The building height above 15 mt. subject to maximum upto 30 mt. or as mentioned in Maharashtra Fire Prevention and Life Safety Measure Act, 2006 shall be allowed after clearance / No objection certificate from the Fire Advisor / Chief Fire Officer</td>
</tr>
<tr>
<td>2</td>
<td>Road having width of 18 mt. above</td>
<td>0.2</td>
<td>0.8</td>
<td>1.0</td>
<td></td>
</tr>
</tbody>
</table>

Conditions:

(a) The additional FSI as mentioned in Column No. 4 of the Table above is to be granted only on payment of premium calculated considering 30% rate of the said land as prescribed in the Annual Statement of Rates (ASR) of the year of granting
such additional FSI. The land area considered for premium shall be equal to additional FSI / built-up area granted

(b) In case the educational use involves the nursery and elementary Schools, such nursery and elementary Schools shall be housed in single building with maximum Ground + 2 floor.

(c) Other Regulation of the Standardized Development Control and Promotion Regulations shall apply to the above buildings constructed under this Regulation.

xvii. Fish farms, fish drying, storage of boats, servicing and repairs of boats.

xviii. Storage and drying of fertilizers.

xix. Brick, tile manufacture.

xx. Sand clay or gravel quarries.

xxi. Scrap Market with FSI of 0.20

xxii. All Projects of Public interest including rehabilitation undertaken by Central and State Government, bodies or public authorities controlled by the Government shall be allowed with permissible basic FSI of Public / Semi-Public zone provided that the same shall be proposed on Gairan lands / Government lands.

Note: The Premium charges mentioned in the above Regulation shall not be applicable, if the work is undertaken by Central or State Government or Public Authorities controlled by it.

xxiii. Small agro based industries processing agricultural products like rice mills, poha factories and other rural based service industries;

xxiv. Ancillary service industries for agriculture produce marketing and management, ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products, related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals / organizations with FSI of 0.20.

xxv. Mining and quarrying operations shall be permissible subject to stipulations mentioned in Regulation No.32.0

xxvi. Petrol Pump/LPG Pump/CNG Pump: Petrol Pump, LPG Pump, CNG Pump and electric vehicle charging station shall be permissible in Agricultural / Green / No Development Zone subject to following conditions:-

(a) The minimum size of plot shall be,

i. 30.50 m x 16.75 m in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;

ii. 36.50 m x 30.50 m in the case of Petrol/LPG/CNG Filling Station with service bay.

(b) Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with a minimum width of 12.00 m or more.

(c) Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.

(d) NOC from public works department and other related departments shall be obtained as per the prevailing rules. Also regarding service road / building line / control line,
Government Resolution, Public Works Department, No. RBD-1081/ 871/Raste-7, dated 09 March 2001 and circulars issued in this regard from time to time shall be observed. Instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures shall be observed.

(e) The plot on which a petrol filling station with or without service bays is proposed shall be on an independent plot on which no other structure shall be constructed.

(f) Petrol/LPG/CNG station shall not be permitted within a distance of 90 meter from junction of roads having minimum width of 12 m each. Also Petrol station shall not be sited within a distance of 90 m from the nearest gate of school, hospital and theatre, place of assembly or stadium.

(g) In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.

xxvii. Bus Terminus, Construction of new communication routes including roads, highways, railways, airports, air strip, jetties, etc.

xxviii. Automobile Showrooms and workshops with FSI of 0.20.

xxix. Mobile Phone Towers with ancillary equipments as specified in Regulation No.31.0

xxx. Slaughter house or facilities for processing and disposal of dead animals with the special permission of VC & MD.

xxxii. L.P. Gas Godowns shall be permissible subject to following conditions:

1. Area of plot shall not be less than 1000 sq.mt.
2. The maximum permissible FSI shall be 0.20.
3. Only ground floor structure shall be permissible.
4. It is necessary to obtain “No Objection Certificate” from Controller of Explosives and competent fire authority.

xxxiii. Integrated Wayside Amenities may be permitted to be developed on plots of and having a minimum area of 10,000 sq.mt, falling in Agriculture Zone/ Green Zone/ No Development Zone and abutting to National Highways / State Highways / Major District Roads as per the details given in following table:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amenities to be provided</th>
<th>Maximum No. of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Integrated Wayside Amenities</td>
<td>Petrol pump / CNG filling station and electric vehicle charging station</td>
<td>G</td>
</tr>
<tr>
<td></td>
<td>Sales and administrative office</td>
<td>G+1</td>
</tr>
<tr>
<td></td>
<td>Service and repair centre, auto spare part shop</td>
<td>G</td>
</tr>
<tr>
<td></td>
<td>Public toilet</td>
<td>G</td>
</tr>
<tr>
<td></td>
<td>Restroom and canteen for employees working on site and truck drivers.</td>
<td>G+1</td>
</tr>
<tr>
<td></td>
<td>Motel</td>
<td>G+1</td>
</tr>
<tr>
<td></td>
<td>Restaurant</td>
<td>G+1</td>
</tr>
<tr>
<td></td>
<td>Highway mall / hyper market/ medicine store</td>
<td>G+1</td>
</tr>
<tr>
<td></td>
<td>Parking for LMVS and HMVS</td>
<td>G</td>
</tr>
<tr>
<td></td>
<td>Bank ATMs</td>
<td>G</td>
</tr>
</tbody>
</table>
Provided that, additional amenities as per the following Table here in below, over and above the amenities listed in above Table shall be required to be provided by the concerned plot owner / Developers, only if directed to do so by the Planning Authority, in the light of local needs or the requirements of any Government Department or Government Agency.

<table>
<thead>
<tr>
<th>Category</th>
<th>Amenities to be provided</th>
<th>Maximum No. of Floor Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional amenities which may be prescribed by the planning authority as per local requirement or in view of demand from concerned Government Department / Government Agency</td>
<td>Police chowki, if required by commissioner of police/ superintendent of police</td>
<td>G</td>
</tr>
<tr>
<td></td>
<td>Highway ambulance parking, trauma centre, if required by the director of health services</td>
<td>G+1</td>
</tr>
<tr>
<td></td>
<td>Freight weigh-bridge, loading and unloading, if required by RTO.</td>
<td>G</td>
</tr>
</tbody>
</table>

Maximum FSI up to 0.50 on gross plot area shall be permissible for the above integrated wayside amenities. Provided that FSI above the basic permissible 0.10 FSI up to 0.5 may be granted by the Planning Authority on payment of premium at the rate of 30% of the non-agriculture potential land rate or if such rate is not available then adjoining rate of non-agriculture potential land as prescribed in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the concerned Branch office of the Planning Authority wherever applicable.

xxxiv. Solid waste management, land fill sites, power generation from waste.

xxxv. Power generation from non-conventional sources of energy, bio-gas plants. Area covered under solar panel shall not be counted in FSI.

xxxvi. Industrial Use - Any industry / industries may be permitted with the special permission of the VC&MD who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the VC&MD may prescribe special conditions about minimum size of plot and minimum buffer open distance from the industrial building/ industrial use to residential or habitable zone / use, which shall not however be less than 23 m. Such industrial use shall be allowed with basic FSI of 0.20.

However the additional FSI over and above the basic permissible FSI for the above industrial use may be granted by the Planning Authority as per the following Table and subject to the conditions mentioned below. However also, if the earlier permissions which were granted as per NDZ regulations and now shown in Industrial Zone in DP, premium as mentioned below shall also be applicable for additional FSI over and above the permissible FSI.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Width of road abutting the Plot of Land</th>
<th>Basic Permissible FSI*</th>
<th>Additional FSI*</th>
<th>Maximum Permissible FSI*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Road having width of 12 mt. but less than 18 mt.</td>
<td>0.20</td>
<td>0.60</td>
<td>0.80</td>
</tr>
<tr>
<td>2</td>
<td>Road having width of 18 mt. and above</td>
<td>0.20</td>
<td>0.80</td>
<td>1.00</td>
</tr>
</tbody>
</table>

(*FSI indicated in the Table above is calculated over the gross plot area.)
Conditions:

1. The additional FSI as mentioned in Column No. 4 of the Table above is to be granted only on payment of premium at the rate of 40% of the land rate of the said land as prescribed in the ASR of the year of granting such additional FSI. Such premium shall be deposited with the Planning Authority.

2. The Planning Authority shall ensure that additional FSI under this Regulation is granted for Industrial use. If the owner avails such additional FSI, then ground coverage shall be the coverage after proposing required marginal distance as per the prevailing DCPR of the Planning Authority.

3. All other Regulations as applicable to the Industrial Zone, shall apply to the building constructed under these Regulations.

4. The revision of earlier approved cases for industrial permission shall be allowed subject Regulation No.1(vi) irrespective of its zoning shown on Development Plan or not.

xxxvii. Star Category Hotels along Highways- Additional FSI, in Agriculture / No-Development Zone for three stars and above category Hotels along National and State Highways shall be permissible subject to following conditions:

(a) Development of buildings for *three stars and above category Hotels* in No Development Zone along National and State Highways shall be permissible *on independent plot* up to FSI limit of 0.20 on gross plot area.

(b) Additional FSI up to 0.80 on gross plot area, over and above the basic FSI permissible under clause (i) above, may be granted by the Appropriate Authority on payment of premium at the rate of 40% of the said land rate as prescribed in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the Planning Authority office.

(c) All other regulations, as applicable to Residential Zone, shall apply to the layout and buildings constructed under this Regulation.

xxxviii. Town planning scheme under the provisions contained in chapter V of Maharashtra Regional & Town Planning Act, 1966 shall be allowed for minimum 20 hectare area, having access road of the width of minimum 18 m, subject to condition that road network in scheme area shall be provided and entire cost of scheme shall be borne by the owners/developers. After sanction of preliminary scheme under section 86 of the act, all uses as that of residential zone, shall be permitted FSI and other regulation shall be applicable as per residential zone.

However, if the owners come together for development on aforesaid concept of town planning scheme instead of undertaking town planning scheme under the Act, the VC&MD may allow such development subject to earmarking 40% of the land for roads, park, playground, garden, social infrastructure, sale component by the Planning Authority, which shall be handed over to the Planning Authority. However, development permission for uses permissible in Residential Zone shall be granted phase wise after completion of physical infrastructure works including off site infrastructure and handing over of land to the Planning Authority. The FSI of land handed over to the Planning Authority shall also be allowed on remaining land on the lines of Regulation No.24.9. The land under such proposals shall be entitled for total FSI/TDR permissible in residential zone.

xxxix. Residential and Institutional use permissible subject to following conditions:

(a) Minimum area of land shall be 15.0 hectare.

(b) Land shall front on minimum 12 m wide existing road.
(c) The offsite infrastructure like road, water supply, sewerage treatment plant having zero discharge shall be developed by land owner at his own cost.

(d) 10% of the entire holding area shall be handed over to the Planning Authority free of cost, without any FSI/TDR and free of all encumbrances for sale by Planning Authority for residential, commercial or industrial use depending upon the nature of development. This 10% area shall be over and above recreational open space and amenity space to be provided as per regulation. This 10% area shall front on minimum 12 m wide road.

(e) Premium for the gross area at the rate of 5% of the value of the land as given in the Annual statement of rates shall be paid to the Planning Authority.

(f) Regulations for residential zone and other regulations shall be applicable.

xI. Mangal karyalaya / lawns shall be permissible subject to following conditions:

(a) Minimum area for Mangal Karyalaya shall be 0.40 hect. with FSI of 0.20. It may be permitted along with essential guest rooms not exceeding 30% of the area of Mangal Karyalaya. Area for parking shall be 40% of gross area which shall be properly earmarked and bounded by bifurcating wall.

(b) Lawns for ceremony shall be 0.80 Ha with FSI of 0.20. Area for parking shall be 40% of gross area.

(c) The plot shall abut on road having width of minimum 15m.

(d) Such user (Mangal Karyalaya and Lawns) shall be allowed only on payments of premium at the rate 10 % of the land value arrived as per Annual Statement of rates (without considering the guidelines therein) of the respective year.

xIi. Farm houses shall be permissible subject to following conditions:

(a) The land in which it is to be constructed is actually put under agricultural use.

(b) Minimum plot area under above use shall be 0.4 Ha and only one farm house shall be allowed per holding.

(c) Farm house shall be permitted in accordance with the provisions of Maharashtra Land Revenue Code, 1966.

(d) The FSI shall not exceed 0.0375 of gross plot area subject to a maximum built up area of 400 sq.mt in any case.

(e) Only ground floor structure with or without stilt shall be permissible with 12m margin from the boundary of land.

xIii. Development permission around the periphery of Gaothan boundary –

Development permission around the periphery of Gaothan boundary shall be allowed as per the Regulation mentioned in Appendix-L. This regulation shall be applicable only for the villages namely i. Wadgaon, and ii. Asare.

xIiiI. Development of Hill stations:

For the areas which were shown as hill stations in earlier sanctioned Regional Plan of Raigad(1991) and now the part of this Development Plan, the Hill Station development may be permitted without impairing the agricultural character of the surrounding area subject to the following conditions:
(a) Every layout of land shall contain an open space in the form of garden/playground/park, etc. admeasuring at least 15 percent of the gross area with 10 percent additional space for common facilities and amenities.

(b) The developer shall provide infrastructure such as roads, water supply according to the standards. No approval of layout shall be given unless the development of infrastructure is ensured.

(c) Building permission on individual plots shall not be granted unless infrastructure consisting of roads, water supply, drainage, electricity, etc. is built as prescribed in above clause.

(d) The developer shall satisfy the Authority that the available source of water is adequate round the year for the area to be developed and shall not be less than 135 liters per day per person with reference to the nature and scale of development. The developer shall arrange for disposal of sewerage and waste waters within his own plot.

(e) No development shall be allowed on land having a gradient more than 22.5 degrees slope.

Note: In respect of larger areas of plots, such areas having slope of 22.5 degrees or more shall be excluded and permission to develop the rest of the area could be granted having regard to access, drainage and the conditions of the sites.

(f) The size of plot, permissible F.S.I Marginal open spaces, built up areas etc. shall be as given below. The development of Hill Station shall be necessarily a plotted one.

i. Plot area - 500.00 sq.mt minimum.

Further the number of plots of varying sizes shall be governed by the following:

(A) Number of plots more than 2000.00 sq.mt -15 percent of the total number of plots.

(B) Number of plots less than 2000.00 sq.mt - 85 percent of the total number of plots.

ii. Number of plot between 500.00 sq.mt to 1000.00 sq.mt - 40 percent the number of plots mentioned at ‘B’ above.

iii. Number of plot between 1001.00 sq.mt to 1500.00 sq.mt - 25 percent the number of plots mentioned at ‘B’ above.

iv. Number of plot between 1501.00 sq.mt to 2000.00 sq.mt - 20 percent the number of plots mentioned at ‘B’ above.

v. Maximum ground coverage – 12.5 percent of the plot area.

vi. Maximum number of storeys – Ground plus one (No mezzanine floor permitted).

vii. Maximum F.S.I.: 

(i) For plots between 500 sq.mt to 1000.000 sq.mt – 0.15

(ii) For plots more than 1000.00 sq.mt – 0.10

viii. Marginal open spaces – Front 6.0 m, Side 6.0 m, Rear 6.0 m.

ix. Maximum height of the building – 9.00 m.

(g) Only one building and not more than two out-houses may be permitted. The area occupied by outhouses shall be counted for the permissible F.S.I.
(h) On the remaining area of the plot, trees at the rate of 20 trees per 1000 sq.mt shall be planted.

(i) The structures shall be of local materials and shall blend with the environment and shall have a sloping roof.

(j) While developing the land the general topography of the land shall not be disturbed.

(k) Building shall also conform to the Development Control and Promotion Regulations in force.

(l) The infrastructure like the roads, water supply, sewerage disposal system shall be maintained by Developer / federation of cooperative societies.

(m) The proposal for development of Hill Stations shall be in conformity with the Planning standards.

(n) The development within existing Gaothan(s) if any included in the area of Hill Station shall not be subject to the above restrictions prescribed for Hill Stations.

25.10 Green Belt / Recreational Open Space along Water bodies:

Area between the river bank and blue flood line (Flood line towards the river bank) shall be the green belt as shown on the Development Plan and following uses shall be permissible in the same:

i. Agriculture,

ii. Tree Plantation, Gardens, Landscaping, public park Landscaping, Forestry and Nursery etc.

iii. River front development and its conservation, water park and snow park, jetty, marina and allied activities by Planning Authority, or any institution authorized on behalf of Planning Authority.

iv. Development of pedestrian pathways, Jogging track, Cycle track, Boat club etc.

v. Swimming pool, club house, recreational facilities after leaving marginal distance of 15 m belt along river bank and 9.0m. from river and nalas, respectively subject to FSI of 10% with ground floor structure only.

vi. Open parking, open vegetable market with otta type construction, open air theatre, Yatra maidan, playground , Dhobi Ghat, Children Park, Ghat improvement, cremation and burial ground, public toilet, Sewage Treatment Plant.

vii. Recreational open space of any layout/ sub-division/ development proposals, if submitted along with the developable land adjoining to such green belt, after leaving marginal distances of minimum 15 m and 9.0 m. from river and nalas, respectively, (clarification – it is clarified that the FSI of the land under green belt zone shall be permissible to be utilized on the land adjoining but outside such green belt zone.).

The uses and its extent shall be permissible in such Recreational open space, as prescribed in the regulation of Green Belt as mentioned above.

If the land under green belt zone, excepting open space therein if any, is required by VC&MD for the public purposes mentioned above, the owner shall hand over the possession of such land for the development and maintenance of public purposes. Thereafter, such land shall remain open and accessible to general public for recreational activities.

Provided that, FSI of such land under Green Belt zone shall be permissible only after handing over such land to the Planning Authority free of cost and free from encumbrances.
The side/rear marginal distances for the proposed building adjoining to river / nala shall be maximum of side / rear marginal distance, to be measured from river/nala, as required according to height of building or 4.5 m from the dividing line between green belt zone and the other developable zone.

25.11 Transportation Zone:

The following uses shall be permissible in this Zone:

Roads, bus depot, railway station, public transit stations such as metro / mono rail station, public parking garages, taxi and auto stands, Inter/Intra State Bus Terminus (ISBT), truck terminus etc.

25.12 Forest Zone:

Areas under Forest Zone are lands under ownership of the Forest Department the details of which are furnished by Forest Department and subject to applicable rules and regulations of the Forest Department/ Forest Development Corporation of Maharashtra/ MTDC (Maharashtra Tourism Development Corporation).

If any private land is included within the forest Zone and if the owner establishes that the private / individual ownership of land is vesting with him then with due confirmation from the Forest Department, the development of such land shall conform to the regulations applicable to the adjacent zone. If the land is abutting more than one zone, the provisions of the zone with the lowest development potential shall apply. If the land is entirely surrounded by Forest zone then, the provisions of Agricultural Zone shall apply.

25.13 Eco-Sensitive Zone of Western Ghat:

Four Villages namely i) Chavani, ii) Adoshi, iii) Nadhal and iv) Talavali are included in Eco-Sensitive Zone of Western Ghat as per the draft notification dated 27.2.2017 by MoEF. The development in the same shall be regulated as mentioned in the provisions of aforesaid notification as amended from time to time.

25.14 Buffer of Matheran Eco-Sensitive Zone:

Development within Buffer of Matheran Eco Sensitive Zone: As per the Government of India, Ministry of Environment and Forests Notification dated 4th February 2003 (Appendix-M), the villages namely i) Barvai, ii) Lodhivali, iii) Nadhal and iv) Chowk Manivali are included in Buffer of Matheran Eco Sensitive Zone and the said buffer is restricted up to the existing Railway line. The permissible activities / plot size in this area shall be as per the provisions specified in the above mentioned notification.

25.15 Uses Permissible in Reservations:

i. The uses permissible in reserved sites shall be conforming to the use for which it is reserved. The required parking, public toilets and separate place for garbage bins shall also be provided in the reserved site itself.

ii. Where the VC&MD or the Appropriate Authority proposes to use land / building premises reserved for one specific public purpose / purposes, partly for different public purpose/purposes, it may do so, provided that such partial use shall not exceed 40% of the reserved area and such combination shall not be of incompatible uses. However, area up to 300 sq.mt from any reserved land may be allowed to be developed for construction of arogya kothi i.e. waste segregation centre except site mentioned at (a), (b) and (c).
iii. Planning Authority may acquire and develop any of the reservation proposed in the development plan, partly or fully, for multi-story public parking, irrespective of its designation, if amenity of parking is direly needed in the area.

iv. Combination of uses as mentioned below may be permissible even if the reservation is for a specific purpose.

(a) **Playground** - In playground reservation, minimum 90% area shall be kept open for open play activities. In remaining 10% of area, covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, watchman quarter, small restaurant to the extent of 20 sq.mt (for every 4000 sq.mt reservation area) may be permitted. The FSI permissible shall be 0.15. If required, the sites of playground may be developed for park or garden, however, such change shall not exceed 10% in the said sector of development plan.

(b) **Stadium** - In addition to the uses permissible in playground mentioned above, shops below the spectators’ tiered gallery may be permitted. The FSI permissible shall be 0.25.

(c) **Garden / Park** – In addition to the main use of garden, open swimming pool & allied construction, water tank, rain water harvesting system, gardener / watchman quarter, small restaurant or food stalls to the extent of 20 sq.mt (for every 4000 sq.mt reservation area) may be permitted. Total FSI used for such constructions shall not exceed 0.1 of the garden area. If required, the sites of garden may be developed for playground, however, such change shall not exceed 10% in the said sector of development plan.

(d) **Daily Bazar** - Open or covered otta along with petty convenient shops, fruit stalls.

(e) **Multi-Purpose Hall** - Town hall, exhibition hall, art gallery, meeting / conference hall, library, small restaurant to the extent of 20 sq.mt

(f) **Convention Centre** – Drama theatre / natyagriha, art gallery, exhibition hall, library, Cultural hall, marriage hall, socio-cultural activities, art gallery, exhibition hall, performing arts activities, yoga centre, small restaurant to the extent of 20 sq.mt, allied users such as guest rooms etc.

(g) **School and Playground** – Junior College, Secondary/ High School, Primary & pre-primary schools and allied activities.

(h) **Library** – In addition to library, nursery school, balwadi.

(i) **Health Centre / General Hospital / Super Specialty Hospital** – Any sort of medical facilities alongwith ancillary construction such as staff quarters, chemist shop, restaurant, ATM, PCO, cyber café of not more than 20 sq.mt, etc. sleeping accommodation for guests in case of bigger hospitals of built up area not less than 2000 sq.mt may be permissible.

(j) **Truck Terminus** - In addition to minimum 60% area for parking of trucks, restaurant, hotel, motel, lodging facility for drivers, auto repair centre, auto service centre, shops for auto spare parts, shops for daily needs, ATM, PCO, primary health centre / first aid centre, provision for loading-unloading.

(k) **Other reservations** - The reservations which have not appeared in the above list, may be allowed to be permitted to be developed for the compatible uses with the approval of the Director of Town Planning, Maharashtra State, Pune.

Note:-

The permissible FSI for above uses shall be as that of residential zone, including premium FSI and loading of TDR, if not specified.
25.16 Additional Uses:

The lists of uses mentioned under the various land use zoning herein above at regulation no.25.2 to 25.12 may be amended by the VC&MD from time to time, with the consent of Divisional Head of Town Planning Department.
### TABLE 6: SERVICE INDUSTRIES-
SCHEDULE OF PERMISSIBLE SERVICE INDUSTRIAL USES IN RESIDENTIAL ZONE (R-2), COMMERCIAL & INDUSTRIAL ZONES

<table>
<thead>
<tr>
<th>Sr.No</th>
<th>Category of Industry</th>
<th>Classification &amp; Special condition</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Maximum Permissible Power Requirement</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>10HP</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>10 HP</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>10 HP</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>2 HP</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>45 HP</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>2 HP</td>
</tr>
</tbody>
</table>

#### I) Food Products

1) Manufacture of milk and dairy products such as butter and ghee
   a) Rice huller
   b) Grain mill for production of flour
   c) Manufacture of supari and masala grinding (in separate building)
   d) Groundnut decorticator
   e) Baby oil expellers

#### II) Beverages & Tobacco
### TABLE 6: SERVICE INDUSTRIES - SCHEDULE OF PERMISSIBLE SERVICE INDUSTRIAL USES IN RESIDENTIAL ZONE (R-2), COMMERCIAL & INDUSTRIAL ZONES

<table>
<thead>
<tr>
<th>Sr.No</th>
<th>Category of Industry</th>
<th>Classification &amp; Special condition</th>
<th>Maximum Permissible Power Requirement</th>
<th>Maximum Permissible Employment</th>
<th>Maximum Permissible Floor Area</th>
<th>Special Conditions If Any</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Manufacture of Bidi</td>
<td></td>
<td></td>
<td>No Power to be used</td>
<td>No Limit</td>
<td>250 sq.mt</td>
</tr>
<tr>
<td>8)</td>
<td>Handloom/ Power loom subject to a maximum of 4 looms</td>
<td>5 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>To be permitted in Residential Zone in area designated by the VC &amp; MD</td>
<td></td>
</tr>
<tr>
<td>9)</td>
<td>Embroidery &amp; Marking crape laces and fringes</td>
<td>5 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>10)</td>
<td>Manufacture of all type of textile, garments including wearing apparel</td>
<td>3 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>--</td>
<td></td>
</tr>
<tr>
<td>11)</td>
<td>Manufacture of made up textile goods such as curtains mosquito nets, mattresses bedding, materials, pillow cases, textile bags etc.,</td>
<td>3 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>--</td>
<td></td>
</tr>
</tbody>
</table>

### III) Textile and Textile Products

<table>
<thead>
<tr>
<th>Sr.No</th>
<th>Category of Industry</th>
<th>Classification &amp; Special condition</th>
<th>Maximum Permissible Power Requirement</th>
<th>Maximum Permissible Employment</th>
<th>Maximum Permissible Floor Area</th>
<th>Special Conditions If Any</th>
</tr>
</thead>
<tbody>
<tr>
<td>12)</td>
<td>Manufacture of wooden furniture and fixtures</td>
<td>7 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>i) Shall not be permitted under or adjoining a dwelling unit.</td>
<td></td>
</tr>
<tr>
<td>13)</td>
<td>Manufactures of bamboo and cane furniture and fixtures</td>
<td>7 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>ii) Operation shall be permitted only between 8 hrs. to 20 hrs.</td>
<td></td>
</tr>
</tbody>
</table>

### IV) Wood Products & Furniture

<table>
<thead>
<tr>
<th>Sr.No</th>
<th>Category of Industry</th>
<th>Classification &amp; Special condition</th>
<th>Maximum Permissible Power Requirement</th>
<th>Maximum Permissible Employment</th>
<th>Maximum Permissible Floor Area</th>
<th>Special Conditions If Any</th>
</tr>
</thead>
<tbody>
<tr>
<td>11)</td>
<td>Manufacture of made up textile goods such as curtains mosquito nets, mattresses bedding, materials, pillow cases, textile bags etc.,</td>
<td>3 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>--</td>
<td></td>
</tr>
</tbody>
</table>

### V) Paper Products & Printing
<table>
<thead>
<tr>
<th>Sr.No</th>
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<th>Classification &amp; Special condition</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Maximum Permissible Power Requirement</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14)</td>
<td>Manufacture of containers and boxes from paper pulp</td>
<td>5 HP</td>
</tr>
</tbody>
</table>
| 15)   | Printing and Publishing periodicals, books, journals, atlases, maps, envelop printing, picture post-cards embossing. | 10 HP                                   | 9 persons                  | 120 sq.mt                      | i) Shall not be permitted under or adjoining a dwelling unit  
|        |                                                                                      |                                           |                           |                                | ii) Operation shall be permitted between 8 hrs to 20 hrs  
|        |                                                                                      |                                           |                           |                                | iii) No restriction on power no. of employee's area of hours of operation shall apply if located in building in separate plot not less than 500 sq.mt |
| 16)   | Engraving, etching block marking etc.,                                                | 10 HP                                   | 9 persons                  | 120 sq.mt                       | Operation shall be permitted only between 8 hrs to 20 hrs. |
| 17)   | Book Binding                                                                          | 10 HP                                   | 9 persons                  | 120 sq.mt                       |                                       |
| VI)   | Leather Products                                                                      |                                           |                           |                                |                                       |
| 18)   | Manufacture of leather footwear                                                      | 5 HP                                     | 9 persons                  | 50 sq.mt                       | --                                     |
| 19)   | Manufacture of wearing apparel like coats gloves etc.,                                | 5 HP                                     | 9 persons                  | 50 sq.mt                       | --                                     |
| 20)   | Manufacture of leather consumer goods such as upholstery suitcases pocket book cigarette and key cases | 5 HP                                     | 9 persons                  | 50 sq.mt                       | --                                     |
### TABLE 6: SERVICE INDUSTRIES-
SCHEDULE OF PERMISSIBLE SERVICE INDUSTRIAL USES IN RESEDENTIAL ZONE (R-2), COMMERCIAL & INDUSTRIAL ZONES

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<thead>
<tr>
<th>Sr.No</th>
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<th>Maximum Permissible Floor Area</th>
<th>Special Conditions If Any</th>
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</thead>
<tbody>
<tr>
<td>1</td>
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<td>2</td>
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<td>3</td>
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<td>4</td>
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<td>5</td>
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<td>6</td>
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<td></td>
</tr>
<tr>
<td>21)</td>
<td>purees etc.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22)</td>
<td>Repair of footwear and other leather goods</td>
<td>5 HP</td>
<td>9 persons</td>
<td>50 sq.m.t.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23)</td>
<td>Retreading and Vulcanizing works</td>
<td>2 HP</td>
<td>9 persons</td>
<td>50 sq.m.t.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24)</td>
<td>Tool sharpening and razor sharpening works</td>
<td>1 HP</td>
<td>9 persons</td>
<td>25 sq.m.t.</td>
<td>Operation shall be permitted only between 8 hrs to 20 hrs.</td>
<td></td>
</tr>
<tr>
<td>25)</td>
<td>Repair of household electrical appliances such as radio set, television set, tape recorders, refrigerators, heaters, irons, shavers, vacuum cleaners, air conditioners, washing machine, electric cooking ranges, motor rewinding works etc.</td>
<td>3 HP</td>
<td>9 persons</td>
<td>50 sq.m.t.</td>
<td>Operation shall be permitted only between 8 hrs to 20 hrs.</td>
<td></td>
</tr>
<tr>
<td>26)</td>
<td>a) Service of motor vehicles and motor cycles with no floor above</td>
<td>5 HP</td>
<td>9 persons</td>
<td>50 sq.m.t.</td>
<td>Operation shall be permitted only between 8 hrs to 20 hrs.</td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 6: SERVICE INDUSTRIES-
SCHEDULE OF PERMISSIBLE SERVICE INDUSTRIAL USES IN RESIDENTIAL ZONE (R-2),COMMERCIAL & INDUSTRIAL ZONES

<table>
<thead>
<tr>
<th>Sr.No</th>
<th>Category of Industry</th>
<th>Classification &amp; Special condition</th>
<th>Maximum Permissible Power Requirement</th>
<th>Maximum Permissible Employment</th>
<th>Maximum Permissible Floor Area</th>
<th>Special Conditions If Any</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td></td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
</tr>
<tr>
<td>b) Repair of motor vehicles and motor cycles with no floor above</td>
<td>5 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>No spray painting permitted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Battery charging and repair</td>
<td>5 HP</td>
<td>6 persons</td>
<td>25 sq.mt</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27) Repair of bicycles and cycle rickshaws</td>
<td>5 HP</td>
<td>6 persons</td>
<td>50 sq.mt</td>
<td>No spray painting permitted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>XI) Other manufacturing and Repair Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28) Manufacture of jewellery and related articles</td>
<td>3 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>Operation shall be permitted only between 8 hrs to 20 hrs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>29) Repair of watch clock and jewellery</td>
<td>3 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>Operation shall be permitted only between 8 hrs to 20 hrs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>30) Manufacture of musical instrument and its repair</td>
<td>No power to be used</td>
<td>6 persons</td>
<td>50 sq.mt</td>
<td>Operation shall be permitted only between 8 hrs to 20 hrs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry household equipments, optical glass grinding and repairs.</td>
<td>3 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>Operation shall be permitted only between 8 hrs to 20 hrs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>32) Petrol filling stations</td>
<td>10 HP</td>
<td>9 persons</td>
<td>i) 30.5 m x 16.75 m ii) 33.5 m x 30.5 m</td>
<td>Plot size (i) for filling stations without service bay and (ii) for filling stations with service bay</td>
<td></td>
<td></td>
</tr>
<tr>
<td>33) Laundress laundry service and cleaning dyeing bleaching and dry</td>
<td>4 KW</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>i) Cleaning and dyeing fluid shall not have flash point lower than 138 F.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 6: SERVICE INDUSTRIES-  
SCHEDULE OF PERMISSIBLE SERVICE INDUSTRIAL USES IN RESIDENTIAL ZONE (R-2) , COMMERCIAL & INDUSTRIAL ZONES

<table>
<thead>
<tr>
<th>Sr.No</th>
<th>Category of Industry</th>
<th>Maximum Permissible Power Requirement</th>
<th>Maximum Permissible Employment</th>
<th>Maximum Permissible Floor Area</th>
<th>Special Conditions If Any</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>cleaning</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>ii) Operation shall be permitted between 8 hrs to 20 hrs</td>
</tr>
<tr>
<td>34)</td>
<td>Photo processing laboratories, Xeroxing photo copy, videotaping and their repairing</td>
<td>5 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>iii) Machinery having dry load capacity of 20KG and above</td>
</tr>
<tr>
<td>35)</td>
<td>Ready Mix Concrete Plant</td>
<td>3.75 HP</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>--</td>
</tr>
<tr>
<td>36)</td>
<td>Non-polluting, High Tech, High Value added Electronic Industries</td>
<td>---</td>
<td>9 persons</td>
<td>50 sq.mt</td>
<td>--</td>
</tr>
<tr>
<td>37)</td>
<td>Brick Kilns, Fly Ash Bricks, Manufacturing of non-metallic mineral products like Structural Stone goods, stone dressing, stone crushing and polishing, manufacture of earthen and plaster states and images, toys, art wares, cement concrete building components, concrete jellies, septic tank, plaster of paris work, lime mortar etc.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PART IV- GENERAL BUILDING REQUIREMENTS SET BACKS, MARGINAL DISTANCES, HEIGHT, PERMISSIBLE FSI

26.0 General

Following regulations for congested area shall be applicable for the lands included in congested area as shown on the development plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hectare, then all the regulations of non-congested area except FSI shall apply. In such cases FSI shall be as per Regulation No 26.1

26.1 Regulation for congested area

26.1.1 Residential and mix user buildings:

(a) Floor Space Index:

Maximum permissible FSI shall be 1.50 for purely residential building and in case of mix residential with commercial or other user, additional FSI, limited to 0.5 for non-residential user may be permitted on payment of premium @50% of Market Value for land as per Annual Statement of Rates (ASR).

(b) Set back (Road side Margin/s):

The minimum front set back from the existing or proposed road/s shall be as given in Table No.7

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Road width</th>
<th>For Purely Residential</th>
<th>For Mixed Users</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i)</td>
<td>For streets less than 7.5 m. in width</td>
<td>NIL</td>
<td>1.50 m. (for uses other than residential, fronting on road)</td>
</tr>
<tr>
<td>(ii)</td>
<td>For streets 7.5 m. to less than 12 m. in width</td>
<td>1.00 m.</td>
<td>2.00 m.</td>
</tr>
<tr>
<td>(iii)</td>
<td>For streets 12 m to less than 18 m. in width</td>
<td>1.50 m</td>
<td>2.50 m.</td>
</tr>
<tr>
<td>(iv)</td>
<td>For streets 18 m &amp; above in width</td>
<td>2.00 m</td>
<td>3.00 m</td>
</tr>
</tbody>
</table>

No such setback shall be necessary for pathways provided as per Regulation No. 24.2(D)

(c) Side & rear marginal distances shall be as given in Table No.8:

<table>
<thead>
<tr>
<th>Residential Plot Area</th>
<th>Side in m</th>
<th>Rear in m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upto 250 sq. m</td>
<td>0.00</td>
<td>1.00</td>
</tr>
<tr>
<td>Above 250 &amp; upto 500 sq. m</td>
<td>1.00</td>
<td>1.00</td>
</tr>
<tr>
<td>Above 500 sq. m. &amp; upto 1000 sq.m</td>
<td>2.00</td>
<td>2.00</td>
</tr>
<tr>
<td>Above 1000 sq.m.</td>
<td>As per Regulation No. 26.2</td>
<td></td>
</tr>
</tbody>
</table>
Note:

(a) For lanes less than 4.5 m in width, a setback of 2.25 m shall be prescribed from the centre line of such lane. Streets less than 4.5 m shall be treated as lanes only when they serve as access to the properties fronting on them.

(b) Structural projections such as balconies, cornices, weather sheds, roof projections etc. shall be allowed in the setback distance prescribed above as per Regulation No. 26.8.

(c) Height- Above set back and marginal distances shall be applicable for buildings less than 15 m in height. Marginal distances shall be increased by 1m for buildings having height 15 m and more but less than 24 m.

(d) Steps may be allowed within marginal distance

(e) Parking – parking shall be provided as per the provisions in Regulation No.42.0

26.1.2 Public semi-public, Educational, Medical, Institutional, Commercial, Mercantile and Other Buildings:

(a) **Floor Space Index** - Basic permissible FSI shall be 1.50, additional FSI limited to 0.5 may be permitted on payment of premium @40 % of Market Value for land as per Annual Statement of Rates (ASR).

(b) **Marginal distances** - For these buildings marginal distances shall be 3 m on all sides.

(c) For buildings having height more than 15.00 m, regulations of non-congested area shall apply for front, side & rear marginal distances

**Provided that** for buildings like cinema theatre, multiplex, assembly buildings, shopping malls, regulations prescribed in non-congested area, except FSI, shall apply.

26.1.3 Pathway for access to the internal building or interior part of the building, the pathway shall not be less than 3.0 m and shall be subject to provisions mentioned in Regulation No. 24.2(D).

26.1.4 If the width of property is less than 3.6 m (12 ft), the entire ground floor shall be on stilts.

26.1.5 Front open space as prescribed by the Highway Authority or any other rules shall be applicable if they are over and above as prescribed in these regulations.

26.2 Regulation for Outside Congested Area:

26.2.1 Marginal Distances for Residential Buildings Height 15 m and Below.

The provisions for minimum marginal distances as given in Table No.9 shall apply for the residential buildings, residential with mix uses permissible in non-congested areas and ancillary residential buildings permissible in industrial zones having height upto 15 m and below.
### TABLE 9: MARGINAL DISTANCES FOR RESIDENTIAL BUILDINGS HEIGHT 15 M AND BELOW

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Description of the road</th>
<th>Min Plot Size in sq.mt</th>
<th>Min width of plot in meter</th>
<th>Min set back from road side in meter</th>
<th>Min. side margins in meter</th>
<th>Min. rear margins in meter</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>NH/SH</td>
<td>450</td>
<td>15</td>
<td>6.0m for NH and 4.5 m. SH or as specified by Highway rule whichever is more</td>
<td>3.0</td>
<td>3.0</td>
<td>--</td>
</tr>
<tr>
<td>2</td>
<td>MDR/ODR</td>
<td>450</td>
<td>15</td>
<td>4.5 m. or as specified by Highway rule whichever is more</td>
<td>3.0</td>
<td>3.0</td>
<td>--</td>
</tr>
<tr>
<td>3</td>
<td>Roads 24 meters and above</td>
<td>300</td>
<td>12</td>
<td>4.5</td>
<td>3.00</td>
<td>3.00</td>
<td>--</td>
</tr>
<tr>
<td>4</td>
<td>Roads of width below 24 mt and upto 18 mt.</td>
<td>250</td>
<td>10</td>
<td>3.00</td>
<td>3.00</td>
<td>3.00</td>
<td>--</td>
</tr>
<tr>
<td>5</td>
<td>Roads of width below 18 mt and upto 15 mt.</td>
<td>250</td>
<td>10</td>
<td>3.00</td>
<td>2.25</td>
<td>2.25</td>
<td>Side and rear margins in this row only for G+2 or stilt + 3 structure</td>
</tr>
<tr>
<td>6</td>
<td>Roads of width below 15 mt and above 9 mt.</td>
<td>150</td>
<td>8</td>
<td>3.00</td>
<td>1.50 (in case of semi-detached building, only one side open space shall be permissible)</td>
<td>1.50</td>
<td>Side and rear margins in this row only for G+2 or stilt + 3 structure</td>
</tr>
<tr>
<td>7</td>
<td>Road of width upto 9 mt.</td>
<td>100</td>
<td>7</td>
<td>3.00</td>
<td>1.50 (in case of semi-detached building, only one side open space shall be permissible)</td>
<td>1.50</td>
<td>Side and rear margins in this row only for G+2 or stilt + 3 structure</td>
</tr>
<tr>
<td>8</td>
<td>Row Housing on roads of 12 mt. and below</td>
<td>30 to 125</td>
<td>3.50</td>
<td>2.25</td>
<td>0.00 (In case of corner plot, 1.50 or building line of)</td>
<td>1.50</td>
<td>Side and rear margins in this row only for G+1 or stilt + 3 structure</td>
</tr>
</tbody>
</table>
Note

1. Higher height may be permitted subject to marginal distance mentioned in Regulation No. 26.2.4.
2. The minimum area of plots fronting on service roads along highways, shall be with reference to the width of service road.
3. For semi-detached buildings, side margin shall be on one side only.
4. Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 12 and not less than 3 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m road or 6 m side margin distance of the plot or space including side marginal distance of the plot.
5. No garage shall be permitted in a building having stilt or basement provided for parking.
6. Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal distances. However, steps may be permitted within 1.2 m from the building line. Also supporting columns for canopy or porch may be allowed within building line
7. In no case ribbon development rules shall be relaxed without consent of the Highway Authority
8. In case of special building as specified in Regulation No.6.2.2.(g), marginal distances shall be as per said regulations
9. The plot width to depth ratio shall be 1:1.5 to 1:2.5; as far as possible in case of plotted layout development permission
10. In Public Housing Schemes for E.W.S. undertaken by government or semi-government organisations, marginal distances shall be as per their respective schemes and rules.
11. The front setback set-out in already approved and partially developed layouts / schemes, may be retained as per said approval, so as to maintain the building line.
12. The pattern of development like semi-detached, row housing, etc. in already approved layout shall be as per said approved layout.
13. Where commencement certificate is granted prior to publication of draft development plan and the said plot is affected by new road proposed in the development plan, then front margin stand relaxed to that extent.
14. Subsidiary structure such as garage (limited to one), outhouse, independent sanitary block may be permitted only in plots having area more than 250 sq.m or more
15. Rear or side marginal distances for development along nalla or water courses shall be subject to Regulation No. 22.1.(b) and 22.3.
26.2.2 Other Buildings:

The Provision as given in Table No.9(a) below shall apply for different categories of other buildings.

<table>
<thead>
<tr>
<th>Sr. no.</th>
<th>Type of building</th>
<th>Minimum road width required</th>
<th>Minimum marginal distances</th>
<th>Other stipulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>Medical buildings</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Hospital, Maternity Homes, Health Club, Public Semi-public buildings being special building</td>
<td>12 m</td>
<td>6 m. on all sides</td>
<td>As per table no. 14</td>
</tr>
<tr>
<td></td>
<td>b) Hospital, Maternity Homes, Health Club, Public Semi-public buildings not being special buildings</td>
<td>12 m</td>
<td>Front margin as per Table no. 9 remaining sides 4.5 m.</td>
<td>As per table no. 14</td>
</tr>
<tr>
<td></td>
<td>c) Clinics on plot upto area 300 sq.m.</td>
<td>9 m</td>
<td>Front margin as per Table no. 9 other all sides 3.0 m.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td><strong>Educational buildings</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Pre-primary School</td>
<td>6m</td>
<td>As per Table No.9</td>
<td>As per table no. 14</td>
</tr>
<tr>
<td></td>
<td>b) Primary School</td>
<td>9m</td>
<td>6.0 m. on all sides</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls</td>
<td>15 m</td>
<td>Front – 12 m. (only on one major road) Remaining front and/or all sides 6 m.</td>
<td>construction of Cinema Theatre/Multiplex shall confirm to the provisions of Maharashtra Cinema (Regulations) Rules, 1966 as amended from time to time.</td>
</tr>
<tr>
<td>4</td>
<td>Mangal Karyalaya like buildings</td>
<td>15 m</td>
<td>Front – 12 m. (only on one major road) Remaining front and/or all sides 6 m.</td>
<td></td>
</tr>
<tr>
<td>Sr. no.</td>
<td>Type of building</td>
<td>Minimum road width required</td>
<td>Minimum marginal distances</td>
<td>Other stipulations</td>
</tr>
<tr>
<td>--------</td>
<td>------------------------------------------------------</td>
<td>----------------------------</td>
<td>---------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| 5.     | Petrol/Fuel Filling Stations with or without service bays | 12 m                      | 6.0 m on all sides.       | i) Plot should not be located within the distance of 90 m from any junction of roads having min. width 12 m each. In case of ‘T’ junction, this restriction of 90 m. shall apply on a side where perpendicular road meets the junction.  
ii) Restrictions imposed by Ribbon Development Rules, IRC, MoRTH shall apply.  
iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve. |
| 6.     | Mercantile/ Business/ hotel/ Commercial/ mix use with residential buildings | 12 m                      | Front 6.0 m.  
Side & rear 4.5 m. | i) Shops may also be allowed fronting side and rear margins.  
ii) Minimum area of Shops shall be 6 Sq.mt with a minimum width of 2.00 m. |
| 7.     | Stadium / Pavilion                                   | 15 m                      | 6 m. on all sides        | Covered portion shall not exceed 20% of plot area. The spectators’ gallery of the stadium shall not be counted towards FSI. Shops below spectator’s gallery may be permissible |

Note:

i. In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules or as given in Table above, whichever is more.

ii. Side and rear marginal distances mentioned in above Table shall be subject to Regulation No.26.2.4, whichever is more.

iii. In case of special building as specified in Regulation No. 6.2.2(g), marginal distances shall be as per said regulations.

iv. A stadium shall generally accommodate 400 m running track.

v. Rear or side marginal distances for development along nalla or water courses shall be subject to Regulation no.22.1.(b) and 22.3.
26.2.3 Characteristic Specified Areas: Notwithstanding anything contained in these regulations, Development Control Rules for Characteristic Specified Areas within MSRDC SPA Area if any shall prevail.

26.2.4 Marginal distances for Buildings of Higher Heights:

The Requirement for front, rear and side marginal distances are as mentioned below shall apply for all buildings except the marginal distances specified in Table No.9. for the heights mentioned therein.

(a) Front Margin Requirements - Subject to provision in Regulation No.26.5(a), minimum front margin required under this regulation shall be as given below.
   i. Height above 15 m & upto 24 m -- 4.50 m or as per Table No.9 whichever is maximum
   ii. Height above 24 m & upto 37.5 m. -- 6.00 m.
   iii. Height above 37.5 m & upto 50.0 m -- 9.00 m.

(b) Side or rear Marginal Distances Requirements as mentioned in Table No.10 –

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Height of Building</th>
<th>Side / rear space requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Height specified in Table No.9 (15 mtr and below)</td>
<td>As per Table No.9</td>
</tr>
<tr>
<td>2</td>
<td>For height more than specified in Table No.9 Above 15 mtr)</td>
<td>H/4 subject to a minimum of 3.0 m for residential building, 4.5 m. for commercial building, and 6.0 m. for special building mentioned in Regulation No. 6.2.2.(g)</td>
</tr>
</tbody>
</table>

Where, H = height of building above average surrounding ground level.

Provided that such marginal distance shall be subject to maximum of 16.0 m.

Provided further that for calculating the marginal distances, the building height shall be exclusive of height of parking floors maximum upto 6.0 m.

Provided also that, for building having shops / commercial user on any floor, 50% of front marginal distance shall be made available exclusively for pedestrians.

(c) Provision for Step Margin:

Step margins may be allowed to be provided on upper floor at height 24 m and above to achieve required marginal distances as mentioned in these regulations subject to structural stability and fire protection norms as prescribed from time to time. If building height is 24 m and above minimum side margin at ground level shall be 7.5 m and if building height is 50 m and above the minimum side margin shall be 9.00 m. In congested area minimum side margin at ground level shall be 6.00 m.

(d) The Distance between the two building:

The distance between two buildings shall be the side marginal distance required for the higher building between two adjoining buildings within the same plot.

Provided where rooms do not derive light and ventilation from the exterior open space, the distance between the two buildings may be reduced by 1 m subject to a minimum of 3 m (if necessary 6.0 m in case of special building) and a maximum of 8 m. No projections shall be permitted in this exterior space.
In case of group housing scheme or in housing scheme where building abuts on internal road or abuts on recreational open space then in such cases the minimum 3.0 m set back from internal road or distance between two buildings whichever is more shall be provided. For Development plan road or classified road or through road, passing through Group Housing Scheme, the setback as prescribed in the regulations shall be provided.

(e) Buildings abutting Two or More Streets:

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

26.3 Permissible FSI

Basic Permissible FSI, associated with its land linked premium, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential, Commercial uses shall be as per the following Table No. 11:

Basic Permissible FSI, FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential, Commercial uses.

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Road width in meter</th>
<th>Basic FSI with Land Linked Premium</th>
<th>Additional FSI on payment of premium</th>
<th>Maximum Permissible TDR Loading</th>
<th>Maximum Building potential on plot</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Below 9.00 meter</td>
<td>1.10</td>
<td>0.10</td>
<td>--</td>
<td>1.20</td>
</tr>
<tr>
<td>2</td>
<td>9.00 meter and upto 12.00 meter</td>
<td>1.10</td>
<td>0.30</td>
<td>0.40</td>
<td>1.80</td>
</tr>
<tr>
<td>3</td>
<td>12.00 meter and upto 18.00 meter</td>
<td>1.10</td>
<td>0.30</td>
<td>0.65</td>
<td>2.05</td>
</tr>
<tr>
<td>4</td>
<td>18.00 meter and upto 24.00 meter</td>
<td>1.10</td>
<td>0.30</td>
<td>0.90</td>
<td>2.30</td>
</tr>
<tr>
<td>5</td>
<td>24.00 meter and upto 30.00 meter</td>
<td>1.10</td>
<td>0.30</td>
<td>1.15</td>
<td>2.55</td>
</tr>
<tr>
<td>6</td>
<td>30 meter &amp; above</td>
<td>1.10</td>
<td>0.50</td>
<td>1.40</td>
<td>3.00</td>
</tr>
</tbody>
</table>

Note-

i. The Land linked premium @5% of the land rate as mentioned in the ASR shall be levied on the entire land holding to make it eligible for entitlement of basic FSI as stipulated in column 3 above.

ii. For the other Non-Residential Buildings (except Residential and Residential with mix uses), the basic FSI for such type of buildings shall be 1.25 subject to payment of land linked premium as specified above.

iii. Maximum permissible building potential on plot mentioned at column no.6 shall be exclusive of FSI allowed for Inclusive Housing as per Regulation No.37.A.

iv. The restrictions of road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes such as, slum rehabilitation scheme, redevelopment of dangerous buildings, cluster development for congested area, redevelopment of MHADA buildings, TOD belt etc.

v. The maximum limits of FSI prescribed above shall be applicable to fresh permission and also to an existing building which has not been granted full occupation certificate but subject to production of stability certificate from structural engineer in respect of such
existing building. However, in no case the rights of the flat owner / unit holders shall be adversely affected.

vi. Premium - Rate of premium for the additional FSI as mentioned in column no 4 above shall be @40 % of Market Value for land as per Annual Statement of Rates (ASR) for Residential use and @50% of ASR for Commercial use.

vii. On request of Planning Authority, Government may vary the ratio of Additional FSI and TDR as mentioned in column 4 and 5 by issuing Directive.

26.4 Industrial Buildings:

Minimum plot area, marginal space, Permissible FSI, Additional FSI with payment of premium for industrial buildings shall be as per the Table No. 12 given below:

(a) Minimum plot area, Marginal space, Permissible FSI:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Basic Permissible FSI with Land Linked Premium</th>
<th>Additional FSI on payment of premium</th>
<th>Min. Front Margins</th>
<th>Min. Side &amp; Rear Margins</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1.10</td>
<td>0.30</td>
<td>9.00</td>
<td>6.00</td>
</tr>
<tr>
<td>2</td>
<td>1.10</td>
<td>0.30</td>
<td>12.00</td>
<td>9.00</td>
</tr>
<tr>
<td>3</td>
<td>1.10</td>
<td>0.30</td>
<td>12.00</td>
<td>9.00</td>
</tr>
</tbody>
</table>

Note-

i. In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules or as given in Table above, whichever is more.

ii. Front, side and rear marginal open spaces shall be as per above Table.

iii. Minimum height of Industrial Building shall be 3.60 m.

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

v. Premium - Premium - Rate of premium for the additional FSI as mentioned in column no 5 above shall be @ 40 % of Market Value of land as per Annual Statement of Rates (ASR).

vi. Buffer zone - For construction of industrial building, buffer zone of 23 m wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone shall be part of sizable required recreational open space. Roads and marginal distance may also be treated as a part of Buffer Zone. However, area of such buffer zone shall be counted in gross area for computation of FSI. Where green belt is shown in development plan between residential and industrial zone, area of such green belt shall be counted in gross area for calculation of FSI. Provided also that marginal distance for a building shall not be exclusive of buffer zone. The floor height for industrial building shall be as per requirement.

26.5 a) Height of Building:

i. Height of building is allowed to the extent that is required to consume the maximum building potential on plot as given in the table under Regulation No. 26.1.1 & 26.3,
subject to other restrictions as per these regulations and prior approval of Chief Fire Officer, if required under this regulation.

Notwithstanding anything contained in these regulations, for the building having height 24.0 m and more, the minimum road width shall be 12.0 m and for building having height equal to or more than 50.0 m, the minimum road width shall be 15.0 m.

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

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

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

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

(b) Height Exemptions:

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls / architectural features not exceeding 1.2 m in height shall not be included in computation of height of building.

26.6 High Rise Committee:

It is mandatory for the VC&MD that, for the buildings having height 36 m and above, the building approval proposal shall be cleared from the High Rise Committee. The High Rise Committee shall be constituted by the VC&MD. The structure of the Committee is as under. The decision of the high rise committee shall be binding on every owner/developer.

(a) Constitution of the Committee:

<table>
<thead>
<tr>
<th>Sr No</th>
<th>Members</th>
<th>Post</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Jt.M.D. of the MSRDC SPA</td>
<td>Chairman</td>
</tr>
<tr>
<td></td>
<td>Director of Fire Services, Government of Maharashtra or person nominated by him</td>
<td>Member</td>
</tr>
<tr>
<td>2</td>
<td>Chief Planner MSRDC SPA</td>
<td>Member</td>
</tr>
<tr>
<td>3</td>
<td>Chief Engineer, Head Quarter, MSRDC</td>
<td>Member</td>
</tr>
<tr>
<td>4</td>
<td>Head of Department, Soil Mechanics, College of Engineering SPA Area / Vicinity</td>
<td>Member</td>
</tr>
<tr>
<td>5</td>
<td>Head of Department Structural Engineering, College of Engineering in the SPA Area/ vicinity</td>
<td>Member</td>
</tr>
<tr>
<td>7</td>
<td>Dy.Chief Planner, MSRDC SPA</td>
<td>Member Secretary</td>
</tr>
<tr>
<td>8</td>
<td>Structural Engineer of the concerned project</td>
<td>Invitee</td>
</tr>
</tbody>
</table>
(b) Building proposals to be referred to the Committee:

i. All new building proposals where the height of the proposed buildings, exceeds 36 m shall be referred to the committee. Apart this, any new building proposal, in the opinion of the VC&MD, which inter alia involves major disturbance of and/or integrated to the existing natural land formation and profile as also substantial reclamation may also be referred to the Committee.

ii. It is mandatory for all the high rise buildings to comply with the structural design and stability and Fire Safety as mentioned in Part - XII and XIII.

iii. The Committee shall be of advisory nature and it will advise the VC&MD regarding the feasibility of development proposals considering the opinion of the expert members of the committee.

iv. In specific case, if the Chairman desires, any expert from other fields may be invited for the meeting of the Committee.

v. The Authority shall render necessary help for functioning of the Committee, provision of place for meetings, secretarial assistance, etc.

vi. The non-official members of the Committee shall be paid honorarium as may be decided by the VC&MD.

vii. The additional scrutiny fee may be levied by MSRDC SPA for such building proposals which may be decided by VC&MD.

viii. The Committee shall offer its remarks on the building proposal within a period 45 days from the date of receipt of the proposals.

26.7 Interior and Exterior Chowk:

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

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

Provided that, where only water closet, bathroom, combined bathroom and water closet 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. 41.19 / Table No. 20.

26.8 Permissible Structures / Projections in Marginal Open Spaces:

The following projections shall be permissible in marginal distances:

(a) **Projections into distances:** Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m wide shall overhang or project over the said marginal distances so as to reduce the width to less than the minimum required. However, sloping/horizontal chajja provided over balcony/ gallery etc. may be permitted upto balcony projections at horizontal level.
(b) **A canopy** not exceeding 5 m in length and 2.5 m in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m below the beam bottom of canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m between the plot boundaries and canopy. Provided that, more than one canopy may be allowed in case of special buildings, as per requirement.

(c) **A projection** of maximum 30 cm on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm at rooftop terrace level throughout periphery of the building shall be allowed.

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

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

ii. Parking lock up garage not exceeding 2.4 m in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of sanitary blocks and parking lock up garage shall be taken into account for the calculation of FSI.

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

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

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

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

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

(g) **Staircase mid-landing** of 1.2 m. width with clear minimum headway of 2.1 m below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 m.

(h) **Supported double height terraces (within the building line)**-

Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20% of the built up area of the same floor.

26.9 **Exclusion of Structures / Projections for FSI calculation:**

i. Structures/ Projections /features / ornamental projection of glass façade permitted in marginal open spaces as mentioned in Regulation No.26.8 (a),(b),(c),(d) (iii), (e), (f), (h).
ii. Stilt / Multi-storeyed floors /podium/ basement used as parking including passage therein.

iii. Areas covered by electric cabin, Porches, Entrance lobby / foyer, canopies, chajjas, cornice, weather shade, sun breaker, Air conditioning plant rooms, lift well and service floor of height not exceeding 1.8 m for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above).

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

v. Rockery, Well and well structures, plant, Nursery, Water pool platform around a tree, Fountain bench, Chabutara with open top and unenclosed sides, Ramps, Compound wall, Gate slide / swing, Steps outside the buildings, Domestic working place (open to sky), Overhead water tank on top of the building, Stair Case, Fire escape stair case, Balconies as specified in Regulation No. 41.14, and Refuge area for high rise buildings as specified in Regulation No. 41.27.

vi. Telecommunication tower, antenna and allied activities.

vii. Atrium in shopping malls, public buildings.

viii. Open to sky swimming pool of the top terrace and top most podium.

ix. The public toilets constructed in Public buildings.

26.10 FSI of Green Belt / ROS along water bodies:

FSI of the green belt zone shown on the development plan may be allowed on remaining land of the owner by counting area of green belt in gross area of plot subject to condition that the area shall always be under tree cover. The owner shall plant trees in this area with proper planning at the rate of minimum 100 trees per hectare and should have been survived for at least one year prior to issuance of occupation certificate.

Provided that, such FSI shall not be allowed if such green belt area is included in recreational open space to be left as per Regulation no.24.3.6.

26.11 Special Regulations for Land Pooling Schemes under Maharashtra Highway Act 1965:

The provision of land pooling schemes incorporated in the Maharashtra Highway Act 1965 as amended from time to time may be applicable to the MSRDC SPA Area. The provisions of the land pooling schemes incorporated in above Act are as per Appendix-N.
PART V- ADDITIONAL FSI IN CERTAIN CATEGORIES

27.0 General

Additional/higher Floor space index may be allowed in certain categories in non-congested area, except as otherwise specified, as mentioned in Regulation no 27.1 and subject to following conditions:

(a) Permissible additional FSI for the buildings as mentioned in Table no 14 shall be the maximum permissible building potential according to road width as mentioned in column 6 of Table no.11 minus Basic FSI (column 3). Such additional FSI shall be available for use for which additional FSI is granted only.

(b) Premium – Premium for additional F.S.I. shall be as per column 4 of the Table 14. Rate of the premium is based on the land rate mentioned in ASR for respective S.No./CTS No. The percentage of premium shall be subject to the orders of the Government from time to time.

(c) The additional FSI shall also be permissible to existing authorised users subject to structural stability.

(d) The other conditions as mentioned in the Government Directives issued under section 154 of the M.R.&T.P.Act 1966 vide Resolution no TPS-1815/2647/CR-13/15/UD13/ Dated 14/03/2016 shall also be applicable (except condition No.2 and 3).

(e) If the owner / developer desire to avail such additional FSI in future for new buildings, then while seeking building permission at first instance, the building plan shall be submitted considering the Marginal distances as required for the height of buildings for such additional FSI. No condonation in the required open spaces, parking and other requirements in these regulations shall be allowed. However for the existing building proposals, such condition need not be insisted. But proposal shall be cleared only after strictly confirming structural and fire safety norms.

(f) Exit Requirements, requirements of water supply, drainage and sanitation parking spaces requirements, Fire provision requirements shall conform the provisions as mentioned in these regulations

(g) No amenity space shall require to be provided for the uses mentioned in Table No.14 except at Sr. No.(i).

27.1 Permissible Marginal Spaces, Permissible Basic FSI, Additional FSI For Buildings In Non-Congested Area

Permissible Marginal spaces, permissible basic FSI, Additional FSI for buildings in non-congested area is given in Table No 14.
Table 14: PERMISSIBLE MARGINAL SPACES, PERMISSIBLE BASIC FSI, ADDITIONAL FSI FOR BUILDINGS IN NON-CONGESTED AREA

<table>
<thead>
<tr>
<th>Categories of the other buildings</th>
<th>Basic FSI with Land Linked Premium (LLP)</th>
<th>Additional FSI</th>
<th>Rate of the Premium</th>
<th>Conditions if any,</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Educational</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>i) Pre-primary School, Nursery Kindergarten and Special Educational Institute for Physically handicapped / Mentally ill.</td>
<td>As per Regulation No.26.3</td>
<td>Maximum building potential limit as per road width as mention in Regulation No 26.3/ Column 6 of Table No. 11 minus Basic FSI as mentioned in Column 3 of Table 11</td>
<td>10 %</td>
<td>i) The Educational Institute shall be of Government/Semi Government public authorities, Charitable Institutions or Private Institutions</td>
</tr>
<tr>
<td>ii) Primary School / Secondary School</td>
<td>-- do --</td>
<td>-- do --</td>
<td>20 %</td>
<td>ii) Educational buildings shall not be permissible within 60m from the existing assembly building and 90 m from the existing petrol pump.</td>
</tr>
<tr>
<td>iii) College and other Educational Buildings including boys / girls / youth hostels within 500 m. periphery from the recognised educational institution.</td>
<td>-- do --</td>
<td>-- do --</td>
<td>30 %</td>
<td>iii) Educational building shall only be permitted if 40% area is available for playground. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>iv) No classroom shall admeasure less than 38 sq. m. with a minimum dimension of 5.50 m. The height of any classroom shall not be less than 3.60 m.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>v) While granting Additional FSI to Educational Institutions offering primary and secondary education 5 % seats shall be reserved for admission for Government nominees. Deputy Director, Education Department shall be competent to decide such nominations. However, this condition shall not be applicable for Higher Education, Technical Education and Medical Education.</td>
</tr>
<tr>
<td></td>
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<td>vi) As and when required, some rooms of Educational Buildings shall be made available to the Government by the concerned institutions.</td>
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<td>vii) The Educational Institution shall maintain records regarding free / concessional education rendered to the needy persons, which</td>
</tr>
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</table>
Table 14: PERMISSIBLE MARGINAL SPACES, PERMISSIBLE BASIC FSI, ADDITIONAL FSI FOR BUILDINGS IN NON-CONGESTED AREA

<table>
<thead>
<tr>
<th>Categories of the other buildings</th>
<th>Basic FSI with Land Linked Premium (LLP)</th>
<th>Additional FSI</th>
<th>Rate of the Premium</th>
<th>Conditions if any,</th>
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<td>1</td>
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shall be made available to the Director of School Education, Higher and Technical Education on demand.

viii) The Director of School Education, Government of Maharashtra shall be the competent authority to monitor as to whether the Educational Institution is observing the terms and conditions referred to at (i), (ii) and (iii) above and, in case of any breach thereof or in case the Education being rendered by the Educational Institution are not to the satisfaction of the said Department, the Director of School Education shall have the right to suitably penalise the Education Institution.

ix) The Educational Institution shall file an undertaking that it shall abide by the above enumerated terms and conditions.

x) Adequate Parking facilities as required per prevailing Development Control Regulation shall be provided.

xi) While granting occupation certificate the VC&MD shall intimate to the Director of school Education for compliance of aforesaid condition along with copy of occupation certificate and plan.

### Table 14: PERMISSIBLE MARGINAL SPACES, PERMISSIBLE BASIC FSI, ADDITIONAL FSI FOR BUILDINGS IN NON-CONGESTED AREA

<table>
<thead>
<tr>
<th>Categories of the other buildings</th>
<th>Basic FSI with Land Linked Premium (LLP)</th>
<th>Additional FSI</th>
<th>Rate of the Premium</th>
<th>Conditions if any,</th>
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<td>1</td>
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<td>3</td>
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</table>

**B) Medical Institutions**
- Hospital, Maternity Homes, Health Club, buildings of Registered Medical Public Trust

  | ii) 30% for Charitable Institutions  
  | iii) 40% for private Medical Institutions | j) The Medical Institutions of Government, Semi Government, public authorities, Charitable Institutions or private owner.  
  | ii) Free medical treatment to the extent of at least 20% of the total number of beds shall be given to persons from Economically Weaker Sections of society or to persons below the poverty line. In addition, 10% of the total number of patients in OPD shall be provided treatment at concessional rates, viz. rates that are being charged in government hospitals. The Medical Institution shall furnish the requisite periodical statements to the Director of Health Services in this regard.  
  | iii) The Medical Institution shall maintain records regarding free/concessional medical treatment rendered to the needy persons, which shall be made available to the Director of Health Services on demand.  
  | vi) Any Special ward in the hospital building shall not admeasure less than 9.0 sq.m. in area with no side less than 3 m.  
  | v) Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m.  
  | vi) Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuge may be adopted.  
<p>| vii) The Director of Health Services, Government of Maharashtra |</p>
<table>
<thead>
<tr>
<th>Categories of the other buildings</th>
<th>Basic FSI with Land Linked Premium (LLP)</th>
<th>Additional FSI</th>
<th>Rate of the Premium</th>
<th>Conditions if any,</th>
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<tr>
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<td>2</td>
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<tr>
<td>C) Institutional buildings /</td>
<td>-- do --</td>
<td>-- do --</td>
<td>i) No premium for</td>
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<td>Nationalised banks /</td>
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<td>Government, Semi</td>
<td>Competent Authority</td>
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<td>District banks / Central banks /</td>
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<td>Government, public</td>
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<td>ii) 30% for other</td>
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<td>While granting occupation certificate</td>
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<tr>
<td></td>
<td>Director of Health Services,</td>
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<td></td>
<td>Government of Maharashtra for</td>
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<tr>
<td></td>
<td>compliance of aforesaid condition</td>
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<td></td>
<td>along with copy of occupation</td>
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<td></td>
<td>certificate and plan.</td>
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<tr>
<td></td>
<td>x) Maximum height of building for</td>
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<tr>
<td></td>
<td>hospitals, sanatorium and nursing</td>
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<tr>
<td></td>
<td>homes, shall be as per The Maharashta</td>
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<td></td>
<td>Fire Protection and Life Safety</td>
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<tr>
<td></td>
<td>Measure, Act, 2006.</td>
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</tbody>
</table>

i) The institutional buildings shall be of Government, Semi Government, public authorities or registered Charitable Institutions.

ii) Minimum and maximum height of rooms shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.
### Table 14: PERMISSIBLE MARGINAL SPACES, PERMISSIBLE BASIC FSI, ADDITIONAL FSI FOR BUILDINGS IN NON-CONGESTED AREA

<table>
<thead>
<tr>
<th>Categories of the other buildings</th>
<th>Basic FSI with Land Linked Premium (LLP)</th>
<th>Additional FSI</th>
<th>Rate of the Premium</th>
<th>Conditions if any,</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>D) Starred category hotels</strong> (two star and above)</td>
<td>-- do --</td>
<td>-- do --</td>
<td>40% (up to four star)</td>
<td>i) The star category hotels shall be constructed on independent plot.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>50% (five star and above)</td>
<td>ii) Certificate from the Tourism Department, GOI shall be necessary.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>iii) Minimum and maximum height of rooms shall be 3.60 m. &amp; 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>iv) While granting Additional FSI to starred category Residential Hotels 5% of rooms shall be reserved for Government nominees free of cost. Provided that such rooms be reserved for a period of not exceeding thirty days in a calendar year in a particular hotel. The head of respective authorities shall be competent to decide and monitor whether the institution is observing the terms and conditions as mentioned.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>v) While granting occupation certificate the VC&amp;MD shall intimate to the Competent Authority for compliance of above said condition along with copy of occupation certificate and plan.</td>
</tr>
<tr>
<td><strong>E) Buildings of Government and Semi-Government Offices, local authorities and Public Sector Undertakings:</strong></td>
<td>No Premium for Buildings of Government and Semi-Government Offices, local authorities. For public sector building premium equal to 30%.</td>
<td>No Premium for Buildings of Government and Semi-Government Offices, local authorities. For public sector building premium equal to 30%.</td>
<td>i) The VC&amp;MD with the previous approval of State Govt. may exceed the additional FSI.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>ii) Minimum and maximum height of the rooms shall be 3.60 m. &amp; 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</td>
</tr>
</tbody>
</table>
### Table 14: PERMISSIBLE MARGINAL SPACES, PERMISSIBLE BASIC FSI, ADDITIONAL FSI FOR BUILDINGS IN NON-CONGESTED AREA

<table>
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<tr>
<th>Categories of the other buildings</th>
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<th>Additional FSI</th>
<th>Rate of the Premium</th>
<th>Conditions if any,</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td><strong>F) Religious Building:</strong></td>
<td></td>
<td></td>
<td></td>
<td>15%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>i) No Objection Certificate shall be obtained from concerned Police Authority and Collector before commencement of construction.</td>
</tr>
<tr>
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<td></td>
<td></td>
<td>ii) The additional FSI shall also be permissible to existing authorised religious users subject to structural stability.</td>
</tr>
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<td></td>
<td>iii) The proposal shall be in consistence with the Development Plan proposals.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>iv) Minimum and maximum height of the rooms shall be 3.20 m. &amp; 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement</td>
</tr>
<tr>
<td><strong>G) Yatri Niwas, Youth Hostel:</strong></td>
<td></td>
<td>15%</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>i) The building shall be on independent plot having minimum plot area of 1000 sq.mt.</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>ii) Minimum and maximum height of the rooms shall be 3.00 m. &amp; 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</td>
</tr>
<tr>
<td><strong>H) The Land in possession of Maharashtra State Road Transport Corporation</strong></td>
<td></td>
<td>No premium</td>
<td></td>
<td>Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self-use of the said principal use. Appropriate land shall be kept open for parking of buses, movement of buses and passengers.</td>
</tr>
<tr>
<td><strong>I) Basic shelter for urban poor and EWS/LIG housing.</strong></td>
<td></td>
<td>No premium</td>
<td></td>
<td>Any housing scheme undertaken by planning authority, government / semi government organisation, under the basic shelter for urban poor or similar programme / scheme of the Central / State Government, may be allowed FSI upto 2.5, subject to following conditions: -</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td>i) The said scheme shall be for EWS/LIG housing.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>ii) The scheme shall be implemented by the Corporation /</td>
</tr>
</tbody>
</table>
### Table 14: PERMISSIBLE MARGINAL SPACES, PERMISSIBLE BASIC FSI, ADDITIONAL FSI FOR BUILDINGS IN NON-CONGESTED AREA

<table>
<thead>
<tr>
<th>Categories of the other buildings</th>
<th>Basic FSI with Land Linked Premium (LLP)</th>
<th>Additional FSI</th>
<th>Rate of the Premium</th>
<th>Conditions if any,</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

- Government/semi-Government Authority stipulated by the Government, from time to time.
- iii) The use of the land under the Scheme shall be in consonance with the proposals of the sanctioned development plan.
- iv) Total permissible floor space index for the scheme shall be 2.50 of the gross plot area (excluding the area affected by the D.P. Reservations).
- v) The entire 2.50 FSI as made permissible shall be utilised of the scheme only.
- vi) All the development plan reservations on the land under the scheme shall be developed by the said authority and the amenities thus created shall be handed over to the planning authority.
27.2 Road Widening And Construction Of New Roads

The VC&MD may permit on the same plot, additional FSI of the area required for road widening or for construction of a new road proposed under the Development Plan, if the owner (including the lessee) of such land surrenders such land for road widening or construction of new road without claiming any monetary compensation in lieu thereof and hand over the same free of encumbrances to the satisfaction of the VC&MD. FSI generated against the surrender of land, shall be in proportion to the provisions mentioned in TDR Regulation and may be utilised on the remaining land. If desired by the owner, TDR may be granted against such surrendered land instead of utilizing FSI on remaining land. Such TDR shall be allowed to be utilised as a Development Rights in accordance with the rules regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records/revenue records in the name of the Authority and shall vest in it becoming part of a public street.

27.3 Development / Redevelopment for construction of staff quarters of the State Government or its statutory bodies

27.3.1 Construction of staff quarters of the state government or its statutory bodies shall be permissible on land belonging to such authorities situated in developable zones such as residential / public semi-public / commercial zones etc. Except restricted zone such as green belt, agricultural zone, No Development Zone, CRZ, etc.

27.3.2 The basic FSI specified in these regulations may be allowed to be exceeded as per following table on the gross plot area solely for the project of construction of staff quarters (herein after referred to as “staff quarter project”) for the employees of the Government, or its statutory bodies (hereinafter collectively referred to as “User Authority”), on land belonging to such User Authority, by the PWD of the Government of Maharashtra or MHADA or Maharashtra Police Housing Corporation or MSRDC or any other Public Agency nominated by the Government for this purpose, which also include any Special Purpose Vehicle, wherein the Government or a fully owned Company of the Government holds at least 51% equity share (hereinafter collectively referred to as “implementing Public Authority”)

<table>
<thead>
<tr>
<th>Road width and plot area</th>
<th>Maximum permissible FSI (Including basic FSI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.00 mt. Above and minimum plot area 4,000sqm</td>
<td>2.50</td>
</tr>
</tbody>
</table>

27.3.3 For the purpose of calculating the FSI, the entire area of the plot excluding area under Development Plan roads and Development Plan reservations, if any, shall be considered.

Provided that, the Development Plan reservations like Government Staff Quarters, Police Housing, etc. on lands belonging to Government / Public Authorities / Local Authorities, shall not be excluded.

Provided further that, amalgamation of such Development Plan reservation/s with adjoining lands for the execution of project under this regulation, shall be permissible.

27.3.4 The total permissible FSI under this regulation shall be utilised for construction of staff quarters for the User Authority, subject to the following:

i. The area of staff quarters for various categories of employees shall be as per the norms prescribed by the concerned User Authority and in no case shall the area of staff quarters exceed the maximum limit of carpet area as prescribed therein.

ii. a) VC&MD may also permit upto 1/3rd of the total permissible FSI under this regulation for construction of free sale area (hereinafter referred to as “free sale component”) to be disposed of by the Implementing Public Authority as provided herein. The free sale
component shall preferably be constructed in a separate block. Sub-division of plots shall be permissible on the basis of equitable distribution of FSI, in case construction of free sale component is permitted by the VC&MD.

The free sale component may be utilised for commercial use as per potential of plot as decided by the following committee. The extent of commercial use, if required shall be decided by the said committee strictly within the limits as specified in these regulations

1. VC&MD – Chairman
2. Police Commissioner – Member
3. Collector of Concerned District – Member
4. Chief Engineer Headquarter (MSRDC) – Member
5. Chief Planner – Member Secretary

ii b) If the User Authority required construction of staff quarters to the extent of full permissible FSI, then the User Authority shall pay full cost of construction + 5% of construction cost as establishment charges to the Implementing Public Authority.

ii c) The flats constructed under the free sale component shall be first offered to the Central Government, its statutory bodies, Central /State PSUs for purchase as staff quarters and if the Central Government or its statutory Bodies or Central /State PSUs do not indicate willingness to purchase the same within the prescribed time limit, such flats shall be sold in open market.

27.3.6
i. Notwithstanding anything contained in these regulations, no amount shall be charged towards Premium, Scrutiny Fee etc., for the projects proposed under this regulation.

ii. The provisions of Inclusive Housing, mentioned in these regulations, shall not be applicable for development under this regulation.

27.3.7
For any staff quarters project under this regulations, a development agreement shall be executed between the User Authority and the Implementing Public Authority, which, inter alia, shall authorise the Implementing Authority to dispose of the flats constructed under the free sale component of the project, wherever applicable. Such development agreement shall contain the details regarding the modalities and conditions of transferring such quarters (whether free of cost or on payment/ receipt of certain amount by the User Authority) to the user authority and also conditions modalities of disposing of the flats under the free sale components by the Implementing Public Authority.

27.4 Development/ Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA):

1. The FSI for a new scheme of Low Cost Housing, implemented by MHADA departmentally on vacant lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories shall be 2.50 on the gross plot area and at least 60% built-up area in such scheme shall be in the form of tenements under the EWS, LIG and MIG categories, as defined by the Government in Housing Department from time to time.

2. For redevelopment of existing housing schemes of MHADA, containing (i) EWS/LIG and/or (ii) MIG and/or (iii) HIG houses with carpet area less than the maximum carpet area prescribed for MIG, the total permissible FSI shall be 2.50 on the gross plot area (exclusive of the Fungible FSI).
2.1 Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:

A. Rehabilitation Area Entitlement:

i. Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of-

(a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 300 sq.ft. and

(b) an additional entitlement governed by the size of the plot under redevelopment, in accordance with the Table No. 15A below:

<table>
<thead>
<tr>
<th>Area of the Plot under Redevelopment</th>
<th>Additional Entitlement (As % of the Carpet Area of the Existing Tenement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upto 4000 sq.m.</td>
<td>Nil</td>
</tr>
<tr>
<td>Above 4000 sq.m. to 2 Ha.</td>
<td>15%</td>
</tr>
<tr>
<td>Above 2 Ha to 5 Ha.</td>
<td>25%</td>
</tr>
<tr>
<td>Above 5 Ha to 10 Ha.</td>
<td>35%</td>
</tr>
<tr>
<td>Above 10 Ha.</td>
<td>45%</td>
</tr>
</tbody>
</table>

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed limit for MIG category by the Govt. as applicable on the date of approval of the redevelopment project. Provided further that the entitlement of rehabilitation area as admissible under this regulation shall be exclusive of the area of balcony.

ii. Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area of any existing commercial/amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.

B. Incentive FSI: Incentive FSI admissible against the FSI required for rehabilitation, as calculated in (A) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs./Sq.mt of the plot under redevelopment as per the Annual Statements of Rates (ASR) and Rate of Construction (RC)* in Rs./Sq.mt applicable to the area as per the ASR and shall be as given in the Table No.15B below:

<table>
<thead>
<tr>
<th>Basic Ratio (LR/RC)</th>
<th>Incentive (As % of Admissible Rehabilitation Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above 6.00</td>
<td>40%</td>
</tr>
<tr>
<td>Above 4.00 and upto 6.00</td>
<td>50%</td>
</tr>
<tr>
<td>Above 2.00 and upto 4.00</td>
<td>60%</td>
</tr>
<tr>
<td>Upto 2.00</td>
<td>70%</td>
</tr>
</tbody>
</table>
Explanation

* RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Statements of Rates.

Provided that the above incentive shall be subject to the availability of the FSI on the Plot under redevelopment and its distribution by MHADA.

Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the authority competent to approve it.

C. Sharing of the Balance FSI:

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (a) and (b) above respectively, shall be shared between the Co-operative Housing Society and MHADA in the form of built-up area, as given in Table No. 15C below and the share of MHADA shall be handed over to MHADA free of cost.

<table>
<thead>
<tr>
<th>TABLE 15 C: SHARING OF THE BALANCE FSI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Ratio (LR/CR)</td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td>Above 6.00</td>
</tr>
<tr>
<td>Above 4.00 and upto 6.00</td>
</tr>
<tr>
<td>Above 2.00 and upto 4.00</td>
</tr>
<tr>
<td>Upto 2.00</td>
</tr>
</tbody>
</table>

Where redevelopment of buildings in the existing Housing Schemes of MHADA is undertaken by MHADA or jointly by the MHADA along with the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:

A. Rehabilitation Area Entitlement: The Rehabilitation Area Entitlement shall be increased by 10% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government in the Housing Department.

B. Incentive FSI: Incentive FSI shall be the same as in (B) of 2.1 above.

C. Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in Table 15C.

3. For the purpose of calculating the FSI, the entire area of the layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA for EWS/LIG categories, the prevailing Regulations of the DCR shall apply.

Provided that there shall be no restriction on the utilization of the FSI permissible under this Regulation except for the restrictions under any law, rule or regulation.
4. For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

5. a) For providing the requisite infrastructure for the increased population, an infrastructure charge at the rate of 7% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be chargeable for the extra FSI (excluding the fungible FSI) granted over and above the normal FSI admissible for the redevelopment schemes. 50% of the Infrastructure Charge levied and collected by MHADA shall be transferred to the Authority for developing necessary off site infrastructure.

b) No premium shall be charged for the FSI admissible as per the prevailing regulations

(i) Construction of EWS/LIG and MIG tenements by MHADA on a vacant plot, or
(ii) in a redevelopment project for the construction of EWS/LIG and MIG tenements towards the share of MHADA, or
(iii) for rehabilitation component of a redevelopment project.

6. Notwithstanding anything contained in these Regulations, the relaxation incorporated in the prevailing Regulation shall apply to the Housing Schemes under this Regulation for tenements under EWS/LIG and MIG categories. However, the front open space shall not be less than 3.6 m.

7. a) In any Redevelopment Scheme where the Co-operative Housing Society Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA, thereby sanctioning additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers / members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 9A of the MHAD Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non-co-operative members.

b) For redevelopment of buildings in any existing Housing Scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Co-operative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the Maharashtra Housing and Area Development Act, 1976 may be taken by MHADA.

8. A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of the new buildings under the Rehabilitation Component.

27.5 Redevelopment of Existing Buildings Belonging To EWS / LIG Groups

Reconstruction / Redevelopment of existing buildings of EWS / LIG undertaken by landlord and / or co-operative housing societies and / or occupiers having carpet area of all tenements less than the EWS / LIG norms prescribed by MHADA, which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of the VC&MD, shall be allowed subject to following conditions

1. FSI to be allowed for such redevelopment proposal shall be base FSI permissible under these regulations or the FSI consumed by the existing authorized building whichever is more. In addition to this minimum 10 sq.mt built up area per Residential flat shall be allowed as incentive to the owner excluding bungalow.
2. All the occupants of the old building shall be re-accommodated in the redeveloped building.

3. In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.

4. The Committee comprises of VC&MD, Chief Engineer, MSRDC, Joint Director, Town Planning, Chief Fire Officer, and the Head of department Structural Engineering of a Government Engineering College shall be set-up to decide whether the building is “dangerous or dilapidated or Unsafe”

5. Reconstruction of the building on the plot shall conform to the provisions of the sanctioned Development Plan and sanctioned Development Control regulations.

27.6 Redevelopment of Old Dilapidated/Dangerous Buildings:

Reconstruction / Redevelopment in whole or in part of any tenanted building which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared dangerous or dilapidated or Unsafe by or under a lawful order of the VC&MD, shall be allowed subject to following conditions:

(a) Redevelopment of tenanted building undertaken by landlord and / or co-operative housing societies of landlord and / or occupiers shall be allowed, with an FSI equivalent to the Rehab Area plus 50% incentive FSI of the rehab area. Provided that Rehab Area will be the authorized utilised Area or 27.87 sq.mt per tenement whichever is more.

However as per the road width if the potential of the Plot is more than what is mention above, then the balance potential available on plot after deducting rehab and incentive FSI may be allowed to be utilized to that extent by the way of TDR or Additional FSI on payment of premium if any.

(b) All the certified tenants of the old building shall be re-accommodated in the redeveloped building. Each tenant shall be rehabilitated and given free of cost the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.87 sq.mt or existing carpet area whichever is more subject to maximum carpet area upto 70 sq.mt. (753 sq.ft.) . In case of non-residential occupier the area to be given in the reconstructed building shall be equivalent to the area occupied in the old building.

Provided that if the carpet area under Residential use exceeds 70 sq.mt., the cost of construction for Area exceeding 70 sq.mt shall be paid by tenant / occupant to the developer. The cost of construction shall be as per the ready reckoner rate of that year. The carpet area exceeding 70 sq.mt. shall be considered for rehab FSI but shall not be consider for incentive FSI.

(c) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.

(d) The Committee comprises of VC&MD, Chief Engineer, MSRDC, Joint Director, Town Planning, Chief Fire Officer, and the Head of department structural Engineering of a Government Engineering College shall be set-up to decide whether the building is “dangerous or dilapidated or unsafe”.
Note: -

1. For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the VC&MD shall consider other evidences such as Assessment Recorder City Survey Record or Sanad.

2. In case where there are number of buildings on plot, in such cases, equivalent land component of the buildings which is declared unsafe shall be worked out and incentive FSI shall be based on such land component.

3. Reconstruction of the building on the plot shall conform to the provisions of the sanctioned development Plan and sanctioned Development Control Regulations.

4. The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 percent of the landlord /occupants in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act,1947 or Apartment Act and its related provision and in such agreement provision for accommodation for all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the Authority before commencement or undertaking reconstruction of the new buildings.

5. The carpet area of part or parts of the new building intended to be used as non-residential use shall not exceed the carpet area of part or parts of the original building so used.

6. No new tenancy shall be created

7. An amount as may be decided by the Government shall be paid by the Owner /Developer / Society as additional Development Cess for the built up area over and above the Base FSI. A corpus fund as decided by the VC&MD is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.

27.7 Regulations for Development of Information Technology Establishment

Development of Information Technology Establishments shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy 2015 as declared by Industries Department vide Government Resolution No. ITP 2013/CR-265/IND-2 dated 25/08/2015, along with the special regulations sanctioned by the Government vide notification No. TPB 4316/CR-167/2016/(3)/UD-11/dated 15th July, 2016 and amended time to time which are mentioned below:

1. The VC&MD may permit additional FSI upto 200 % over and above the basic permissible F.S.I. to all registered Public and Private IT/ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential / Industrial/No Development/ Green/Agriculture Zone or any other land-use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, ( hereinafter referred to as the "said unit") by charging premium of 25% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I.

Provided that additional FSI above 100% and up to 200% shall be permissible only on plots having an access road of minimum 18 meters’ width.

(Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)
2. The total maximum permissible F.S.I. shall not exceed limit of 3.00.

3. Maximum 40% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks in Municipal Corporations which are not covered under Serial No.4 above and remaining built-up area shall be utilized for IT/ITES.

4. New said unit shall allocate at least 2% of the total proposed built-up area, for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.

5. Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries;

Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate.

Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.

6. Permission for erecting towers and antenna up to height permitted by the Civil Aviation Department shall be granted by the VC&MD as per the procedure followed for development permission or otherwise as may be decided by the Government.

7. While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015, shall be allowed.

8. Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of plot/land upto 2.00 Ha for IT/ITES.

9. The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide / update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the It Park for IT/ITES and support services on yearly basis.

If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities / any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1.

(a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park.

(b) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non- IT/ITES activities.
(c) The penalty will be recovered from the date of commencement of unauthorized use till the day non IT use continues.

(d) After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/Registration was granted. If the private IT Park fails to pay penalty and/or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.

27.8 Regulation for Development of Biotechnology Parks

A. Definition

The Biotechnology Units/Parks shall mean Biotechnology units/parks which are certified by the Development Commissioner (Industries) or any officer authorised by him in his behalf. The Biotechnology Park and unit/units outside park shall have minimum land area of 2 acres or 20000 sq.ft. built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI/ TDR/ Free of FSI area.

B. Biotechnology Units/Parks to be Allowed In Industrial Zone

Biotechnology Units/Parks shall be permitted in Industrial Zone on all plots fronting on roads having width more than 12 meter.

C. Biotechnology Units/Parks Shall be Permitted in No Development Zone Subject to Following Conditions:

Biotechnology Units/Parks shall be permitted in No Development Zone subject to following conditions:

i. Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land.

ii. The ground coverage shall not exceed 10% of the area of the plot.

iii. Tree plantation shall be done at the rate of 500 Trees/Ha on the remaining land excluding the built up area and the surrounding open space/utility space.

iv. The maximum height of buildings shall not exceed 24 m.

v. Essential residential development for the staff/ officer’s accommodation shall be permitted upto the extent of 33% of the permissible built up area.

vi. These users shall be permitted in No Development Zone, within a distance of 3 km from the adjoining developable zone.

vii. Development in plots affected by CRZ area shall be permissible subject to the notification issued by MOEF regarding CRZ.

D. Additional FSI To Biotechnology Units/Park:

Subject to approval by Director of Industries, the VC&MD/ Competent Planning Authority or as the case may permit the floor space indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology...
Units/Park located in No Development Zone proposed in the Development Plan) for biotechnology units/parks subject to following conditions:

i. Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking space) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Department. No. BTP 2008/CR-1608/Ind-2, dated 10/2/09.

ii. Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulation of environment.

iii. Parking spaces, as per the provision of Development Control Regulation shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area.

iv. The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.

v. The premium so collected by the Planning Authorities shall be primarily used for development of offsite infrastructure required for the Biotechnology Parks.

vi. In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the said Planning Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority.

vii. No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.

viii. Development of biotechnology park shall be done as per the guidelines issued by Industries Department vide the said resolution.
**PART VI - SPECIAL SCHEMES AND THEIR REGULATIONS**

### 28.0 Integrated Township Projects

#### 28.1 Integrated Township Projects (ITP) shall be allowed to be developed in MSRDC SPA as per Government Notification No.TPS-1816/CR-368/15/20(4)/UD-13, dated 26/12/2016. and as amended from time to time.

#### 28.2 For integrated township projects where locational clearance has already been granted by the government, under the provisions of the aforesaid policy before publication of this draft development plan, irrespective of the zones shown in the development plan, it shall be necessary to pay the zone changing premium as per the conditions mentioned in the aforesaid policy.

#### 28.3 All the social facilities which are included in the master layout plan of ITP, shall be developed by project proponent and after development, shall be handed over to the planning authority free of cost and same shall be made available to the general public.

#### 28.4 Maharashtra’s Logistics Park Policy:

Logistics Parks shall be allowed to be developed in the MSRDC SPA as per Maharashtra Logistics Policy 2018 sanctioned vide Government Resolution dated 14.02.2018 and as amended from time to time.

### 29.0 Tourism Development Activities

The VC & MD may allow the development of tourism activities in Agriculture /Green Zone/ No Development Zone and other developable zones except Industrial zone and Logistics Park Zone as per following terms & conditions:

1. **General Conditions:**

Where the lands are located in unique/picturesque area, particularly suitable for development of tourism in view of existing water body, scenic beauty, tree plantation or geological formation etc. such area can be specified as Tourism Development Zone on request of land owner. The minimum area of such site, however, shall not be less than 1.00 Ha. Tourism Development Activity can be developed by individual or company or partnership firm or Government / Semi-government Organizations / Corporations.

On the request of owner/applicant, Tourism Development Zone shall be identified by the following Committee taking into consideration the location of area and its surrounding:

**Constitution of committee -**

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Name</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>i</td>
<td>Jt. Managing Director, MSRDC</td>
<td>Chairman</td>
</tr>
<tr>
<td>ii</td>
<td>Regional officer, MTDC</td>
<td>Member</td>
</tr>
<tr>
<td>iii</td>
<td>Chief Planner, MSRDC</td>
<td>Member Secretary</td>
</tr>
<tr>
<td>iv</td>
<td>Chief General Manager (Environment), MSRDC</td>
<td>Member</td>
</tr>
</tbody>
</table>

This Committee may be called “Tourism Development Zone Committee” (TDZC).
2. Condition for development:

i. Maximum permissible FSI on the land situated in agriculture / green zone/ no development zone identified for Tourism development zone shall be 0.50 of net plot area.

Provided that, Tourism Development Zone as identified in Developable Zone shall be granted FSI as permissible for that zone in these DCPR.

ii. The following users shall be permitted:

- (a) Hotels, Heritage Hotels, Resorts and Health Farms, Health & Wellness spa and units registered under the Bed and Breakfast scheme of MTDC/DoT.
- (b) Motels and wayside Amenities.
- (c) Apartments Hotels/ Service Apartments.
- (d) Water Sports and Amusement Parks
- (e) Arts and Crafts, Exhibition Centre / Haats.
- (f) Golf Courses
- (g) Camping, Caravanning and Tent Facilities
- (h) Aerial Ropeways
- (i) Exhibition-cum-Convention Centres
- (j) Adventure Tourism Projects
- (k) Houseboats
- (l) Museums and Aquariums
- (m) Shacks
- (n) Medical tourism units
- (o) Canteens / restaurants and tea stalls including pan and cigarette booths
- (p) Baths and toilets for camping sites providing for tents / caravans
- (q) Public utilities and services like information centre, tourist reception centre, telephone booths, ATM, first aid centre, structures for recreation purposes such as amusement park, health spas, wellness centre, water sports facilities, swimming pools, boat house, badminton halls etc.
- (r) Any other tourism related activity other than specified above may be permitted with the prior approval of the Committee.

iii. If the site is located adjacent to forts, archaeological and historical monuments, the development shall be governed by the rules prescribed by the archaeological department.

iv. No development shall be permissible within 500 m from full reservoir level (FRL) of the irrigation projects on the upstream side and within such distance as may be prescribed under river zone management guidelines on the down-stream side, except for existing congested area (gaothan) and its 100 m. periphery and except for the purpose of restoration, conservation, improvement, maintenance and management of the places of recreational and tourism value and projects.

v. If the site is located near natural lakes, then, development shall be governed by the following:

<table>
<thead>
<tr>
<th>Distance from high flood line (HFL) / full storage level (FSL)</th>
<th>Development to be allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upto 100 m.</td>
<td>Not permissible</td>
</tr>
<tr>
<td>Above 100 m to 300 m</td>
<td>Ground floor structure with maximum height of 5 m.</td>
</tr>
<tr>
<td>Above 300 m to 500 m</td>
<td>G+1 storey structure with maximum height of 9 m</td>
</tr>
<tr>
<td>Above 500 m</td>
<td>Within permissible FSI and subject to other regulations</td>
</tr>
</tbody>
</table>
vi. No subdivision of land shall be allowed and structure to be constructed shall not be allowed to be sold and condition to that effect shall be stamped on the approved plan.

vii. The land shall have approach of minimum 9 m wide road.

3. Infrastructural Facilities – All the infrastructural facilities required in site as specified by VC & MD and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and solid waste shall be made to the satisfaction of VC & MD. No untreated effluent shall be allowed to pass into any watercourse. However, no effluent shall be allowed to pass into natural water body.

4. Environment & Education – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference for development as Tourism Development Zone. Efforts should be made for creating environmental awareness among the local population & especially among school going children in nearby area.

30.0 Conservation of Heritage Buildings / Precincts / Natural Features

30.1 Applicability

This regulation will apply to those buildings, artefacts, structures, areas and precincts of historic and/or architectural and/or cultural significance (hereinafter as ‘Listed Buildings/Heritage Buildings and listed precincts/Heritage precincts’) and those natural features of environmental significance including sacred graves, hills, hillocks, water bodies (and the areas adjoining the same) etc.

30.2 Preparation of list of Heritage Buildings, Heritage Precincts and Natural Features

The VC & MD in consultation with Heritage Conservation Committee, shall prepare list of buildings, artefacts, areas and precincts of historic and/or cultural significance and the list of those natural features of environmental significance including sacred graves, hills, hillocks, water bodies (and areas adjoining the same) etc. to which this regulation applies. Whenever such list is to be prepared independently or required to be amended, it shall not be necessary to follow the procedure under Section 37 of Maharashtra Regional and Town Planning Act of 1966. The procedure as laid down in this regulation shall be followed.

The VC & MD shall issue public notice in the local newspapers declaring his intention to include the buildings, artefacts, areas and precincts of historic and/or cultural significance and the list of natural features of environmental significance including sacred graves, hills, hillocks, water bodies etc. and invite objections and suggestions from any person in respect of the proposed inclusion within a period of 30 days from the date of such notice.

The VC & MD shall issue notice to the owner of the buildings, artefacts, areas and precincts of historic and/or cultural significance etc. and invite objections and suggestions from such person in respect of proposed inclusion within 30 days from the date of such notice.

The VC & MD on respect of any objections or suggestions shall decide the same after giving hearing to the objector.

Provided that, the VC & MD may supplement or amend the list from time to time either suo-moto or on the advice of the Heritage Committee after following the procedure as described above.

Provided further that, any draft list published as above, shall be the part these regulations after sanction by the Government.
30.3 Restriction on development, Redevelopment/repairs etc

No development or redevelopment or engineering operations or addition, repairs renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the said listed buildings, or listed precincts or listed natural features shall be allowed except with the prior written permission of the VC & MD. Before granting any such permission, the VC & MD shall consult the Heritage Conservation Committee to be appointed by the State Government (hereinafter referred to as ‘the said Heritage Conservation Committee’) and shall act on the advice of the Heritage Conservation Committee.

Provided that before granting any permission for demolition or major alterations/addition to listed buildings (or buildings within listed precincts) objections and suggestions from the public shall be invited and duly considered by the Heritage Conservation Committee.

Provided that, in exceptional cases for reasons to be recorded in writing the VC & MD may overrule the advice of the Heritage Conservation Committee.

Provided further that, the power to overrule the advice of the Heritage Conservation Committee shall not be delegated by the VC & MD to any other officer.

If the application for development, alteration, modification of the Heritage precincts or listed building is rejected under this regulation or while granting such permission any conditions are imposed on the owner which deprives him to use the FSI, the said owner shall be compensated by grant of Development Right Certificate.

30.4 Incentive uses for Heritage Buildings

After the commencement of this Regulation, the Heritage Precincts or the Listed Buildings shall not be permitted to be used for any commercial or office purpose except with the permission of the Heritage Conservation Committee. However, in cases of buildings included in the Heritage Conservation List, if the owner /owners agree to maintain the listed Heritage Building as it is in the existing stage and to preserve its heritage with due repairs, the owner/owners may be allowed with the approval of the Heritage Conservation Committee to convert part of the whole of the non-commercial area to commercial /office use. Provided that, if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the VC & MD shall withdraw the permission forthwith.

30.5 Grant of Transferable Development Rights to owners/lessees of heritage buildings/heritage precincts

If the owner is deprived of using FSI on the said plot or development permission is granted to him with conditions which deprive him of use of FSI, then he shall be entitled for TDR as decided by the VC&MD in consultation of Heritage Conservation Committee. The utilisation of this TDR shall be as per TDR Regulation.

30.6 Maintaining Skyline

Building included in heritage precincts shall maintain the skyline in the precincts (without any high-rise development) as may be existing in the surrounding area, so as not to demolish or destroy the value and beauty of the said heritage buildings/heritage precincts. The development within the precincts shall be in accordance with the guidelines framed by the VC & MD on the advice of the Heritage Conservation Committee.

30.7 Restrictive Covenants

Regulations existing as on date of this Regulation imposed under covenants terms and conditions, on the leasehold plots either by State Government or by the MSRDC SPA shall continue to be imposed, in addition to the Development Control and Promotion Regulations.
However, in case of any conflict with the heritage preservation interest/environmental conservation and the said Development Control and Promotion Regulations, this regulation shall prevail.

30.8 Grading of the listed buildings/Listed Precincts

The VC & MD shall classify the Heritage Precincts, Heritage Buildings in “Grades” such as (I), (II), (III). The meaning of these grades and basic guidelines for development permissions are as follows:

<table>
<thead>
<tr>
<th>Grade-I</th>
<th>Grade-II</th>
<th>Grade-III</th>
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</thead>
<tbody>
<tr>
<td><strong>(A) Definitions</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heritage Grade-I comprises Buildings and precincts of National or Historic importance, excellence in architectural style, design technology and material usage and/or aesthetics; associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the city and of National importance.</td>
<td>Heritage Grade –II (A and B) comprises buildings and precincts of Regional importance, possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Heritage Grade - I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.</td>
<td>Heritage Grade –III comprises buildings and precincts of local importance for townscape, they evoke architectural, aesthetic, or sociological interest though not as in Heritage Grade –II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and, may also be distinguished by setting on a street line or special character of the façade and uniformity of height width and scale.</td>
</tr>
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</table>

| **(B) Objective** | | |
| Heritage Grade-I richly deserves careful preservation. | Heritage Grade-II deserves intelligent conservation. | Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes.) |

| **(C) Scope for Change** | | |
| No interventions be permitted either on exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part of features thereof. For this purpose absolutely essential and minimum changes would be allowed and they must be in accordance with the original. | Grade-II (A) Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II Grade-II (B) In addition to the above, extension of Additional building in the same plot or compound, in certain circumstances be allowed, provided that, the extension / additional building is in harmony with (and does not detract from) the existing | External, internal changes and adaptive reuse would by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However any changes should be such that they do not detract from the existing heritage building/ precinct. |
Grade-I | Grade-II | Grade-III
--- | --- | ---
heritage buildings or precincts especially in terms of height, and facade.

**D) Procedure**

| Development permission for the changes would be given by the VC&MD on the advice of the Heritage Conservation Committee. | Development permission for the changes / additional construction would be given by the VC&MD on the advice of the Heritage Conservation Committee. | Development permission for the changes / additional construction would be given by the VC&MD on the advice of the Heritage Conservation Committee. |

**E) Vistas/ Surrounding Development**

| All developments in areas surrounding Heritage Grade-I shall be regulated and controlled by ensuring that it does not mar the grandeur of or view from Heritage Grade-I | Development permission for the changes / additional construction would be given by the VC&MD on the advice of the Heritage Conservation Committee. | Development permission for the changes / additional construction would be given by the VC&MD on the advice of the Heritage Conservation Committee. |

30.9 Signs and outdoor display structures:

No display or advertising sings and outdoor display structures on listed buildings and or the heritage precincts shall be permitted except in accordance with Part 10, Section-2 (Signs and outdoor display structures) National Building Code of India, with prior approval of Heritage Conservation Committee.

i. Prohibition of advertising signs and outdoor display structure in certain cases:

Notwithstanding the provisions mentioned above no advertising sign or outdoor display structures shall be permitted on buildings of architectural aesthetic historic or heritage importance as may be decided by the VC & MD, or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings’ own purposes or related programs.

Providing that as advertising or display structures shall be permitted in listed natural features.

**Provided further that,** if the Heritage Conservation Committee so advises, the VC & MD may add, alter or amend the above provision.

30.10 Composition of Heritage Conservation Committee:

There shall be Heritage Conservation Committee for the City. This Committee shall be nominated by the State Government. The committee shall comprise of the following members:

<table>
<thead>
<tr>
<th>Member having knowledge of architecture, art, conservation as Expert member with relevant experience, being a retired Secretary to the State Government, or retired VC&amp;MD or retired Divisional Commissioner or a Heritage Conservation expert, having 15 years’ experience. or as nominated by State Government</th>
<th>Chairman</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eminent Structural Engineer having experience of ten years in the field of conservation and having membership of the Institute of Engineers.</td>
<td>1 member</td>
</tr>
<tr>
<td>Eminent Architect / Urban Designer / Heritage Conservation Architect having 10 years’ experience in conservation architecture and membership of the Council of Architecture.</td>
<td>1 member</td>
</tr>
</tbody>
</table>
The Committee shall have the powers to co-opt up to three additional members who may have lesser experience, but who have special knowledge of the subject. Provided that additional members may be co-opted for special purpose or on sub-committees of the Heritage Conservation Committee.

The tenure of the Members of Category 1 to 6 above shall change after three years, provided however that the same person shall be eligible for reappointment as Member.

The Heritage Committee shall come into existence with effect from the date of its publication in the Official Gazette.

No act of the committee done in good faith shall be deemed to be invalid by reason only of some defect subsequently discovered in the Organization of the Committee or in the Constitution of the Committee or in appointment of the Member or on the ground that such member was disqualified for being appointed.

The Chairman and in his absence the Vice-Chairman of the Committee shall preside over the meetings of the Committee.

The Terms of reference of the Committee shall be inter alia.

i. To advise the VC & MD whether development permission should be granted under this Regulation and the conditions of such permission.

ii. To prepare a list or supplementary list of building artefacts, structures, areas precincts of historic aesthetic architectural cultural significance and a supplementary list of natural features of environmental significance including scared groves, hills, hillocks etc. water bodies (and the areas adjoining the same) to which this regulation would apply.

iii. To advise whether any relaxation, modification, alteration, or variance of any of the Development Control and Promotion Regulations is called for.

iv. To suggest amendments, changes or special regulations or modification to regulations for listed buildings and the heritage precincts regulated under these regulations and to advice the VC & MD regarding the same.

v. To advise on the extent of Development Rights to be granted to the owners of listed Building of the Heritage Precincts.

vi. To advise whether development Rights Certificates may be allowed to be consumed in a heritage precinct.

vii. To advise whether to allow commercial /office user of any listed building of Heritage Precincts and when to terminate the same.

viii. To advise the VC&MD to regulate erection of outside advertisement/bill boards.
ix. To recommend to the VC&MD guidelines to be adopted by those private parties who sponsor beautification schemes at public intersection and elsewhere.

x. To recommend to the VC&MD to evaluate the cost of repairs to be given to the owners to bring the existing building back to the original condition. For this purpose, the Committee may also try to help the VC & MD to raise funds through private sources.

xi. To prepare special designs and elements and guidelines for listed buildings and control of height and essential façade characteristics such as maintenance of the buildings and to suggest suitable design adopting new materials for replacements keeping the old form intact to the extent possible.

xii. To prepare guideline relating to design elements and conservation principles to be adhered to and to prepare other guideline for the purpose of this regulation.

xiii. To advice the VC & MD on any other issue as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage/environmental conservation.

30.11 Power to alter, modify or relax Regulations

On advice of the said Heritage Conservation Committee and for reasons to recorded in writing, the VC & MD may alter, modify or relax the provisions of other Regulations of the Development Control Regulation / Building Bye-laws (hereinafter referred to as “the said Regulations) with the previous sanction of the State Government if it is needed for the conservations, preservation or retention of historic and / or aesthetic and / or cultural and / or architectural quality of any listed buildings / heritage buildings or listed precincts / heritage precincts and preservation of any listed natural features and or environment.
PART VII- REGULATION OF SPECIAL ACTIVITIES

31.0 Erection of Mobile Towers

Regulation for setting up of Telecommunication Cell Site(s)/Base Station(s) and installation of the equipment for Telecommunication Network in MSRDC SPA area.

31.1 Applicability

This Regulation, shall apply to all existing and/or proposed Telecommunication Cell Sites/Base Stations installed or to be installed in MSRDC SPA area.

31.2 Control Over Development

No Telecommunication Cell Site/Base Station shall be setup or installed without the previous permission in writing of the VC&MD. The permission shall be granted in the same manner as prescribed under Sections 44 to 47 of the Maharashtra Regional and Town Planning Act, 1966.

If the VC&MD does not dispose of the application within a period of 60 days from the date of submission, the said application by the Telecom Service Provider/Infrastructure Provider (TSP/IP) shall be deemed to have been approved as per the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966.

31.3 Procedure for Obtaining Development Permission:

A. All the applications for setting up or installation of any Telecommunication Cell Site/ Base Station(TCS/BS) or erection of a part thereof, shall be made to the VC&MD by the concerned Telecom Service Provider (TSP) or the concerned Infrastructure Provider (IP), in such form and containing such particulars as may be prescribed by the VC&MD.

B. The application to the VC&MD for obtaining the aforesaid development permission shall be accompanied by the following documents:

   (a) All the documents as otherwise required to be attached for any development permission under the sanctioned Development Control Regulations for the area in which the site under application is located.

   (b) Plans showing Location Map, Key Plan, Site Plan, Block Plan and Plans of the proposed work. In case of roof-top tower, the copy of Occupation Certificate or copy of sanctioned building plans or copy of Commencement Certificate issued by the VC&MD or any other valid proof, in respect of the building on which the erection of roof-top tower is proposed, showing that such building is authorised.

   (c) Notarised consent of the Owner of premises, which shall mean and include consent of the owner of property or no-objection certificate of the concerned registered Co-op Housing Society or notarised consent of 70% of the total number legal occupants in case of Apartments or Condominium or no-objection certificate of the lessor in case of a lease –hold property.

   (d) Copy of agreement between the TSP/IP and the Owner of premises.

   (e) Copy of Access Service License/ Infrastructure Provider (IP) Registration Certificate, granted to the TSP/IP by the Department of Telecommunications (DoT), Government of India (GoI).

   (f) Copy of clearance from the Standing Advisory Committee for Frequency Allocations
(SACFA) or copy of application made to SACFA for the said Location submitted to Wireless Planning Commission (WPC) wing of the Department of Telecommunications (DoT), with registration number as WPC Acknowledgement, along with an undertaking that in case of any objection/ rejection, TSPs/IPs will take corrective actions or remove the TCS/BS.

(g) Acknowledgement receipt issued by Telecom Enforcement Resource and Monitoring (TERM)Cells in respect of the self-certificate submitted by TSP/IP regarding mobile towers/Base Transceiver Station (BTS) (Ground-based or Roof-Top or Pole/wall-mounted) in the formats prescribed by Telecom Engineering Centre (TEC), DoT, establishing/certifying that all General Public areas around the TCS/BS will be within safe Electro-Magnetic Radiation (EMR) exposure limit as per peak traffic measurement after the antennae starts radiating.

(h) Copy of Structural Stability Certificate for any ground-based Base Transceiver Station (BTS).

OR

In case of any roof-top BTS tower, Structural Stability Certificate for the building, based on written approval of any authorized Structural Engineer of the State/local Body/Central Building Research Institute (CBRT), Roorkee/ IIT/ NIT or any other Agency, authorized by the VC&MD.

Provided that, such NOC shall not be required for the single pole antennae or cellular signal boosters.

(i) Copy of the type test certificate issued by Automotive Research Association of India (ARAI) to the manufacturers of the Diesel Generator (DG) Sets.

(j) Notarised undertaking from the Applicant/Owner of premises:

i. That the cabin will not be utilized for any purpose other than the Telecommunication Cell Site/Base Station.

ii. That if the said activity is discontinued by the Applicant, the said cabin will be demolished forthwith by the Applicant /Owner of premises.

(k) No objection certificate from the Authority concerned under the Civil Aviation Ministry (hereinafter referred to as the said Authority) in case of any building falling in any area where such no objection certificate of the said Authority is required under the relevant rules or law.

(l) No objection certificate of the Maharashtra Pollution Control Board regarding compliance with the norms prescribed for noise levels and smoke levels for the power generating sets having capacity above 100 kw, to be provided for Base Transceiver Stations.

(m) No objection certificate of the Chief Fire Officer of the Authority only in case of High Rise buildings having height of 15 m. or more measured from ground level.

(n) Copy of clearance from the State Environment Department as well as the Forest Department, in case of forest, protected areas, if applicable.

(o) Data Sheet containing the information regarding:

i. Name of Telecom Service Provider/ Infrastructure Provider,

ii. Location,

iii. Tower Reference:

1. Height and Weight of Tower,

2. Ground Based Tower/Roof Top Tower,
3. Number of Antennae planned on Tower,
4. Permissible maximum EMF Radiation Level,
5. Proposed maximum EMF Radiation Level.

(p) Requisite fees, charges, as applicable.

C. In case of a listed Heritage building/ Heritage precinct and/or in case of cessed buildings and/or in case of area under Environmentally Sensitive Zone (ESZ), notified by the Ministry of Environment and Forest (MoEF), Government of India (GoI), all the applications for installation of any TCS/BS erection of a part thereof, shall be made to the concerned VC&MD, which will forward it to the Heritage Conservation Committee concerned and/or High Level Monitoring Committee (HLMC) appointed/constituted by MoEF respectively.

D. The erection of the Base Station including tower, shall be commenced within 90 days from the date of receipt of permission from the VC&MD and report of erection shall be made to the VC&MD.

31.4 Leviable charges

The VC&MD, while granting permission under sub regulation (3) hereinabove, shall levy and collect the following charges:

(a) Development Charge: Development charge shall be levied and collected by the VC&MD as per the provisions under section 124(B) of The Maharashtra Regional and Town Planning Act, 1966. For the purpose of assessing the development charge, the setting up of Base Station on land and on roof-tops shall be classified under commercial category, calculated over the footprint area occupied by the Telecommunication Cell Site/Base Station.

(b) Administrative Fee: Over and above the development charge as stipulated in clause 4(a) above, TSP/IP shall pay to the MSRDC SPA, a one time non-refundable Administrative fee of Rs.30000, or as per the rates revised from time to time by the Government.

31.5 Planning Norms for Erection of TCS/BS:

(a) Notwithstanding the land use provisions under these regulations, subject to the compliance of other provisions of these Regulations, it shall be permissible to install TCB/BS, on:

i. All land uses as earmarked in development plan,

ii. All lands which are designated for non-buildable reservations in development plan, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of the area of the reserved site or 100 sq.mt., whichever is less, and shall be located in one corner of the reserved site.

iii. All lands which are designated as open spaces/recreational open spaces/recreational grounds in a sanctioned layout, where such installation shall be permissible only with the no-objection certificate of the concerned registered co-operative housing society or consent of 70% of the total number of legal occupants/plot holders of such layout, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of such area or 100 sq.mt, whichever is less, and the same shall be located in one corner of such area.

iv. All buildable reservations in development plan, except for buildings of uses mentioned in Regulation No.31.5(f), where such installation shall be permissible on the roof top, but only after development of the said reservation.

v. All open lands in slum areas belonging to the Government/public Authority Planning Authority, where only ground-based TCS/BS shall be permissible and no Roof-Top
Tower shall be permissible, save as provided in Regulation No.31.5(a)(vi) herein below.

vi. Public buildings in slum areas, like public toilets, community centers etc., constructed by any Public Authority or to be constructed by the TSP/IP, where construction of Roof Top Towers shall be permissible, subject to maintenance and compliance of other terms and conditions specified by the VC&MD.

(b) No permission for installation of TCS/BS shall be granted in ecologically important areas, without ecological impact assessment and review of installation site. The Forest Department should be consulted before installation of TCS/BS in and-around protected areas and Zoos.

(c) The TCS/BS must have clear access by means of an existing road having minimum width of 6 m. for locations falling in Core area as earmarked on DP and 9 m., for locations falling outside such Core area. However, in exceptional circumstances, the VC&MD may relax such road width suitably, but in no case, shall it be less than 5 m.

(d) In case of both ground-based towers and roof-top towers, there shall be no nearby buildings right in front of the antenna(e) of equivalent height, taking into account the tilt of the lowest antenna on tower, as per the details in the Table No. 16 below:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Number of Antenna(e) Pointed in the Same Direction</th>
<th>Building/ Structure Safe Distance from the Antenna (e) at the Same Height (in m.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>1</td>
<td>1</td>
<td>20</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td>35</td>
</tr>
<tr>
<td>3</td>
<td>4</td>
<td>45</td>
</tr>
<tr>
<td>4</td>
<td>6</td>
<td>55</td>
</tr>
</tbody>
</table>

Provided that the antennae at the same height only are to be counted, as the beam width of mobile antennae, in the vertical direction, is very narrow.

(Explanation. - The distance figures in the above Table are based on empirical estimation considering that all the antennae are emitting at their maximum RF power of 20 Watts and exactly in the same direction with the same height.)

Provided further that above norms shall automatically stand revised as per the latest guidelines, issued by the DoT from time to time.

(e) In case of Wall Mounted/Pole Mounted Antenna(e): -

i. Wherever the antennae are mounted on the wall of a building or pole or along the road, their height should be atleast 5 m, above ground level/road level. Provided that such installations shall have to comply with the prescribed radiation limits.

ii. As far as safe distance of buildings from antenna (e) is concerned, guidelines as in Regulation No.31.5 (d) above shall apply.

(f) Installation of Base Station antenna (e) shall not be permissible within the premises of schools, colleges, and hospitals as well as on the adjoining land/building within 3 m., from the boundary of premises of schools, colleges and hospitals. Also antenna (e) shall not be directed/ positioned towards any school/college/ hospital building.

(g) The existing Base Station antenna(e) approved earlier on any school/college/ hospital, building shall not be renewed further after the expiry of period of approval and the same shall be removed immediately thereafter, subject to the provisions of Regulation No.31.7 (d).
Access to Base Station Antenna site shall be prohibited for the general public, by putting in place suitable measures such as wire-fencing, locking of the door to the roof, etc.

The roof-top TCS, IBS towers shall be put only on buildings which are declared structurally strong enough to bear the load of such installation. The base connection to the building should be got designed from a qualified structural engineer. Structural safety certificate of the composite structure [Building + Tower(s)] shall have to be obtained from any of the recognized Government Institutes.

While according permission for installation of TCS/BS, permissible for erection of a cabin at ground level may be granted. However, the same shall not be allowed in the prescribed marginal distances. The area of such cabin shall not be more than 20 sq.mt. for each TSP/IP, subject to the certificate of structural safety. Built-up area of such cabin(s) shall not be counted towards built-up area or FSI.

No permission for installation of TCS/BS shall be granted on buildings which are unauthorized and structurally unsafe. If permission for installation of such structures is granted on a building, which is declared as unauthorized at a later point of time, the VC&MD shall first take recourse to the provisions of sections 52, 53, 54 and 55 of the Maharashtra Regional and Town Planning Act, 1966 or other relevant laws, as the case may be, against such unauthorized building and in case the VC&MD, after completing the due process of law, decides to undertake any action of demolition against such unauthorised building then such decision shall also be conveyed to the concerned TSP/IP with a direction to relocate the TCS/BS within a period of 90 days, after which the VC&MD shall not be under any obligation to send any further intimation to the TSP/IP concerned before demolishing such unauthorised building, and it shall not be liable to pay compensation for the loss of the Base Station as a consequence of the demolition of the unauthorised building. The TSP/IP shall indemnify the VC&MD to this effect, while seeking permission for installation of TCS/BS.

Permission for installation of TCS/BS, once granted shall remain valid for next 5 years. The TSP/IP shall apply for renewal of permission to the VC&MD. The VC&MD, while considering renewal, shall insist upon submission of fresh structural stability certificate for buildings more than 30 years of age. Administrative fee shall be levied and collected as prescribed in Regulation No.31.4 (b) hereinabove, for every such renewal. If TSP/IP fails to apply for renewal along with all necessary documents before the expiry of earlier permission, then such TSP/IP shall be liable for action under the provisions of the Maharashtra Regional and Town Planning Act, 1966.

In case of any existing TCS/BS on a slum structure, every effort shall be made to relocate such TCS/BS on a nearby suitable public building or any other authorised structure or open land in the slum. If such relocation is not possible, then such TCS/BS may be allowed to be continued on such slum structure subject to its structural suitability, till the TCS/BS is shifted to any other authorised structure or till the redevelopment of the slum, whichever is earlier.

While granting permission for TCS/BS, the VC&MD shall stipulate that TSP/IP shall conduct regular audit in accordance with the directions/guidelines issued by TERM Cell or DoT from time to time.

31.6 Electro-Magnetic Field (EMF) Radiation Norms:

Prior to installation of TCS/BS, the TSP/IP shall have to obtain Site clearance from the Standing Advisory Committee on Frequency Allocation (SACFA) of the Department of Telecommunication(DoT) for every site from the point of view of interference with other wireless users, aviation hazards and obstruction to any other existing microwave links.

The Electro-Magnetic Field (EMF) radiation from BTS towers shall be subject to the...
regulations framed by the DoT from time to time. The TSP/IP shall periodically conduct audit and monitor EMF radiation in Urban localities, hospitals and educational/industrial/residential/recreational premises, especially around the Protected Areas (PAs) and ecologically sensitive areas, in accordance with the guidelines issued by DoT in this regard. It shall be binding on TSP/IP to follow the mechanism prescribed by the DoT/TERM Cell at local level for ensuring control on the EMF radiation and for notifying on continual basis the radiation level at critical location. For all the existing as well as new BTSs/Towers, TSPs are required to submit self-certificates periodically in the format prescribed by TEC, DoT, in order to ensure that normally all general public areas around the TCS/BS site are within the safe EMR exposure limits. Audit of the self-certification furnished by the TSPs shall be done by the TERM Cell periodically. TERM Cell shall carry out test audit of the BTS sites on random basis as per the guidelines received from DoT and also in respect of all cases where there is a public complaint. The TERM Cell shall have due regard to the instructions issued by DoT regarding technical audit of TCS/BS, including radiation of towers within safe limits. These shall include Roof Top/Ground Based/Pole Mounted/Wall Mounted Towers. The TERM Cell shall also verify antenna orientation, safe distance from the Tower (exclusion zone) etc. For non-compliance of EMF standards, Telecom Service Provider shall be liable for penal action by the TERM Cell and/or Department of Telecommunication (DoT). Any violation noticed may attract heavy penalties on TSPs and may also lead to shut down of TCS/BS, in case the violation persists.

31.7 Miscellaneous Provisions:

(a) Any complaint concerning illegal installation of TCS/BS on any building or any query of any nature regarding the installation of telecommunication equipment, shall be addressed to the VC&MD which shall intimate the concerned TSP/IP about the same with a direction to resolve the issue under intimation to the VC&MD, within such period as may be prescribed by the VC&MD.

(b) The TSP/IP, who has erected TCS/BS without due permission, shall apply to the concerned VC&MD for regularization within 180 days from the date of coming into force of this Regulation. In case such application is made within the prescribed period, then the offence, if any, registered against the TSP/IP may be compounded by the VC&MD under section 143 of the Maharashtra Regional and Town Planning Act, 1966, subject to the provisions of these regulations.

(c) The TSPs/IPs who have earlier erected TCS/BS with due permission, shall apply afresh, for validation of the previous permission, to the VC&MD within a period of 90 days from the date of commencement of this Regulation, in order to ensure due compliance of this Regulation. However Administrative fee in such cases shall not be leviable if appropriate fee/Development charge, not less than the amount prescribed under Regulation No.31.4 (b) above, has already been paid. In case the amount paid is less than what is prescribed hereinabove, the difference in amount shall be recovered from the TSP/IP.

(d) Any existing TCS/BS not conforming to any of the above provisions shall have to be removed within one year from the date of commencement of this Regulation, unless the same is specifically regularized by the VC&MD following due compliance by TSP/IP. However, operation of such non-conforming Telecommunication Cell Site/Base station shall be discontinued within a period of 30 days from the date of receipt of notice from the VC&MD to that effect, which shall however be issued only after obtaining the consent of the TERM Cell of DoT.

(e) The Licensees shall try to share the tower for fixing their respective antennae provided the prescribed conditions are duty fulfilled, so as to ensure curtailing of multiple towers and optimizing the use of the existing ones.
(f) Sign boards and Warning signs ("Danger", "RF Radiation", "Restricted Area", "Don't Enter" etc.) shall be provided at TCS/BS antenna sites which are clearly visible and identifiable.

(g) The TSP/IP shall display the details of the following on a board (minimum size 24" x 48") separately or prominently on the cabin, for the perusal of general public in such a way that the same shall be clearly visible and identifiable.

i. Name of TSP/IP
ii. Location
iii. Tower Reference:
   (a) Height, (b) Weight (c) Number of antennae planned on tower, (d) Permissible EMF radiation level (e) Proposed EMF radiation level.
iv. Due date for next renewal
v. Contact Person's name, address and Telephone Number
vi. Address of Complaint Redressing Authority with Telephone Numbers
vii. Police Control Room - 100
viii. Fire Control Room – 101
ix. Ambulance – 102
x. Other important information, if any.

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

(h) The VC&MD shall display the list of authorized TCS/BS on their official web site, along with the date of permission and due date for renewal of permission.

(i) TCS/BS Tower shall be inspected for distortion of members, torques of nuts and bolts at least once in five years. However, in case of areas affected by any natural calamity, such as cyclone, earthquake, flood, etc., such inspection shall be carried out immediately after such incident suo-motu or on being directed by the VC&MD. Such inspection shall be carried out only by a qualified structural engineer and a certificate to that effect shall be submitted to the VC&MD.

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

(k) The VC&MD shall make efforts to provide Single Window clearance to TSP/IP for disposal of their applications in a time bound manner.

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

31.9 Powers of Interpretation and Removal of Doubt:

If any interpretation is required regarding the clauses of this Regulation, then the matter shall be referred to the Urban Development Department, Government of Maharashtra, whose decision shall be final.
32.0 Quarrying Operations

1. The following uses shall be permissible:

(a) Stone quarrying, soil excavation, stone crushing or other similar activities, mining activity, caretaker’s quarters or residential quarters for essential staff up to maximum BUA 20 sq. m, ancillary buildings like site offices, cafeteria with maximum BUA upto 250 sq. m.

(b) The mining and quarry operation shall not be permitted within the restrictive area as per their prevailing regulations. The development after the closing of existing mining areas/quarries shall be as per the closing policies of the respective department. Land which are included in Mines and Quarry Zone shall deemed to be included in the adjacent zone after closure and VC&MD shall grant development permission subject to NOC from the respective department wherever applicable.

2. Mining or Quarrying operations may be permitted on following conditions:

(a) No quarrying operations shall be carried out without obtaining Development Permission of the Planning Authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966.

(b) The quarrying and mining operations shall be permitted outside CRZ and notified eco-sensitive zone and Heritage precinct but only at specific locations decided by the Competent Authority. The development permission shall be granted subject to production of order to carry out these activities from the Revenue Authority concerned under the Minor Minerals Act and NOC of the MPCB.

3. The application for Development Permission of quarrying shall include:

(a) A location plan at 1:5000 scale of the quarry site and an area up to 500 meters around the quarry site showing important natural and man-made features and contours;

(b) A site plan at 1:500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures;

(c) Proposed excavation plan and cross sections at 1:500 or larger scale showing proposed phasing; terracing; stepping; benching slopes; locations of process equipment; diversion of water courses; impounding lake; storage areas for top soil, waste material, quarried material; workers housing; landscaping including screen planting, mounding and measures against visual intrusion etc.

(d) A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying;

(e) A report supplementing the excavation and restoration plans, costs and implementation programme;

(f) Scrutiny fee shall be paid by the owner;

(g) Development Charge for the land under Quarrying shall be paid by the owner, as per the provisions of section 124B of the MR & TP Act 1966, at 0.50% of the rates of developed land mentioned in the A.S.R. of the Registration Dept. of the year in which permission is granted.

4. The Restoration Plan approved by the VC&MD shall be carried out in consultation with concerned Conservator of Forest or District Forests Officer, and the Revenue Authority.
5. Natural gradient of slope should be maintained during quarrying operations slope of the foot-wall side (Slope in the direction in which mining does not exist) should be properly by planting adequate trees of suitable species so as to have soil binding vegetation.

6. In the case of murum quarrying entire weathered soil or murum shall not be excavated exposing hard rock; instead, a capping of at least half a meter be left so that it can support vegetation and plantation that be done later on. Similarly, these operations shall not cause depression below the average ground level.

7. Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channelled out of any nearby human settlement.

8. During quarrying operations, the water should be sprayed at least once in a day over the roads at quarry sites and nearby area.

9. Kachha road leading to quarry site shall be invariably sprayed by water during the period when trucks use carrying murum. In addition, in order to minimize dust pollution, measurers such as adoption of hoods at transfer points, vulcanizing of conveyer belt joints, under belt cleaning devices, apart from installation of dust extrication system for conveyance shall be adopted. The kachha road leading to the quarry shall have roadside plantation in order to arrest the dust pollution.

10. No Quarrying and crushing shall be permitted if a highway or public road having width of 30m. or more, railway line or any human settlement is located within 200m. from the quarrying site. However, for quarrying with blasting operations, the distance shall be at least 500 m.

11. Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited.

12. The development permission for quarrying shall be granted for period of 1 year and may be revalidated every year for a maximum period of 3 years. After this fresh permission for further quarrying will be necessary. In granting such fresh permission, the VC&MD shall have regard to the applicant’s performance in observing the approved excavation and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.
PART VIII- SPECIAL PROVISIONS IN CERTAIN BUILDINGS

33.0 Provisions of Facilities for Differently Abled Persons

A. Definitions:

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

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

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

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

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

B. Scope:

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

C. Site development:

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

1. Access Path / Walk Way: Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons).

2. Parking: - For parking of vehicles of handicapped people, the following provisions shall be made:

(a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 m. from building entrance.
(b) The width of parking bay shall be minimum 3.6 meter.
(c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
(d) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.
D. Building requirements:

The specified facilities for the buildings for physically handicapped persons shall be as follows:

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

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

   i.(ii) **Stepped Approach**: - For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150 mm. Provision of 800 mm high hand rail on both sides of the stepped approach similar to the ramped approach.

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

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

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

   (a) Guiding floor materials shall be provided or device that emits sound to guide visually impaired persons.

   (b) The minimum width shall be 1500 mm.

   (c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.

   (d) Hand rails shall be provided for ramps/slope ways.

iii. **Stair-ways** - One of the stair-ways – near the entrance / exit for the handicapped shall have the following provisions:

   (a) The minimum width shall be 1350 mm

   (b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.

   (c) Maximum number of risers on a flight shall be limited to 12.

   (d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.
iv. **Lifts** - Wherever lift is required as per byelaws, provision of at least one lift shall be made for the wheelchair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

- **Clear internal width**: 1100 mm
- **Clear internal width**: 2000 mm
- **Entrance door width**: 900 mm

(a) A handrail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.
(b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
(c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.
(d) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance/exit is either open or closed.

v. **Toilets** - One Special W.C. in a set of toilets shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.

1. **The minimum size shall be 1500 mm x 1750 mm.**
2. **Minimum clear opening of the door shall be 900mm and the door shall swing out.**
3. **Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.**
4. **The W.C. seat shall be 500mm from the floor.**

vi. **Drinking Water** - Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

vii. **Designing for Children** - In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

**E. Explanatory notes:**

1. **Guiding / Warning Floor Material:**

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

   (a) The access path to the building and to the parking area.
   (b) The landing lobby towards the information board, reception, lifts, staircases and toilets.
   (c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
   (d) At the location abruptly changing in level or beginning/end of a ramp.
   (e) Immediately in front of an entrance/exit and the landing.
2. Proper signage:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for differently abled.

34.0 Rain Water Harvesting

The provision for Rain Water Harvesting shall be made as under:

(a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/additions on plots having area not less than 500 sq.m.t. in non-congested/areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule. Provided that at VC&MD may approve the Rain water harvesting structures of specifications different from those in Schedule subject to the minimum capacity of rain water harvesting being ensured in each case.

Provided that the VC&MD may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

(b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting System is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater at all times.

(c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.m.t. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall deem to be breach of the conditions on which the development permission has been granted. The Authority may amend these charges time to time.

SCHEDULE

Rain Water Harvesting in a building site includes storage or recharging the ground water by rainwater falling on the terrace or any paved or unpaved surface within the building site.

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

i. Open well of a minimum 1.00 mt diameter and 6mt in depth into which rain water may be channelled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii. Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled.
with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore-well.

iii. An impervious surface/underground storage tank of required may be constructed in the setback or other open spaces and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.

iv. The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geo-morphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials:

(a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
(b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
(c) Coarse sand as upper middle layer upto 20% of the depth.
(d) A thin layer of fine sand as top layer.
(e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
(f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
(g) Perforated concrete slabs shall be provided on the pits/trenches.
(h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

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

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

vii. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

viii. For effective drainage of rain water, the roof of building shall be so constructed or framed as to permit effective drainage of the rain water there from by means of rain water pipes. Such pipes shall be so arranged, joined and fixed so as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundation of the building or those of adjacent buildings.
35.0 **Special Provisions for Installation of Solar Assisted Water Heating System**

Solar water heating systems should be made in the building for hospitals, hotels, hostels, guest houses, police men/army barracks, canteens, laboratories and research institutions, school and colleges and other institutes.

1. The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these building the system must be provided with auxiliary backup system.

2. The use of solar water heating system is recommended in following type of building in Government/Semi-Government and institutional building where the hot water requirement may not be continuous / permanent.
   i. Guest Houses.
   ii. Police men/Army barracks.
   iii. Canteens.
   iv. Laboratory and Research Institutions where hot water is needed.
   v. Hostels, Schools, Colleges and Other Institutes.

3. The installation of gas instantaneous water heaters or the electrical back-up in all such water heating system shall be optional depending on the nature of requirement of the hot water.

4. It is suggested that solar water heating system of the capacity of about 100 litres per day based on thermo-symphonic system with necessary electrical back-up be installed at residential building like hostels.

5. In order to facilitate the installation of solar water heating system, the new building shall have the following provisions:
   i. All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
   ii. The roof loading adopted in the design of such building should be at least 50 kg per sqm for the installation of solar water heating system.
   iii. A Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The collectors should be facing south. However, for only winter use the optimum inclinations of the Collector would be (latitude + 15 degrees of the south). Even if the Collectors are built in the south facing vertical wall of the building the output from such collectors during winter month is expected to be within 32% output from the optimum inclined collector.
   iv. All the new buildings to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipeline to each of the points where hot water is required in the building.
   v. The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional building are given below.
Type of Building | Capacity Recommended - Litres per capita per day
--- | ---
(1) Hospitals | 100
(2) Hotels five star | 150
(3) Hotels other than five star | 100
(4) Hostels and other such buildings | 35
(5) Canteen | As required.
(6) Laboratory and Research Institutions | As required.
(7) Other Buildings | As required.

vi. An open area of 3 sq.m. would be required for installation of a Collector which supplies about 100 litres of water per day. At least 60% of the roof area may be utilized for installation of the system.

vii. The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector confirming to latest Bureau of Indian Standards should be used in all such solar water heating systems.


36.1 Types of Waste Water:

The Waste Water is of following types:

i. Black Water - means Waste Water from W.C. Urinals and M.S.W.

ii. Grey Water. –means Waste Water from Bathrooms, Sinks, Shower and Wash Areas etc.

iii. Apart from Residential Waste Water, Waste Water generated from Industrial, Medical, Commercial and Waste generated from Garbage shall also be treated as per the guidelines given by the Maharashtra Pollution Control Board.

36.2 Applicability:

These Regulations shall be applicable to all Developments/ Redevelopments/part Developments for the uses as mention under (C-1) to (C-6) shall have the provision for treatment, recycling and reuse of Waste Water. The applicant shall along with his application for obtaining necessary layout approval/building permission shall submit a plan showing the location of Waste Water Treatment Plant, furnishing details of calculations, references, implementation, etc. This Plan shall accompany with the applicant’s commitment to monitor the system periodically from the date of occupation of the respective building.

36.3 Regulations:

36.3.1 (C-1) For Layout Approval/Building Permission:

i. In case of Residential layouts, area admeasuring 10,000 sq.mt or more, in addition to 10% open space, prescribed in the bye-laws, a separate space for Waste Water Treatment cum Sewerage Treatment Plant and Recycling Plant shall be proposed in the layout.

ii. On the layout Plan, all Drainage lines, Chambers, Plumbing lines should be marked in different colour and submit the layout for approval to the Authority.

iii. The Recycled Water shall be used for Gardening, Car Washing, Toilet Flushing, Irrigation, etc. and in no case for drinking, bathing, washing utensils, clothes, etc.
iv. In the Estimate of Waste Water Recycling Plant cum Sewerage Treatment Plant only provision for basic civil work and required machinery will be proposed by the Authority other than these provisions, additional machinery, plumbing, Water tank pipe, landscape should be provided by Owner or Developer on his Own Cost.

v. A clause must be included by the Owner/ Developer in the purchase agreement that the purchaser, Owner of the Premises/Organization or Society of the purchasers shall ensure that:

(a) The Recycled Water is tested every six months either in in the laboratory approved by the Authority or by State Government and the result of which shall be made accessible to the Competent Authority/ EHO of the respective Ward Office.

(b) Any recommendation from testing laboratory for any form of corrective measures that are needed to be adopted shall be compiled. Copy of any such recommendation and necessary action taken shall also be sent by the testing laboratories to the Competent Authority/ EHO of respective Wards.

(c) Maintenance of Recycling Plant should be done by the Developer or Housing Society or Owner.

(d) Separating of Waste Water:

i. Separate plumbing network shall be installed to collect waste water from kitchens, bath rooms, washing machines and dish washers leading to recycling plant with separate underground and overhead tanks provided for this purpose.

ii. The entire connecting network shall be painted in purple blue color.

36.3.2 (C-2) Group Housing/Apartment Building:

In case of Group Housing if the area admeasuring 4000 sqm and above or if consumption of Water is 20,000 litres per day or if a multi-storeyed building where there are 20 or more tenements then Waste Water Recycling Plant as mentioned in (C-1) above should be constructed.

36.3.3 (C-3) Educational, Industrial, Commercial, Government, Semi-Government Organizations, Hotels, Lodgings etc:

For all above buildings having built-up area 1500 sq.m. or more or if Water consumption is 20,000 litre per day whichever is minimum, then provision for Waste Water Treatment Plant cum Sewerage Treatment Plant as mentioned in (C-1) is applicable.

36.3.4 (C-4) Hospitals:

Those Hospitals having 40 or more beds, Waste Water Recycling Plant cum Sewerage Treatment Plant as mentioned in (C-1) is applicable.

36.3.5 (C-5) Vehicle Servicing Garages:

All Vehicle servicing garages shall ensure that the Waste Water generated through washing of vehicles is treated and recycled back for the same use as mentioned in (C-1).

36.3.6 (C-6) Other Hazardous uses:

All other Establishments/ Buildings where chances of Waste Water generated containing harmful chemicals, toxins are likely and where such water cannot be directly led into municipal sewers, the concerned Competent Authority may direct the Owners, users of such Establishments, Buildings to treat their Waste Water as per the directions laid in (C-1).
36.4 **Incentive:**

The Owner/Developer/Society setting up and agreeing to periodically maintain such Waste Water Treatment and Recycling Plant entirely through their own expenditure shall be eligible for an incentive as decided by the Authority.

36.5 **Penalty Clause:**

i. Any person / Owner / Developer / Organization / Society violating the provisions of these bye-laws, he shall be fined Rs. 2,500/- on the day of detection and if the violation continues, then he shall be fined Rs.100/- for every day as concrete action after written Notice from the Authority.

ii. If any person / Owner /Developer / Organization / Society fails to operate as determined by the Authorised Officer of the Authority and from the observations of test results and/or physical verification) the Recycling plant, then he will be charged a penalty of Rs.300/- per day and disconnection of Water connection also.

36.6 **Disposal of industrial and chemical effluents**

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

36.7 **Other Provisions:**

36.7.1 **Provision of Water Retention Pond/ Holding Pond:**

For Layout Approval/Building Permission:

i. As decided by the Authority, in low lying areas, at a location in the Residential layout having area 10,000 sq.mt or more, in addition to 10 % open space, prescribed in the bye-laws, 1% space for Water Retention Pond / Holding Pond shall be earmarked in the layout,

ii. The owner shall surrender the area under water retention pond / holding pond to the Authority free of cost without claiming any monetary compensation. In lieu thereof, FSI of the area surrendered for such Water Retention Pond/ Holding Pond shall be granted on the same plot by the VC&MD.

iii. The owner shall construct and maintain such water retention pond or holding pond at his own cost.

36.7.2 **Solid Waste Management:**

Solid Waste disposal shall be carried out in accordance with the Solid Waste Management Rules, 2016 for every domestic, institutional, commercial and any other non-residential solid waste generator situated in the areas. Provided that the disposal of industrial waste, hazardous waste, hazardous chemicals, bio medical wastes, e-waste, lead acid batteries and radio-active waste, shall be carried in accordance with the separate rules framed under the Environment (Protection) Act, 1986.

All buildings shall be provided with separate coloured bins or collectors to collect dry waste (paper, plastic, metal, glass, rags, rubber, house sweeping, discarded clothing packaging of all kinds, cardboards and cartons etc.) and wet waste (organic waste such as kitchen waste, flowers and fruit waste, green waste from vegetable vendors, tea stalls or food shops etc).

Dedicated space shall be allocated for collecting dry and wet waste before transferring waste for recycling/disposal separately.
Separate coloured bins shall be provided for safe disposal of the sanitary waste before transferring the waste for recycling/ disposal separately.

Separate bins shall be provided for safe disposal of hazardous waste (batteries, e-waste, lamps, medical waste etc.) as provided in hazardous waste management guidelines prescribed by the Ministry of Environment and Forest (MoEF), Government of India.

36.8 Installation of Solid Waste management system shall be mandatory for

i. Housing complexes and apartments, commercial establishments, hostels, hospitals, Educational, Industrial, Commercial, Government, Semi-Government Organizations, Hotels, Lodgings etc. having aggregate built up area of 4,000 sq.mt or more.

ii. All 3 star or higher category hotels:

To establish a dedicated solid waste management system to treat 100% bio degradable waste generated in the buildings

The treatment of bio degradable shall be done through an organic waste composters/vermiculture pits or other similar technologies such as bio-methanation of suitable capacity installed through reputed vendors or as authorised by the VC&MD

The area under construction of Solid Waste Management System /Bio-degradable waste treatment plant shall be free of FSI.

Provision for treating the wet waste in situ will shall be made and a clause must be included by the owner/developer in the purchase agreement with the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers stating that, wet waste will be treated in situ and shall have to be maintained in operational condition as per the requirement of the Authority if any.

The planning design, construction and installation of Solid Waste Management System shall be as per the National Building Code of India, Part 9 Plumbing Services, Section 1-Water Supply, Drainage and Sanitation (Including Solid Waste Management) Paragraph 6.

The disposal of e-waste shall be carried out in accordance to the e-waste Management Rules, MoEFCC, Notification Dated 10th June 2015 through authorised recyclers or another system as authorised by the VC&MD.

The disposal of hazardous waste shall be carried out in accordance with Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2015, Published vis notification dated 24th July 2015 through authorised recyclers or another system as authorised by the VC&MD.

The disposal of Construction and demolition waste shall be carried out in accordance with Construction and Demolition Waste Management Rules, 2016. Published vis notification dated through authorised recyclers or another system as authorised by the VC&MD.

The disposal of biomedical waste shall be carried out in accordance with Bio Medical Waste Management Rules, 2016, published via notification dated through authorised recyclers or another system as authorised by the VC&MD.

The disposal of any other dry waste shall be carried out in accordance, shall be carried in accordance with the separate rules framed under the Environment (Protection) Act, 1986 or another system as authorised by VC&MD.
36.8.1 Energy Efficient Buildings / Green Buildings:

Owner/Developer/Project proponent at his option may opt for the certification of Indian Green Building code (IGBC)/Energy Conservation Building Conservation Code (ECBC). The provisions of appliances/fitting as per IGBC/ECBC shall be as per direction of GOI/GOM if any from time to time.

In order to do this the Authority may empanel agencies of repute as listed/recognised by the State/Central Government.

Green Buildings shall be entitled for incentive FSI as follows:

I. GRIHA 3 Star / IGBC Silver or equivalent rating: 3% FSI incentive on basic FSI
II. GRIHA 4 Star / IGBC Gold or equivalent rating: 5% FSI incentive on basic FSI
III. GRIHA 5 Star / IGBC Platinum or equivalent rating: 7% FSI incentive on basic FSI

Provided achieving minimum GRIHA 3 star / IGBC silver or equivalent rating for construction projects shall be mandatory for all the buildings belonging to Government, Semi Government, local bodies and public sector undertakings.

Incentive FSI shall be awarded after pre-certification from the empanelled agency. This FSI shall be exclusive of the limits specified in this DCPR.

In case that the developer fails to achieve committed ratings as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.

36.8.2 Energy Conservation:

In developments on areas of 20 Ha or more use renewable energy based (Solar Photo Voltaic, Biomass, Wind and such other source as approved by Ministry of New and Renewable Energy, GoI) lighting system for minimum 25% external lighting (wattage) requirement in Kw on site namely walkways, driveways and landscaped areas and common/circulation areas within the building such as corridors, staircases, lift lobbies, entrance lobbies, refuge areas with provision of back up lighting in case of any problems with renewable energy based lighting systems.

Norms and standards mentioned in the Energy Conservation Building Code (ECBC) shall be applicable to all developments as specified in the code.

36.9 Building Facades and urban design elements:

For buildings in CBD zone, the building façade elevation design shall be generally in accordance with the regulations provided at Appendix-Q.

37.A Regulation For Inclusive Housing:

The provision regarding inclusive housing in development proposal shall be made applicable as mentioned below.

37.A.1 (a) For the sub-division or layout of the land admeasuring 10,000 sq.mt. or more for residential purpose minimum 20% of the net plot area shall have to be provided,

I. Either in the form of developed plots of 100 to 150 sq.mt. size for Economically Weaker Sections/ Low Income Groups (EWS/LIG), (hereinafter referred to as “affordable plots”) in which plots of 100sq.mtr. size shall be kept for EWS

OR
II. In the form of equivalent 20% net plot area, for constructing EWS/LIG tenements,

(b) The Landowner Developer shall sell the said affordable plots as mentioned at (i and ii) to MSRDC SPA at the land rate prescribed in the Annual Statement of Rates prepared by the Inspector General of Registration, Maharashtra State, Pune. If MSRDC SPA declines to purchase the same within a reasonable time of six months, then he can sell the affordable plots in the open market. The MSRDC SPA shall dispose off the said plots as per their Land Disposal Rules.

37.A.2 For a plot of land, admeasuring 10,000 sq.mt. or more to be developed for a Housing Scheme consisting of one or more buildings (hereinafter referred to as 'the said Scheme'), EWS/LIG Housing in the form of tenements of size ranging between 30 to 50 sq.mt, (hereinafter referred to as 'affordable housing tenements') shall be constructed at least to the extent of 20% of the basic zonal F.S.I., subject to the following conditions:

(a) The built up area of the EWS/LIG tenements constructed under the Scheme shall not be counted towards F.S.I.

(b) The Landowner / Developer shall construct the stock of the affordable housing tenements in the same plot and the Authority shall ensure that the Occupation Certificate for the rest of the development 'under the said Scheme is not, issued till the Occupation Certificate is issued for the Affordable Housing tenements under the said Scheme.

Provided further that the Affordable Housing tenements of equivalent value as per ASR subject to minimum 20 % of built-up area as per original location may also be provided at some other location(s) within the same land use zone, falling in the same village of the MSRDC SPA Area.

(c) The Project Proponent/s, after getting the Commencement Certificate for the scheme, shall immediately intimate to MSRDC SPA regarding the numbers of the affordable housing tenements to be disposed by them to the allottee. Upon such intimation, MSRDC SPA within a period of six months from the date of receipt of such intimation shall duly after following procedure of lottery system prepare the list of the allottees and forward it to the Project Proponent/s. The project proponent shall dispose of such EWS housing tenements to the allottees at the construction cost in ASR applicable to the land under the Scheme plus 20 % additional cost. Out of this 20 % additional cost, 10 % shall be paid to MSRDC towards their administration charges.

(d) There shall be no obligation to construct affordable Housing tenements in the redevelopment project of any co-operative Housing Society in which the carpet area of all existing individual residential tenements does not exceed 80 sqm.

(e) In case of Redevelopment of Individual bungalow these provisions shall not apply. However, if redevelopment proposed on area more than 10,000 Sqm, this provisions shall be applicable.

(f) There shall be no obligation to construct affordable housing tenements in accordance with these provisions in any Housing Scheme or residential development project wherein, owing to the relevant provisions of the Development Control Regulations, 20% or more of the basic Zonal FSI is required to be utilized towards construction of residential tenements for the EWS/LIG and also for the development / redevelopment of any land, owned by the Government or any Semi-Government organization. Provided such development / redevelopment is undertaken by the Government or such Semi-Government Organization by itself or through any other agency under BOT or PPP model.
Provided that in case of Development of reservations of Public Housing, Housing for Dis-housed, / High Density Housing and the EWS/LIG tenements constructed under the provisions of any other Act, these provisions shall not be applicable.

37.A.3 Amalgamation of affordable plots / affordable tenements shall not be allowed.

37.A.4 These provisions shall be applicable prospectively and shall not be applicable to any Housing Scheme or residential development project wherein Commencement Certificate for full area had been issued prior to the date of coming into force of these provisions and was valid on such date. In case of revised approval this provision shall not be applicable. However, in case of part Commencement Certificate or revision of proposal where newly proposed area is more than 10000 sqmt then to that extent these regulations shall apply.

37.B Regulations for “Pradhan Mantri Awas Yojana”:

As per Government in Housing Department Notification PMAY/2018/CR-29/HP-2 dated 17.4.2018 Government has accorded sanction to make applicable Pradhan Mantri Awas Yojana to MSRDC SPA Area.

37.B.1 “Pradhan Mantri Awas Yojana” shall be applicable in the zone such as Residential / Commercial / Public-Semi-Public / Industrial / Logistics Park Zone where construction is permitted, for the purpose of providing affordable housing to the economically weaker sections(EWS) and Low Income Group (LIG) undertaken by Government / any Institution authorized by the Government or owner / any private developer (hereinafter referred to the “project proponent”) subject to following conditions:

1. These regulations shall only be applicable for development undertaken under “Pradhan Mantri Awas Yojana” wherein all the tenements shall be constructed for EWS/LIG with the use of latest technology.

2. Such Development shall not be permitted on the lands, which deserve preservation or protection from Environmental conditions viz. Hilltop and Hill slopes, Coastal Regulation Restrictions, restrictions from water bodies and quarries or any restrictions mentioned under Heritage Regulations.

3. Such Development shall not be permitted on the Forest lands, lands used for Orchards, Nurseries, lands affected by Green belt Zone, Mangroves, Marshy lands, area under any Buffer Zone, other Environmentally sensitive areas etc.

4. The minimum width of approach road shall be 15.0 m.

5. The permissible FSI for such projects shall be 2.5.

6. The VC&MD, before granting development permission, shall verify and satisfy himself in respect of the feasibility of providing basic infrastructure facilities like water supply, Sewerage etc, required for the project.

7. The project proponent shall plan proper internal Road network including major linkage to outside roads, wherever necessary.

8. The project proponent shall provide all the basic facilities and utilities, on-site infrastructure and also off-site infrastructure such as Road, water line, drainage line, street light, Waste Water Recycling Plant etc. at his own cost to the satisfaction of the VC&MD of the concerned authority. In no case the burden of providing infrastructure shall lie with the Planning Authority.

Provided that the project proponent shall lay the water, drainage / sewage lines upto the nearest existing lines which are laid by the Planning Authority.
9. The land under project shall be considered as if it is in the Residential zone and all concerned regulations, viz, side margin, building height etc., shall be applicable as per the Residential Zone, except utilisation of TDR and Premium FSI.

10. The carpet area of the tenement shall not be more than the carpet area as may be decided by the Government of Maharashtra from time to time in respect of EWS / LIG Housing.

11. Amalgamation of two or more tenements shall not be permissible under any circumstances.

12. All other guidelines and norms shall be followed as may be decided by the Government of India or State Government, from time to time in respect of “Pradhan Mantri Awas Yojana”.

37.B.2 “Pradhan Mantri Awas Yojana” shall be applicable in the Agriculture Zone / No Development zone / Green zone for the purpose of providing affordable housing to the economically weaker sections (EWS) and Low Income Group (LIG) undertaken by Government / any Institution authorized by the Government or owner / any private developer (hereinafter referred to the “project proponent”) subject to following conditions:

1. These regulations shall only be applicable for development undertaken under “Pradhan Mantri Awas Yojana” wherein all the tenements shall be constructed for EWS/LIG with the use of latest technology.

2. Such Development shall not be permitted on the lands, which deserve preservation or protection from Environmental conditions viz. Hilltop and Hill slopes, Coastal Regulation Restrictions, restrictions from water bodies and quarries or any restrictions mentioned under Heritage Regulations.

3. Such Development shall not be permitted on the Forest lands, lands used for Orchards, Nurseries, lands affected by Green belt Zone, Mangroves, Marshy lands, area under any Buffer Zone, other Environmentally sensitive areas etc.

4. The minimum width of approach road shall be 12.0 m.

5. The permissible FSI for such projects shall be 1.0.

6. The VC&MD, before granting development permission, shall verify and satisfy himself in respect of the feasibility of providing basic infrastructure facilities like water supply, Sewerage etc., required for the project.

7. The project proponent shall plan proper internal Road network including major linkage to outside roads, wherever necessary.

8. The project proponent shall provide all the basic facilities and utilities, on-site infrastructure and also off-site infrastructure such as Road, water line, drainage line, street light, Waste Water Recycling Plant etc. at his own cost to the satisfaction of the VC&MD of the concerned authority. In no case the burden of providing infrastructure shall lie with the Planning Authority.

Provided that the project proponent shall lay the water, drainage / sewage lines upto the nearest existing lines which are laid by the Planning Authority.

9. The land under project shall be considered as if it is in the Residential zone and all concerned regulations, viz, side margin, building height etc., shall be applicable as per the Residential Zone, except utilisation of TDR and Premium FSI.

10. The carpet area of the tenement shall not be more than the carpet area as may be decided by the Government of Maharashtra from time to time in respect of EWS / LIG Housing.

11. Amalgamation of two or more tenements shall not be permissible under any circumstances.
12. All other guidelines and norms shall be followed as may be decided by the Government of India or State Government, from time to time in respect of “Pradhan Mantri Awas Yojana”.

38.0 Special Regulations for Development / Redevelopment of building falling within Transit Oriented Development Corridor (TOD):

Transit oriented development aims at a development focused around a mass rapid transit corridor (hence forth called as TOD corridor) which facilitates ease of access to the transit facility, thereby encouraging people to walk and use public transportation over personal modes of transportation. Development along mass rapid transit corridor shall be governed by the following special regulations.

38.1 Definitions:

i. **TOD Belt:** It is the area falling within 500 meters distance on either side of the proposed spine of 60M RoW with Metro corridor as shown in the Development Plan, measured from its centre line and also includes the area falling within 500 meter distance from the longitudinal ends of the corridor as shown in the Development Plan.

ii. **Base permissible FSI:** It is the FSI that is otherwise permissible by levying Land Linked Premium on any land with respect to zone shown as per the sanctioned development plan and the relevant provision of the Principal DCR excluding the TDR and the premium FSI, redevelopment incentive FSI that can be received.

iii. **Gross plot area:** Gross Plot Area means total area of land after deducting area under reservation or deemed reservation like amenity space if any, area under D.P. Road and Road widening.

iv. **Principal DCR:** Development Control and Promotion Regulations sanctioned by the Govt. for MSRDC Special Planning Authority.

38.2 Maximum Permissible FSI

The maximum permissible total FSI in TOD Belt shall be including the base permissible FSI, subject to condition that, the additional FSI over and above the base permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given in the Table below:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Minimum Road Width</th>
<th>Plot Area</th>
<th>Maximum Permissible FSI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>9.00 m</td>
<td>Below 1000 sq.mt.</td>
<td>2.00</td>
</tr>
<tr>
<td>2</td>
<td>9.00 m</td>
<td>1000 sq.mt. or above</td>
<td>3.00</td>
</tr>
<tr>
<td>3</td>
<td>12.00 m</td>
<td>2000 sq.mt. or above</td>
<td>3.50</td>
</tr>
<tr>
<td>4</td>
<td>15.00 m</td>
<td>2000 sq.mt. or above</td>
<td>4.00</td>
</tr>
</tbody>
</table>

Explanation:

1. The maximum permissible FSI as per the above Table shall be determined by satisfaction of both the criteria viz. Minimum Road width as well as plot area, simultaneously. However in case, both these criteria are not satisfied simultaneously, the maximum permissible FSI shall be the minimum of that permissible against each of these two criteria, as illustrated below:

2. Land owner / Developer shall not have option to use TDR in TOD Belt.
38.2.1 Premium to be Paid:

Additional FSI over and above base permissible FSI of respective land use zones as per principal DCR, may be permitted on the payment of 40% premium for Residential use and Institutional use and 50% for Commercial use as per ASR rates.

(a) The additional FSI as prescribed in the Table under Regulation No. 38.2 above, in case of development / redevelopment proposed in the TOD Belt with minimum tenement density per hectare of the gross plot area as given below.

Minimum Numbers of Tenements = Gross Plot Area x Maximum Proposed FSI for Residential use x 200 Tenement per Hectare.

(b) However, subject to the provisions of Regulation No. 38.3 herein below, if the tenement density proposed is less than that stipulated in the table under Regulation No.38.2.1(a), the premium to be paid in that event the additional premium shall be paid as may be decided by the Govt. from time to time and such premium shall be chargeable on the total additional FSI to be availed beyond the base permissible FSI.

38.2.2 Impact Assessment and Integrated Mobility Plan

Such additional FSI over and above the base permissible FSI, shall be granted by the VC&MD after taking into account the Impact Assessment of the implementation of these regulations regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment on such TOD Belt. Such Impact Assessment shall also contain measures to be undertaken to mitigate its likely impact and the Action Plan for implementation of such measures in a time bound manner. It shall also contain Integrated Mobility Plan envisaging therein inter-linkages between different modes of mass transport, parking management, traffic management and pedestrianisation.

38.2.3 The maximum permissible FSI as given in Table under regulation no.38.2 shall be calculated on the gross plot area.

38.2.4 In case of plot / plots falling partly within the TOD belt, the FSI permissible shall be as follows, provided that the total area of the plot (plot falling within TOD belt plus plot falling outside TOD belt) shall be as prescribed in the table in Regulation No. 38.2 :-

i. Where 50% or more area of such plot / plots falls within TOD Belt, these regulations including FSI shall apply to the total area of such plot / plots.

ii. Where less than 50% area of such plot / plots falls within TOD Belt, these regulations including FSI shall be applicable to the part of plot / plots falling within TOD Belt, whereas for the part of plot / plots falling outside the TOD Belt, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside TOD Belt shall be as per Principal Development Control Regulations.

38.2.5 Notwithstanding anything contained in any other provision of this DCR the Parking, Double...
height terraces up to 20% and 15% balconies not enclosed. Stair cases, Lift Wells with machine rooms, Refuge Areas, Voids, Service Floor & Entrance Lobbies of the building in TOD belt shall be free of FSI. However, open balconies are allowed after leaving 4.5 mt. distance from plot boundary subject to condition of fire NOC. Notwithstanding anything contained in any other provisions of these regulations, TDR shall not be allowed to be received on the plots within TOD belt, irrespective of its location in Gaohon /congested area or non-congested area as per the Sanctioned Development Plan.

### 38.3 Permissible mixed use in TOD Belt

Mixed use in the form of 50% residential and 50% commercial may be permissible on the residential plot in TOD Belt (except CBD Zone) fronting on the road width of 12 mt. and above. Public and Semi Public and mixed use to the extent of 50% Public and Semi Public and 50% Commercial may be permissible in the Public and Semi Public Zone of TOD Belt and the maximum permissible FSI shall be allowed on payment of premium.

### 38.4 Other provisions regarding marginal open spaces shall be governed by the proposed height of structure, as given in the Regulation No. 38.5 below and should conform to the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Maharashtra Act no. Ill of 2007) as amended from time to time. No building permission shall be issued without NOC of the Fire Officer. Other regulations regarding room sizes, apertures for light and ventilation shall be as per the principal DCPR, in force.

### 38.5 Marginal Spaces

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Building Height</th>
<th>Side and Rear Margins</th>
<th>Remark</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>15.0 mt and below</td>
<td>H/2-4</td>
<td>Minimum 3.0 mt. for Residential minimum 4.5 mt. for Commercial and Minimum 6.0 m. for Special Buildings. However, if from one side clear minimum marginal distance maintain as per this DCPR then for other sides marginal distance may be relaxed by the Authority by 1.5 mt. maximum.</td>
</tr>
<tr>
<td>b</td>
<td>Above 15.0 mt. and upto 18.0 mt.</td>
<td>H/4</td>
<td>Minimum 6.0 mt. for all Buildings.</td>
</tr>
<tr>
<td>c</td>
<td>18.0 mt and above</td>
<td>H/5 subject to Maximum 12.0 mt.</td>
<td>Minimum 6.0 mt.</td>
</tr>
</tbody>
</table>

**Note:** However if Developer / Owners provides more than 12.00 mt. side and rear margins shall be permissible.

#### 38.5.1 No projections shall be allowed in marginal spaces so that minimum 6 mt. Marginal spaces remain free from all encumbrances for the movement of fire tenders. The VC&MD may take decision to allow ramp in maximum side marginal distance as mentioned in above table and subject to fire NOC. In case if ramp is necessary from accessibility, such ramp may be allowed after leaving 6 mt. clear margin

#### 38.5.2 For calculation of marginal distances the height of the parking floors (Maximum two floors above the Ground Level) shall not be taken in account, however height of such parking floors will be counted towards the total height of the building for deciding the building as high rise building and for Civil Aviation purpose. Car lift / mechanical parking shall be permissible, as per Principal DCR as amended from time to time.

### 38.6 Parking

Parking in the TOD Belt shall be provided as per the table given below.
### Table: Parking Spaces for Various Occupancies

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Occupancy</th>
<th>One parking space for every</th>
<th>Transit Oriented Development Influence Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Car</td>
</tr>
<tr>
<td>1</td>
<td>Residential</td>
<td>(a) Tenements having carpet area</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>From 25 and upto 40 sq.mt.</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For 2 units above 40 and upto 60 sq.mt.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For every unit above 60 and upto 80 sq.mt.</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For every unit above 80 sq.mt</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>Govt. &amp; Semi Govt. Private business buildings</td>
<td>100 sq.mt carpet area or fraction thereof</td>
<td>1</td>
</tr>
</tbody>
</table>

**Note:**

i. Parking spaces for differently – abled persons shall be provided as per Indian Road Congress Code No. IRC 103:2012 in each new construction / development / re-development in the TOD Belt.

ii. No on street parking shall be permissible, unless specifically allowed in the impact assessment and mobility report.

### 38.6.1 Incentive for providing Public Parking in the area falling within the radius of 200 mt. from the Metro Station

If the owner / developer of the plot falling within the radius of 200 mt. from the Metro Station, is willing to provide Public Parking space over and above the parking spaces required as per the table given in Regulation No.38.6 of these regulations, the same shall be allowed and in that case the premium to be paid by such developer / owner as per Regulation No.38.2.1 shall be reduced by the amount equal to the premium worked out for 25% of the area earmarked for such additional Public Parking space, subject to following conditions:

(a) Such parking area shall be in the built-up form and shall be handed over to the Authority free of cost before granting the Occupation Certificate to the project. The Authority should enter into an agreement with owner / developer for such parking space at the time of granting Commencement Certificate to the project. Such Public Parking area shall be clearly shown on the proposed building plan / layout and a condition to above effect shall be incorporated in the Commencement Certificate.

(b) The parking area shall have independent access from major road adjacent to the plot and with proper entry and exits.

(c) The parking area to be made available at individual site shall be at minimum 100 sq.mt. at one place either at Ground floor / Stilt floor or first floor.

(d) The maximum parking area that can be provided shall be decided by the VC&MD on considering the location of such site and the parking requirement.

(e) A board showing the location of such public parking space should be displayed at suitable places by the Planning Authority.

(f) Area covered under such parking shall not be counted towards FSI consumption.

(g) Concerned land owner / developer / society / public company shall not be allowed to operate the public parking.

(h) The proposed development shall be further subject to such conditions as may be decided by the VC&MD.
38.7 In case of development or redevelopment, proposed by the Authority / individual applicant / any other Planning Authority, from the edge of the Metro Rail, within 20 mt. distance from the Metro Rail, on its either side, the concerned Planning Authority before granting such permission for development / redevelopment shall seek prior NOC from the concerned Metro Authority as required under the Metro Railways (Construction of Works) Act, 1978 from the point of view of safety of the Metro Railway and such other related matters.

38.8 In case of any conflict between these Special Regulations and any other regulation/s of the DCPR, the Special Regulations shall prevail for the TOD Belt.

38.9 No Compound wall / fencing shall be permissible on the boundary of plot fronting on road and 50% front marginal distance (subject to minimum of 3.0 mt.) shall be kept accessible and to be used as foot paths, for pedestrians. However, it shall be permissible for the applicant to construct / erect fencing, on the boundary, after leaving the space for pedestrians as specified above.

However for the plots situated on 9mt. and 12mt. wide Roads having 100% residential use therefore above rule shall not be made applicable.

38.9.1 Large wholesale stores, car dealer showrooms, warehouses/storages, auto service centers, Garages etc. Shall not be permissible in the TOD belt.

38.9.2 Provision of inclusive housing shall not be applicable in the TOD belt.

38.9.3 The width of passage shall be minimum 1.2 mt. for residential use & 2.0 mt. for commercial use.

38.10 Above regulations shall be applicable to all buildings (i.e. newly proposed buildings as well as to the old buildings on which building potential is balanced.)

38.11 The VC&MD may grant relaxation as per the provision of principle DCPR (Regulation No.16.2).
39.0 Manner of Development of Reserved Sites in Development Plan (Accommodation Reservation Principle)

The use of land situated within the SPA MSRDC Area which has been reserved for certain purpose in the Development Plan shall be regulated in regard to type and manner of development / redevelopment according to the provisions mentioned in following Table:

When the owner is allowed to develop the reservation he should have exclusive ownership or title of the land without any restriction under any other Act or Regulation in force.

<table>
<thead>
<tr>
<th>Reservation</th>
<th>Person/Authority who may acquire/ develop</th>
<th>Principle For Development through Accommodation Reservation subject to which development is permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Recreational - 1.1) Open reservations like Garden, Play Ground, Children PG, Open Space, Recreation Ground Park, Park etc.</td>
<td>Planning Authority/ Appropriate Authority / Owner</td>
<td>Planning Authority may acquire the land and develop the same for the purpose. The ancillary uses like indoor games, public toilet, changing Rooms, gymnasium, canteen, sport shop, meditation, yoga hall, art and craft centre, may be allowed at one corner/side of the reservation subject to condition that maximum built-up area for such uses shall be 15%, out of which maximum 10% shall be allowed on ground floor &amp; remaining on first floor. However, if the Land under reservation is owned by any Government agency / Authority, in such cases the Planning Authority may allow such Government agency / Authority to Develop full reservation for the said purpose subject to condition as may be decided by the and such Developed Amenity shall be open to the general Public. OR The VC&amp;MD may allow the owner to develop the reservation on 70 % of the land and after handing over it to the planning authority free of cost then remaining 30 % land may be allowed to be developed as per adjoining use subject to following terms /conditions:- i) The owner shall be entitled to develop remaining 30 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the</td>
</tr>
<tr>
<td>Reservation</td>
<td>Person/Authority who may acquire/develop</td>
<td>Principle For Development through Accommodation Reservation subject to which development is permissible</td>
</tr>
<tr>
<td>-------------</td>
<td>-----------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| 1           | 2                                       | entire Plot.  
  ii) The VC&MD, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in Sr. no (i) above) which shall be utilised as per the TDR utilisation regulations. |
| 1.2) Stadium, Sport Complex, Recreational Centre etc. | Planning Authority/ Appropriate Authority | Planning Authority/ Appropriate Authority shall acquire the land and develop the same for the purpose. |
| 1.3) Swimming Tank/ Swimming Pool | Planning Authority/ Appropriate Authority/ Owner | The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.  
  OR  
  The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the respective Authorities Act/ Land Disposal Rules of MSRDC as amended from time to time, to the Registered Public Institution for developing and running or only for running the same.  
  OR  
  The Owner may be allowed to develop according to the designs; specifications and conditions prescribed by the VC&MD and run the same. |
| 2) Public Utilities  
a) Cremation ground,  
b) Burial Ground,  
c) Slaughter House,  
d) Sewerage Treatment Plant, Tertiary Treatment Plant  
e) Water Treatment Plant,  
f) Water Tank / ESR / GSR | Planning Authority/ Appropriate Authority | 2) The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose. |
| 3) Commercial Utilities  
3.1) Market and Mandies  
a) Weekly Market/  
b) Vegetable Market | Planning Authority/ Appropriate Authority/ Owner | The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.  
  OR |
### Reservation

<table>
<thead>
<tr>
<th></th>
<th>Person/Authority who may acquire/develop</th>
<th>Principle For Development through Accommodation Reservation subject to which development is permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>c) Open Market.</td>
<td>i) The VC&amp;MD may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40% independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No (iv) mention below &amp; as per norms prescribed by VC&amp;MD.</td>
</tr>
<tr>
<td></td>
<td>d) Hawkers Market</td>
<td>ii) The owner shall be entitled to develop remaining 60% land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</td>
</tr>
<tr>
<td></td>
<td>e) Daily Bazaar</td>
<td>iii) The VC&amp;MD, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in Sr. No (ii) above) which shall be utilised as per the TDR utilisation regulations.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>iv) Reservation shall allow to be developed in parts.</td>
</tr>
</tbody>
</table>

#### 3.2) Shopping centres -

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Shopping Centre,</td>
<td>Planning Authority/ Appropriate Authority/ Owner</td>
<td>The Planning Authority/ Appropriate Authority may acquire and develop the reservation site for the same purpose. OR</td>
</tr>
<tr>
<td>b) Commercial Complex,</td>
<td></td>
<td>i) The VC&amp;MD may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40% independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no (iv) mention below &amp; as per norms prescribed by VC&amp;MD.</td>
</tr>
<tr>
<td>c) Fish Market etc.</td>
<td></td>
<td>ii) The owner shall be entitled to develop remaining 60% land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</td>
</tr>
</tbody>
</table>

#### 4) Health Facility

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Public Health Centre</td>
<td>Planning Authority/ Appropriate Authority/ Owner</td>
<td>The Planning Authority/ Appropriate Authority may acquire and develop the reservation site for the same purpose. OR</td>
</tr>
<tr>
<td>b) Dispensary</td>
<td></td>
<td>i) The VC&amp;MD may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40% independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no (iv) mention below &amp; as per norms prescribed by VC&amp;MD.</td>
</tr>
<tr>
<td>c) Maternity Home</td>
<td></td>
<td>ii) The owner shall be entitled to develop remaining 60% land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</td>
</tr>
<tr>
<td>d) Clinic</td>
<td></td>
<td>iii) The VC&amp;MD, if required, shall allow the TDR for the unutilised FSI only (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</td>
</tr>
<tr>
<td>Reservation</td>
<td>Person/Authority who may acquire/ develop</td>
<td>Principle For Development through Accommodation Reservation subject to which development is permissible</td>
</tr>
<tr>
<td>------------</td>
<td>------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

**5) Transportation – 5.1 ) Depots and Stands-**  
(a) Bus Stand  
(b) Bus Depot etc.  
(c) Metro Car Shed  
(d) MRTS Station  
Planning Authority/Appropriate Authority/Owner  
The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose.  
OR  
i) The VC&MD may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50% independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No. (iv) mention below & as per norms prescribed by VC&MD.  
ii) The owner shall be entitled to develop remaining 50% land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.

**5.2) Roads-**  
Proposed Development Plan Roads / Road widening.  
Planning Authority/Appropriate Authority.  
The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.

**5.3) Parking -**  
Planning Authority/Appropriate Authority/Owner  
i) The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.  
OR  
ii) The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the respective Authorities Act/ Land Disposal Rules of MSRDC as amended from time to time, to the Registered Public Institution for developing and running or only for running the same.  
OR  
The Owner may be allowed to develop parking space according to the designs, specifications and conditions prescribed by the VC&MD subject to handing over of constructed parking.
<table>
<thead>
<tr>
<th>Reservation</th>
<th>Person/Authority who may acquire/develop</th>
<th>Principle For Development through Accommodation Reservation subject to which development is permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>area equal to double the reservation area, to Planning Authority free of cost subject to condition that,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>i) The operation and the maintenance of the facility will be decided by VC&amp;MD.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ii) Parking spaces may be in basement or on stilts or on first/second floor with separate entry &amp; exit.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>After handing over the above said parking area to the Planning Authority, the owner shall be entitled to construct with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot for other permissible uses in that zone.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>iii) The VC&amp;MD, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr no (ii) above) which shall be utilised as per the TDR utilisation regulations.</td>
</tr>
<tr>
<td>6) Educational –</td>
<td>Planning Authority/ Appropriate Authority/ Registered Public Educational Institutions / Trusts</td>
<td>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose. The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the respective Authorities Act/ Land Disposal Rules of MSRDC as amended from time to time to the Registered Public Educational Institution trust for developing and running or only for running the same.</td>
</tr>
<tr>
<td>(a) School and Play Ground (Primary &amp; Secondary School)</td>
<td></td>
<td>OR</td>
</tr>
<tr>
<td>(b) College</td>
<td></td>
<td>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to be developed subject to terms/conditions as prescribed by the Planning Authority.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>OR</td>
</tr>
<tr>
<td></td>
<td></td>
<td>i) The VC&amp;MD may allow the owner to develop the reservation, subject to</td>
</tr>
<tr>
<td>Reservation</td>
<td>Person/Authority who may acquire/ develop</td>
<td>Principle For Development through Accommodation Reservation subject to which development is permissible</td>
</tr>
<tr>
<td>-------------</td>
<td>------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| 1           | 2                                        | 3. handing over to the Planning Authority 50% independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iv) mention below & as per norms prescribed by VC&MD.  
   ii) The owner shall be entitled to develop remaining 50% land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.  
   iii) The VC&MD, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr no (ii) above ) which shall be utilised as per the TDR utilisation regulations.  
   Provided that the area of reservation to be handed over shall not be less than norms decided by the Education Department. |
| (c)Educational Complex | Planning Authority/ Appropriate Authority/ Land Owner | The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.  
   OR  
   The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the respective Authorities Act/ Land Disposal Rules, 2018, MSRDC as amended from time to time, to the Registered Public Educational Institution Trust for developing and running or only for running the same.  
   OR  
   The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to be developed subject to terms /conditions as prescribed by the Planning Authority. |
<table>
<thead>
<tr>
<th>Reservation</th>
<th>Person/Authority who may acquire/develop</th>
<th>Principle For Development through Accommodation Reservation subject to which development is permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>OR</td>
</tr>
<tr>
<td></td>
<td></td>
<td>If the area of the Educational Complex reservation is more than 3.00 Ha, then</td>
</tr>
<tr>
<td></td>
<td></td>
<td>i) The VC&amp;MD may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50% independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iv) mention below &amp; as per norms prescribed by VC&amp;MD.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ii) The VC&amp;MD, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no (ii) above ) which shall be utilised as per the TDR utilisation regulations.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 50% land mentioned in (ii).</td>
</tr>
<tr>
<td>7) Residential(R)-</td>
<td>Planning Authority/ Appropriate Authority/ Owner</td>
<td>Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose. OR</td>
</tr>
<tr>
<td>(a)Public Housing EWS/LIG Housing.</td>
<td></td>
<td>i) The VC&amp;MD may allow the owner to develop the reservation, subject to handing over of 40% land along with 50% built up area of basic FSI constructed tenements of 25 sq.m. to 30sq.mt carpet area to the Planning Authority free of cost in lieu of construction amenity TDR as per general Regulation No.(iv) mention below &amp; as per norms prescribed by VC&amp;MD.</td>
</tr>
<tr>
<td>(b)High Density Housing.</td>
<td></td>
<td>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</td>
</tr>
<tr>
<td>(c)Housing for Dis-housed.</td>
<td></td>
<td>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 40%</td>
</tr>
<tr>
<td>(d) Public Housing / Housing for Dis-housed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(f) old age homes orphanages, working women hostels</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(e)Reservation similar as above.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reservation</td>
<td>Person/Authority who may acquire/develop</td>
<td>Principle For Development through Accommodation Reservation subject to which development is permissible</td>
</tr>
<tr>
<td>-------------</td>
<td>------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>2</td>
<td>land mentioned in (i). iv) The Planning Authority / Appropriate Authority shall allot such tenement on priority to the persons dispossessed by implementation of Development Plan. OR The VC&amp;MD may allow the owner to develop the reservation, subject to a) Handing over of 50% land to Planning Authority, for laying out plots for EWS/LIG, The owner shall thereafter be entitled to develop remaining plot as per the uses permissible in residential zone with permissible FSI of entire plot on remaining plot without taking into account the area handed over to the Planning Authority. The Planning Authority / Appropriate Authority shall prepare layout for EWS/LIG plots and allot such plots on priority to the persons dispossessed by implementation of Development Plan. The Planning Authority may construct EWS/LIG tenements on such land. Owner can select any one option of the above, once the permission for that option is granted and work commenced then he cannot be permitted to shift for other option.</td>
</tr>
</tbody>
</table>
| 8) Assembly and Institutional- Town Hall, drama Theatre, Auditorium, Samaj Mandir, Community Hall, Multipurpose Hall and similar reservations | Planning Authority/ Appropriate Authority/ Owner | i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose. ii) The Planning Authority / Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the respective Authorities Act/ Land Disposal Rules of MSRDC as amended from time to time, to a Registered Public Institution to develop and running or only for running the same. OR i) The VC&MD may allow the owner to develop the reservation, subject to
<table>
<thead>
<tr>
<th>Reservation</th>
<th>Person/Authority who may acquire/develop</th>
<th>Principle For Development through Accommodation Reservation subject to which development is permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td>handing over to the Planning Authority 50% independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iv) mention below &amp; as per norms prescribed by VC&amp;MD.</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>ii) The owner shall be entitled to develop remaining 50% land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>iii) The VC&amp;MD, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr no (ii) above) which shall be utilised as per the TDR utilisation regulations.</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>iv) Reservation shall not be allowed to be developed in parts.</td>
</tr>
<tr>
<td>9) Reservations of composite nature like Vegetable Market &amp; Shopping Centre, Town Hall &amp; Library, Health Club and Gymnasium etc.</td>
<td>Planning Authority/ Appropriate Authority/ Owner</td>
<td>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Clarification</strong>- For the reservation of composite nature, proposed in Development Plan except Town Hall &amp; Library, area of each user shall be considered equal i.e. 50-50% and such area shall be allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations.</td>
</tr>
<tr>
<td>10) Reservations which are not included in these regulations but are compatible to other similar type of reservation.</td>
<td>Planning Authority/ Appropriate Authority/ Owner</td>
<td>Planning Authority/ Appropriate Authority may acquire the reserved land and develop for the same purpose.</td>
</tr>
</tbody>
</table>
|             |                                        | OR The development permissions for such type of user under this Regulation may be granted by the VC&MD in consultation with the Divisional Joint Director of Town Planning, subject to verification of compatibility of both the users and allowed to be developed as per the guidelines applicable for such reservations.
### Reservation

<table>
<thead>
<tr>
<th>1</th>
<th>Person/Authority who may acquire/develop</th>
<th>Principle For Development through Accommodation Reservation subject to which development is permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>reservation as mentioned in these regulations.</td>
<td></td>
</tr>
</tbody>
</table>

**11) For other buildable reservations shown in Development Plan which are not covered above including reservations for Planning Authority / Zonal office/ Government office purpose**

<table>
<thead>
<tr>
<th></th>
<th>Planning Authority/ Appropriate Authority/ Owner.</th>
<th>The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose. OR</th>
</tr>
</thead>
<tbody>
<tr>
<td>i)</td>
<td>The VC&amp;MD may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40% independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iv) mention below &amp; as per norms prescribed by VC&amp;MD.</td>
<td></td>
</tr>
<tr>
<td>ii)</td>
<td>The owner shall be entitled to develop remaining 60% land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</td>
<td></td>
</tr>
<tr>
<td>iii)</td>
<td>The VC&amp;MD, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no (ii) above ) which shall be utilised as per the TDR utilisation regulations.</td>
<td></td>
</tr>
<tr>
<td>iv)</td>
<td>Reservation shall be allowed to be developed in parts.</td>
<td></td>
</tr>
</tbody>
</table>

**12) Reservations for the Appropriate Authority other than Planning Authority**

<table>
<thead>
<tr>
<th></th>
<th>Planning Authority/ Appropriate Authority/ Owner</th>
<th>Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose. OR</th>
</tr>
</thead>
<tbody>
<tr>
<td>i)</td>
<td>The Authority may allow the owner to develop the reservation subject to condition that;</td>
<td></td>
</tr>
<tr>
<td>ii)</td>
<td>i) Wherever the reservation is to be developed by the Appropriate Authority other than MSRDC, No Objection Certificate from the Appropriate Authority shall be obtained before granting development permission.</td>
<td></td>
</tr>
<tr>
<td>iii)</td>
<td>ii) The concerned Appropriate Authority (other than the State Government</td>
<td></td>
</tr>
</tbody>
</table>

---

**Reservation**

**Person/Authority who may acquire/develop**

**Principle For Development through Accommodation Reservation subject to which development is permissible**
### General conditions to allow development under above regulations:

i. The above permissions for development of reservations shall be granted by the VC&MD as per the norms mentioned in these regulations. Such permission may be granted by the VC&MD where the land is not actually put to acquisition under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or proposal to that effect is not under process.

ii. If the area of reservation is not adequate to construct independent building as mentioned above OR When it is not possible to handover individual plot along with public amenity, then in such cases VC&MD may allow composite building on said land subject to condition that the built up area mentioned as above may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, preferably on ground floor and subject to premium as may be decided by Government from time to time. If ground floor is utilised for parking, then on stilt/first floor with separate entry & exit from public street. In such cases, built-up area along with proportionate undivided share of land shall be handed over to the Planning Authority or Appropriate Authority, as the case may be. In such cases no compensation of proportionate undivided land share shall be permissible.

iii. In cases where not specifically mentioned in this regulation, if the area under the reservation is owned by more than one owners, then the owner/s may come forward jointly or the owners holding at least 50% or more area shall be allowed to develop the reservation on such land.

iv. The owner/developer shall be entitled for construction amenity TDR as per the TDR regulations after handing over the constructed amenity free of cost on the land surrendered to the planning Authority under this Regulation. For specific reservation where construction amenity is not required by the VC&MD, in such cases VC&MD should not insist for such amenity.

v. It shall be obligatory on Planning Authority to make registered agreement with the developer /owner at the time of granting the development permission subject to terms and conditions as it deem fit. Occupancy Certificate shall be issued only after compliance of all terms & conditions and getting possession of the constructed amenity.

vi. The above permissions for development of reservations shall be granted by the VC&MD as per the norms mentioned in these regulations

vii. The area / built-up area to be handed over to the Planning Authority under these Regulations shall be earmarked on the sanctioned building plan clearly mentioning the same, and registered agreement to that effect shall be executed. After completion of construction, the said amenity shall be handed over by executing the deed of transfer in this respect and expenses thereon shall be borne by the owner. The occupation certificate to the construction belonging to owner shall be granted only after handing over said amenity to the Planning Authority. The constructed amenity shall be made available to the
general public by the VC&MD within 3 month from possession as per the condition as VC&MD deem fit.

viii. In cases, where permission for development under accommodation reservation principle is already granted as per earlier regulations, the same shall continue to be valid till completion of construction.

ix. Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development under this Regulation. Moreover, Regulation of required recreational open space shall not be applicable for development of reservation other than Residential purpose as mentioned at sr.no.7 of above Table.

x. Notwithstanding, anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI and TDR potential of the entire plot on the remaining plot.

xi. Once sanction is granted under this regulation, the owner /developer shall have to complete the development and hand over the developed reservation to Planning Authority within the period as specified by VC&MD. Thereafter Planning Authority may levy penalty for any delay.

40.0 Transferable Development Rights (TDR):

40.1 Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as Development Right Certificate (DRC).

Development Rights Certificate (DRC) shall be issued by VC&MD under his signature and endorsed thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.

40.2 Cases Eligible for Transferable Development Rights (TDR):

Compensation in terms of Transferable Development Rights (TDR) shall be permissible for:

i. lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act, 1966;

ii. lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;

iii. lands under any new road or road widening proposed under the provisions of any Act;

iv. development or construction of the amenity on the reserved land;

v. unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation;

vi. in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;

vii. The purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.
40.3 Cases Not Eligible for Transferable Development Rights (TDR):

It shall not be permissible to grant Transferable Development Rights (TDR) in the following circumstances:

i. For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;

ii. where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.

iii. In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.

iv. in cases where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations;

v. if the compensation in the form of FSI / or by any means has already been granted to the owner.

vi. where lawful possession including by mutual agreement / or contract has been taken.

vii. For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.

viii. For any designation, allocation of the use or zone which is not subjected to acquisition.

40.4 Generation of the Transferable Development Rights (TDR):

40.4.1 Transferable Development Rights (TDR) Against Surrender of Land:

(a) For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the very said land to be surrendered and also that of land surrounding such land at the rate as given below:

<table>
<thead>
<tr>
<th>Area Designated on DP</th>
<th>Entitlement for TDR/DR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-congested Area</td>
<td>2 times the area of surrendered land.</td>
</tr>
<tr>
<td>Congested Area</td>
<td>3 times the area of surrendered land.</td>
</tr>
</tbody>
</table>

(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)

Provided that, if levelling of land and construction/erection of the compound wall / fencing as per Regulation No.40.4.1.b to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-congested area and congested area respectively.

Provided also that Additional / incentive Transferable Development Rights (TDR) to the extent of 20 %, 15 %, 10 %, 5 % and 5% of the surrendered land shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2, 3, 4 and 5 years from this notification respectively.
Provided also that Additional / incentive Transferable Development Rights (TDR) to the extent of 40 %, 30 %, 20 %, 10 % and 10% of the surrendered land which is under Service road reservation on either side of Mumbai Pune Expressway or 60 M. wide proposed DP Spine road shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2, 3, 4 and 5 years from this notification respectively.

Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR. The quantum of TDR generated from reservations in areas having legal impediment / constraint on construction or development shall be 50% of normal TDR generated as prescribed above. Where there is no such legal impediments / constraints to development or construction, the normal TDR generation shall be as per above regulations.

(b) Development Rights Certificate (DRC) shall be issued only after the land is surrendered to the Authority, free of cost and free from encumbrances and after levelling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 mt above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the VC&MD. Provided that, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of Transferable Development Rights (TDR) shall be reduced as prescribed in proviso to Regulation No. 40.4.1.(a).

Provided further that, such construction / erection of compound wall/ fencing shall not be necessary for area under Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in Regulation No. 40.4.1.a shall be granted without any reduction.

(c) If any contiguous land of the same owner/developer, in addition to the land under surrender for which Transferable Development Rights (TDR) is to be granted, remains unbuildable, the VC&MD may grant Transferable Development Rights (TDR) for such remaining unbuildable land also, if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the VC&MD may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The VC&MD shall quarterly report such cases to Government.

(d) In case of lessee, the award of Transferable Development Rights (TDR) shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors’ interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

40.4.2 Transferable Development Rights (TDR) Against Construction of Amenity:

When an owner or lessee with prior approval of VC&MD, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the VC&MD and hands over the said developed/constructed amenity free of
cost to the VC&MD then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula:

Construction Amenity TDR in sq.m. = A/B * 1.25

Where,

A = cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

40.5 Utilisation of Transferable Development Rights (TDR):

40.5.1 A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for Transferable Development Rights (TDR) utilisation shall be submitted along with the documents as may be prescribed by the VC&MD or by the government from time to time.

40.5.2 With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the VC&MD who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the VC&MD shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining if any.

40.5.3 The Transferable Development Rights (TDR) generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in congested or non-congested area earmarked on Development Plan. The equivalent quantum of Transferable Development Rights (TDR) to be permitted on receiving plot shall be governed by the formula given below:

Formula: \( X = (R_g / R_r) \times Y \)

Where, \( X \) = Permissible Utilisation of TDR/DR in sq.m. on receiving plot

\( R_g \) = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year

\( R_r \) = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year

\( Y \) = TDR debited from DRC in sq.m.

40.5.4 Utilisation of Transferable Development Rights (TDR) and Road Width Relation:

1. Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of Transferable Development Rights (TDR) on receiving plot shall be, subject to the road width, as prescribed below:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Plots Fronting on Road width</th>
<th>Maximum permissible TDR Loading</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>9mt and above but less than 12</td>
<td>0.40</td>
</tr>
<tr>
<td>2</td>
<td>12mt and above but less than 18</td>
<td>0.65</td>
</tr>
<tr>
<td>3</td>
<td>18mt and above but less than 24</td>
<td>0.90</td>
</tr>
<tr>
<td>4</td>
<td>24mt and above but less than 30</td>
<td>1.15</td>
</tr>
<tr>
<td>5</td>
<td>30 mt. and above</td>
<td>1.40</td>
</tr>
</tbody>
</table>
Note:

i. Column No.3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier regulations shall remain in force except for Gaothan / Congested areas. Provided also that the above utilisation of TDR would be available to an existing road width of 9mt and above...

ii. Maximum Building potential shall be the basic FSI+TDR +Additional FSI if any +Road widening FSI of the very said plot if any subject to limitation mention in Regulation no 26.3/Table no.11/Column No.6. However the VC&MD shall not grant any relaxation due to such allowable loading potential unless he himself is satisfied that there is constraint on development.

iii. Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.

iv. The priority and quantum of maximum permissible TDR loading mentioned above shall include at least 20 % slum TDR (wherever applicable) and DRC generated from the very said land and/or DRC generated from other location up to the permissible limit mention above.

v. If a plot is situated on internal road having dead end within 50 mt. from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR.

2. Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply.

3. Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Development Control Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned in Regulation No 40.5.4.1 shall not be applicable.

4. The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.

5. **Areas Restricted from Utilisation of Transferable Development Rights (TDR)**:

   Utilisation of Transferable Development Rights (TDR) shall not be permitted in following areas:-

   (a) TOD Belt.

   (b) Agricultural / No Development / Green zone / Eco Sensitive Zone and Bio Diversity Park reservation in the Development Plan.
(c) Area within the flood control line i.e. blue line (prohibitive zone) as specified by Irrigation Department.

(d) Coastal regulation zone.

(e) Where the permissible basic Zonal FSI is less than 0.75.

(f) Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defence restriction areas, etc.) or under these regulations.

40.6 General Stipulation

40.6.1 Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribe. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard.

Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning i) share of Government and land holder ii)transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.

40.6.2 DRC shall be issued by the VC&MD as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a "transferable and negotiable instrument" after the authentication by the VC&MD. The VC&MD shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.

40.6.3 The VC&MD shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.

40.6.4 Transfer of DRC:

1. The VC&MD shall allow transfer of DRC in the following manner
   i. In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.
   ii. If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the VC&MD with an application along with relevant documents as may be prescribed by the VC&MD and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holder’s name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the VC&MD and in such circumstances the Certificate shall be available for use only to the holder / transferor.

2. The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.

40.6.5 The VC&MD may refrain the DRC holder from utilizing the DRC in the following circumstances:
   i. Under direction from a competent Court
ii. Where the VC&MD has reason to believe that the DRC is obtained a) by producing fraudulent documents b) by misrepresentation,

40.6.6 Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing Development Control Regulations,

40.6.7 DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.

40.6.8 DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding Transferable Development Rights (TDR) receiving potential, the total area of the reservation before surrender, shall be considered.

40.6.9 Infrastructure Improvement Charges:

The utilizer shall pay to the Planning Authority, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.

40.7 Vesting of Land:

40.7.1 The VC&MD, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of Planning Authority.

40.7.2 In case the Appropriate Authority for reservation is other than Planning Authority, it shall be permissible for the VC&MD on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the VC&MD shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate Authority as per Annual Statement of Rates prevailing at the time of handing over possession of land under reservation.

Provided also that, if such Appropriate Authority is the State Government Department, the VC&MD shall handover the possession of such land to the concerned Department free of cost.
PART X - REQUIREMENTS OF PARTS OF BUILDINGS

41.0 This part sets out the standard space requirements of various parts of building, light and ventilation, the building services, fire safety, etc. The following parts of a building, wherever present, shall conform to the requirements given herein:

41.1 Plinth:

i. The plinth of building shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall not be less than 45 cm above the surrounding ground level. In areas subjected to flooding, the height of the plinth shall be at least 45 cm. above the high flood level or greater than 45 cm. as may be decided by the Planning Authority in deserving cases.

ii. Interior Courtyards, Covered parking spaces and garages shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.

iii. In the case of special housing schemes undertaken by public agencies for low income group and economically weaker section of society, the minimum height of plinth shall be not less than 30 cm. The minimum height of plinth shall be regulated on the basis of environmental & topographical condition & higher plinth height may be required in areas prone to flooding.

41.2 Habitable Room:-

41.2.1 Size and Dimension of Habitable Rooms:

Internal dimensions & size of rooms for various uses and occupancies shall be as in Table No.17 below:-

<table>
<thead>
<tr>
<th>No</th>
<th>Occupancy</th>
<th>Minimum Area in sq. m.</th>
<th>Minimum width in m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>Any habitable room in residential building / room from any other occupancy like hostels, residential hotel, lodging &amp; boarding/housing etc. except kitchen</td>
<td>9.5</td>
<td>2.4</td>
</tr>
<tr>
<td></td>
<td>Any habitable room from any other occupancy like hostels, residential hotel, lodging &amp; boarding houses etc.</td>
<td>9.5</td>
<td>2.4</td>
</tr>
<tr>
<td>(2)</td>
<td>Room in a single – room tenement in Housing scheme for EWS &amp; LIG.</td>
<td>12.5</td>
<td>3.0</td>
</tr>
<tr>
<td>(3)</td>
<td>Room in two-room tenements-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>a) one of the rooms</td>
<td>9.5</td>
<td>2.4</td>
</tr>
<tr>
<td></td>
<td>b) other room</td>
<td>7.5</td>
<td>2.4</td>
</tr>
<tr>
<td></td>
<td>Room in a two-room tenement in Housing scheme for EWS &amp; LIIG</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) one of the room</td>
<td>9.0</td>
<td>2.5</td>
</tr>
<tr>
<td></td>
<td>b) other room</td>
<td>6.5</td>
<td>2.1</td>
</tr>
<tr>
<td>4</td>
<td>Single bedded room in a hostel of a recognized</td>
<td>7.5</td>
<td>2.4</td>
</tr>
</tbody>
</table>
Table No. 17

<table>
<thead>
<tr>
<th>No</th>
<th>Occupancy</th>
<th>Minimum Area in sq. m.</th>
<th>Minimum width in m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>educational institutions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Shop in R 1 zone</td>
<td>6.0</td>
<td>1.8</td>
</tr>
<tr>
<td></td>
<td>Shop in other than R 1 zones</td>
<td>10</td>
<td>2.0</td>
</tr>
<tr>
<td>6</td>
<td>Class room in an educational building</td>
<td>38</td>
<td>5.5</td>
</tr>
<tr>
<td>7</td>
<td>Institutional building (Hospital)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Special room</td>
<td>9.5</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>b) General Ward</td>
<td>40</td>
<td>5.5</td>
</tr>
<tr>
<td>8</td>
<td>Cinema Hall, auditorium assembly hall etc.</td>
<td>Inconformity with the Maharashtra Cinema Rules</td>
<td></td>
</tr>
</tbody>
</table>

Note: Where enclosed balcony area is to be counted in minimum dimensions required for a room, then such enclosed width shall not be more than 1/3 of the dimension of that room.

41.2.2 Height of Habitable Rooms:

The minimum and maximum height of a habitable room shall be given in Table No. 18 hereunder:

Table No. 18

<table>
<thead>
<tr>
<th>No.</th>
<th>Occupancy</th>
<th>Minimum Height (m)</th>
<th>Maximum Height (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Flat Roof -</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Any habitable room</td>
<td>2.75</td>
<td>4.2</td>
</tr>
<tr>
<td></td>
<td>b) Habitable room in LIG Housing</td>
<td>2.6</td>
<td>4.2</td>
</tr>
<tr>
<td></td>
<td>c) Air-conditioned habitable room</td>
<td>2.4</td>
<td>4.2</td>
</tr>
<tr>
<td></td>
<td>d) Assembly Halls, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Buildings, Entrance Halls and Lobbies to department stores and assembly halls.</td>
<td>3.6</td>
<td>4.2 Subject to written permission of the VC&amp;MD greater height may be permitted.</td>
</tr>
<tr>
<td></td>
<td>e) shops</td>
<td>3.0</td>
<td>4.2</td>
</tr>
<tr>
<td>2</td>
<td>Pitched roof -</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Any habitable room</td>
<td>2.75</td>
<td>4.2</td>
</tr>
<tr>
<td></td>
<td>b) Habitable room in EWS / LIG Housing</td>
<td>2.6 (average with2.1 m. at the lowest point)</td>
<td>4.2 (average with 3.2 m. at the lowest point)</td>
</tr>
</tbody>
</table>

Provided that –

i. The minimum head-way under any beam shall be 2.4 m.
ii. in all occupancies, except those included in serial no. 1 (d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed additional FSI of 50 percent of the relevant floor area.

41.3 Kitchen:

41.3.1 Size of Kitchen:

i. The area of the kitchen where separate dining area is provided shall be not less than 5.5 sq.m. with a minimum width of 1.8 m, where a kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sq.m. with a minimum width of 2.1 m.

ii. In case of special housing scheme, undertaken by public agencies for low income group and economically weaker section of the society, the size of a cooking alcove serving as cooking space shall not be less than 2.4 sq.m. with a minimum width of 1.2 m. The size of individual kitchen provided in a two-roomed house shall be not less than 3 sq.m. with a minimum width of 1.5 m.

41.3.2 Height of Kitchen:

The 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. except for the portion to accommodate floor trap of the upper floor subject to provisions of Regulation No.41.2.2. In the case of pitched roof, the average height shall not be less than 2.75 m and the minimum height at the eaves shall not be less than 2.1 m.

41.3.3 Other requirements of kitchen:

Every kitchen shall have:

i. Unless separately provided, means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;

ii. An impermeable floor;

iii. A flue, if found necessary,

iv. Window of not less than 1 sq. m. in area, opening directly on to an interior or exterior open space, but not into a shaft and

v. Refuse chutes, in the case of High Rise residential buildings more than 15 m. in height.

41.3.4 Requirements regarding pantry:

A pantry shall have:

i. A floor area of not less than 3 sq. m. with the smaller side not less than 1.4 m.

ii. A sink for the cleaning of kitchen’s utensils which shall drain through a grated and trapped connection to the waste water pipe where water borne sewerage system is not available and the grated connection shall be made to the pucca surface drain leading to soak pit. or other approved system of disposal; and

iii. An impermeable floor and an impermeable dado of 0.9 m. high.

41.4 Bath Rooms, Water Closets, combined bath room plus water closet:

41.4.1 Size of bath room and water closet:

i. The size of a bathroom shall be not less than 1.8 sq.m. with a minimum width 1.2 m. The size of a water closet shall be not less than 1.10 sq.m with a minimum width of 0.9 m. The minimum area of a combined bathroom and water-closet shall be 2.8 sq. m. with a minimum width of 1.2 m.
The minimum size shall be as under-
(a) Independent Bathroom 1.00 x 1.20 m.
(b) Independent Water closet 0.9 m. x 1.10 m.
(c) Combined bath room and water closet. 1.80 sq. m. with minimum width of 1.00 m.

ii. In the case of EWS/LIG housing scheme the sizes of bathroom and water-closets shall be as follows:
(a) The size of independent water-closet shall be at least 0.90 sq.m. with minimum width of 0.9m.
(b) The size of independent bathroom shall be at least 1.20 sq.m. with a minimum width of 1.00m &
(c) The size of combined bathroom & water-closet shall be at least 1.80 sq.m. with minimum width of 1.0m

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

41.4.3 Other requirement of bath room and water closet:
Every bathroom or water-closet shall:
i. Be so situated that at least one of its walls shall open to external air,
ii. not be directly over or under any room other than another water-closet, washing place, bath or terrace, unless it has a water-tight floor,
iii. Have platform or seat made of water-tight non-absorbent material;
iv. Be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room.
v. Every water closet and/or a set of urinals shall have a flushing cistern of adequate capacity attached to it. In EWS/LIG housing, however, no such flushing cistern need be provided,
vi. Be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards veranda or any other room,
vii. In High Density housing, pour flush water seal latrines (NEERI type) may be permitted when the sewerage system is not available and the water table in the area is not high.
viii. All the sewerage outlets shall be connected to the sewerage system. Where no such systems exist, a septic tank shall be provided within the plot conforming to the requirements of Regulation No.41.30.
ix. Have a window or ventilator, opening to a shaft or open space, of area not less than 0.3 sq.m. with side not less than 0.3m.

41.4.4 Restriction on use of room containing water closet:
No room containing a water-closet shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water-closet shall have a door completely closing the entrance to it.
41.5 Ledge or Tand / Loft:

Location and extent - Lofts may be provided over kitchen, habitable rooms, bathrooms, water closets, and corridor within a tenement in residential buildings, over shops and in industrial building, as mentioned in below Table No.19 subject to the following restrictions:

i. The clear head room under the loft shall not be less than 2.2m.

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

iii. Loft shall not interfere with the ventilation of the room under any circumstances.

iv. The minimum headroom of Ledge or Tand / Loft shall be 2.2m.

v. The maximum height between loft and ceiling shall be 1.5m.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Rooms over which Permitted</th>
<th>Maximum Coverage (Percentage to area or room below)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Kitchen/Habitable room</td>
<td>25</td>
</tr>
<tr>
<td>2</td>
<td>Bathroom, water closet, corridor</td>
<td>100</td>
</tr>
<tr>
<td>3</td>
<td>Shops with width up to 3m.</td>
<td>33</td>
</tr>
<tr>
<td>4</td>
<td>Shops with width exceeding 3m.</td>
<td>50</td>
</tr>
<tr>
<td>5</td>
<td>Industrial</td>
<td>33</td>
</tr>
</tbody>
</table>

41.6 Mezzanine Floor:

41.6.1 Size of Mezzanine Floor:

The minimum size of the mezzanine floor, if it is to be used as habitable room, shall not be less than 9.5sq.m. The aggregate area of such mezzanine floor shall in no case exceed 50 % of built-up area of that room, shops etc.

Note: Mezzanine floor area shall be counted towards FSI.

41.6.2 Height of Mezzanine Floor:

The minimum height of a mezzanine floor shall be 2.2 m. The head room under mezzanine floor shall not be less than 2.2 m

41.6.3 Other requirements of Mezzanine Floor:

A mezzanine floor may be permitted over a room or a compartment provided:

i. It conforms to the standards of habitable rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.50 sq. m. or more.

ii. It is so constructed as not to interfere, under any circumstances, with the ventilation of the space over & under it.

iii. Such mezzanine floor or any part thereof will not be used as a kitchen.

iv. It is at least 1.8 m. away from front wall of such rooms.

v. Access to the mezzanine floor is from within the respective room only.

vi. In no case a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments.
41.7 Store Room:

41.7.1 Size of Store Room:

The floor area of a store room in a residential building where light ventilation and height are provided at standards lower than as required for living room shall not be more than 3 sq. m. One or more store rooms may be allowed considering size of flat. Prayer/pooja room may be allowed in same manner.

41.7.2 Height of Store Room:

The height of a store room shall not be less than 2.2m.

41.8 Garage:

41.8.1 Size of private Garage:

The size of a private garage in residential building shall not be less than 2.5 m x 5.0m. and not more than 3.0m x 6.0m. The garage, if located in the side open space, shall not be constructed within 3.0 m. from the main building, but at least 7.5 m. away from any access road.

41.8.2 Size of public Garage:

The size of a public garage shall be calculated based on the number of vehicles to be parked.

41.8.3 Height of private Garage:

The minimum and maximum height of garage shall be 2.4 m. and 2.75 m. respectively.

41.8.4 Plinth of private Garage:

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

41.8.5 Set Back of private Garage:

The garage shall set-back behind the building line for a street or road on which the plot abuts and shall not be located affecting the access ways to the building. If the garage is not set-back as aforesaid, the Planning Authority may require the owner or occupier of the garage to discontinue use, of premises or to take such other measures as the Planning Authority may consider necessary in order to prevent danger or obstruction to traffic along the street.

41.9 Location of Garage in case of corner plot:

When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the marginal distances) shall be on diagonally opposite the point of intersection.

41.10 Roofs:

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

The VC&MD may require rainwater pipes to be connected to a drain or sewer through a covered channel formed beneath the public foot path to connect the rainwater pipe to the road gutter or in any other approved manner, if not used for rain water harvesting.

Rainwater pipes shall be affixed to the outside of the walls of the buildings or in recesses or cut formed in such walls.
41.11 Basements:

One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed set-back / required front open space / required front margin, and prescribed building lines.

(a) storage of household or other goods or ordinarily non-combustible material;
(b) Strong rooms, bank lockers, safe deposit volts. etc.
(c) air-conditioning equipment and other machines used for services and utilities of the building;
(d) parking spaces;
(e) D.G. set room, meter room and Electric substation (which will conform to required safety requirements);
(f) Effluent Treatment Plant, suction tank, pump room;
(g) Users strictly ancillary to the Principal user.

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

i. All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with.
ii. All the planning standards (particularly as regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose.
iii. Users other than (a) and (b) shall not be counted in FSI.

Provided that,

i. If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 3 m. from the plot boundary.
ii. Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship, the VC&MD may allow only one ramp with not less than 6.0 m. in width.
iii. If the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.

The basement shall have the following requirements:

i. Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling soffit of beam;
ii. Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air-conditioning systems, etc.;
iii. The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level.
iv. Adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement;

v. The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and;

vi. The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of Clause (iv) above.

41.12 Ramp:

A. Non Vehicular Ramp:

All the requirements of stairways in Regulation No.41.26.3 shall apply mutatis mutandis to non-vehicular ramp. In addition, the following requirement shall be complied with:

(a) Ramps with a slope of not steeper than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limited dimensions. In certain cases steeper slopes may be permitted but in no case greater than 1 in 8.

(b) Ramps shall be surfaced with approved non-slip slipping material. Provided that in the case of public offices, hospitals, assembly halls, etc. the slope of the ramp shall not be more than 1:12.

(c) The minimum width of the ramps in hospitals shall be 2.25 m.

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

(e) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.

(f) For building above 24 m. in height access to ramps from any floor of the building shall be through smoke stop door.

(g) When there is a difference in level between connected areas for horizontal exits, ramps not more than 1 in 10 slope shall be provided; steps shall not be used.

(h) For High Rise building, if marginal open space is greater than minimum 6 m. then ramps may be permitted.

B. Ramp to basements and upper storeys for vehicles:

For parking spaces in a basement and upper floors, at least two ramps of minimum 3.00m. width or one ramp of 6.00meter width and slope not more than 1:10 shall be provided preferably at the opposite ends.

C. In case of special building mentioned in Regulation No.6.2.2.(g), ramp may be permitted in the side and rear marginal distances after leaving 6.0 m. distance from the plot boundary for movement of fire-fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps may be allowed in front marginal distances facing the smaller road or less important road from traffic point of view.
41.13 Podium:

Podium for parking of the vehicle may be permitted with following requirements / conditions

i. Every podium shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.

ii. Podium shall not be provided in front setback space.

iii. Podium shall only be used for parking / children play area / landscaping (shall not be counted in statutory RG) and it shall be designed to take load of fire engine.

iv. Podium shall be permissible for plots having area of 1500 sq. m. and above and may be in multilevel.

v. Podium shall be permissible joining two or more buildings or wings of buildings.

vi. Podium shall be allowed at a distance of 4.50 m. from the plot boundary with minimum 6.00 meter from at least one side.

vii. The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid podium.

viii. No statutory recreational Open Space is allowed on Podium.

41.14 Balcony:

Balcony or balconies of a minimum width 1.00 m. and maximum of 2.00 mt. may be permitted free of FSI at any floor except ground floor, not more than 15 % of the built up area of the same floor and such balcony projection shall be subject to the following conditions:

i. In non-congested area, no balcony shall reduce the marginal open space to less than 3 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less and in marginal distances subject to 1.0m. Clear marginal distance from the plot boundary to the external face of the balcony.

ii. No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal distance.

iii. The width of the balcony shall be measured perpendicular to the building upto the outermost edge of balcony.

iv. The Balcony may be allowed to be enclosed on payment of premium at the rate of 10% of market value for land as per Annual Statement of Rates. The area taken for computing premium shall be equal to the built up area of enclosed balcony.

v. Nothing shall be allowed beyond the outer edge of balcony.

vi. Balconies in excess of 15% of built up area of the same floor shall be calculated in FSI.

41.15 Stilt:

Stilt may be permitted on any floor subject to height of floor upto the soffit of the beam shall not be less than 2.4 m. In case of stilt on ground floor, plinth shall not be more than 15 cm from surrounding ground level.

41.16 Chimneys:

Chimneys, where provided, shall conform to the requirements of IS: 1646-1960 Indian Standard Code of Practice for Fire Safety of Building. Provided that the chimney shall be built atleast 0.9 m. above flat roof. In the case of sloping roof, the chimney top shall not be less than 0.6 m. above the ridge of the roof from which the chimney penetrates.
41.17 Letter box:
A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings with five and more storeys.

41.18 Meter Room:
For all buildings above 15 m in height and in special occupancies, like educational, assembly, institutional, industrial, storage, hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 500 sq.m. on each floor, provision shall be made for an independent and ventilated meter (service) room, as per requirements of electric (service) supply undertakings on the ground floor with direct access from outside for the purpose of termination of electric supply from the licensee’s service and alternative supply cables. The door/doors provided for the service room shall have fire resistance of not less than two hours.

41.19 Lighting and ventilation of room:

i. Adequacy and manner of provision:
1. The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/6th of floor area.
2. No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.
3. Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

ii. Ventilation Shaft: For ventilating the spaces for water closets & bathrooms, if not opening on front, side, rear & interior open spaces, these shall open on the ventilation shaft, the size of which shall not be less than the values as given in Table No.20:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Height of Buildings in m.</th>
<th>Cross-section of Ventilation shaft in sq. mt.</th>
<th>Minimum one dimension of the shaft in m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>Upto 10</td>
<td>1.2</td>
<td>0.9</td>
</tr>
<tr>
<td>(2)</td>
<td>Upto 12</td>
<td>2.4</td>
<td>1.2</td>
</tr>
<tr>
<td>(3)</td>
<td>Upto 18</td>
<td>4.0</td>
<td>1.5</td>
</tr>
<tr>
<td>(4)</td>
<td>Upto 24</td>
<td>5.4</td>
<td>1.8</td>
</tr>
<tr>
<td>(5)</td>
<td>Upto 30</td>
<td>8.0</td>
<td>2.4</td>
</tr>
<tr>
<td>(6)</td>
<td>Above 30</td>
<td>9.0</td>
<td>3.0</td>
</tr>
</tbody>
</table>

iii. Artificial Lighting and Mechanical ventilation - where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of...
iv. In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the Ventilation Shaft prescribed in this Regulation stand relaxed.

41.20 Overhead Tanks:

Every overhead water storage tank shall be maintained in a perfectly mosquito-proof condition by providing a properly fitting hinged cover and every tank more than 1.5 m. in height shall be provided with a permanently fixed iron ladder.

41.21 Parapet:

Parapet walls and handrails provided on the edges of roof terraces, balcony, and veranda shall not be less than 1.05 m. and shall not be more than 1.2 m. in height from the finished floor level.

41.22 Cabin:

Where cabins are provided, a clear passage not less than 0.9 m. wide will be maintained. The size of a cabin shall not be less than 3 sq.m. and the distance from the farthest space of Cabin to the nearest exit shall not be more than 18.5 m. if the Cabin does not derive direct light and ventilation from any open spaces/mechanical means, its maximum height shall be 2.2 m.

41.23 Boundary / Compound Wall:

i. Unless the special permission of the VC&MD obtained, the maximum height of the front compound wall shall be 1.5 m. above the central line of the front street. Compound wall up to 2.4 m. height may be permitted if the top 0.9 m. is of open type construction (railings).

ii. In the case of a corner plot, the height of the boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the inter sections and the remaining height of 0.75 m. if required in accordance with sub-regulation (i) may be made up of open type construction (through railings).

iii. The provision of sub-regulations (i) and (ii) shall not be applicable to boundary walls of jails.

iv. In case of industrial buildings, electric sub-stations, transformer stations, institutional buildings like sanatoria, hospital, industrial building like workshops, factories and educational buildings like schools, colleges including the hostels and other user of public utility undertakings the height up to 2.4 m. may be permitted by the VC&MD.

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

41.24 Society Office:

In the case of multi-storied multi-family dwelling apartments constructed for co-operative housing societies or apartment owner’s co-operative societies, a Society Office upto 12 sq.m. shall be provided on the ground floor or uppermost floor. If the numbers of flats are more than 20 the maximum area of the Society Office shall be of 20 sq.m.

41.25 Exit requirements:

41.25.1 General Exit requirements:

(a) An exit may be a doorway; corridor, passageway(s) to an internal staircase, or external staircase, or to a veranda or terrace(s), which have access to the street, or to the roof of
a building or a refuge area. An exit may also include a horizontal exit leading to an adjoining building at the same level.

(b) Lifts and escalators shall not be considered as exits.

(c) Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.

(d) 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.

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

(f) No building shall be so altered as to reduce the number, width or protection of exits to less than that required.

(g) Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned.

(h) The floors of areas covered for the means of exit shall be illuminated.

(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.

(j) Exits shall be so arranged that they may be reached without passing through another occupied unit. Alarm devices shall be installed for buildings above 15 m in height, to ensure prompt evacuation of the occupants concerned through the exits.

41.25.2 Type of Exits:
An exit may be a doorway, a corridor, a passage or a way to an internal staircase or external staircase, ramp or to a veranda 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.

41.25.3 Number and Size of Exits:
The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulations No.41.25.4. and 41.25.5.

41.25.4 Arrangement of Exits:
Exits shall be so located that the travel distance on the floor shall not exceed 22.5 m. for residential, education, institutional and hazardous occupancies and 30 m. for assembly business, mercantile, industrial, storage & hazardous occupancies. Whenever more than one exit is required for a floor of a building, exits shall be placed at remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

41.25.5 Occupant Load:
For determining the exits required, the number of persons within any floor area or the occupant load shall be based on the actual number of occupants, but in no case less than that specified in Table No.21 below:
## Table No. 21
### Occupant Load

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Group of Occupancy</th>
<th>Occupant Load floor area in sq. m. per person</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>Residential</td>
<td>12.5</td>
</tr>
<tr>
<td>1</td>
<td>Educational</td>
<td>4</td>
</tr>
<tr>
<td>2</td>
<td>Institutional</td>
<td>15 (See Note 1)</td>
</tr>
<tr>
<td>3</td>
<td>Assembly</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>a) With fixed or loose seat and dance floors</td>
<td>0.6 (See Note 2)</td>
</tr>
<tr>
<td></td>
<td>b) Without seating facilities including dining rooms</td>
<td>1.5(See Note 2)</td>
</tr>
<tr>
<td>5</td>
<td>Mercantile</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Business and industrial</td>
<td>10</td>
</tr>
<tr>
<td>7</td>
<td>Storage</td>
<td>30</td>
</tr>
<tr>
<td>8</td>
<td>Hazardous</td>
<td>10</td>
</tr>
</tbody>
</table>

**Note:**

i. Occupant load in dormitory portions of homes for the aged, orphanages, insane, asylums etc. where sleeping accommodation provided, shall be calculated at not less than 7.5 sq. m. gross floor area per person.

ii. The gross floor area shall include, in addition to the main assembly rooms 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 place. No deductions shall be made in the area for corridors, closets or other subdivisions, that area shall include all space serving the particular assembly occupancy.

### 41.25.6 Capacity of Exits:

1. Occupants per unit exit width shall be in accordance with Table No. 22

## Table No. 22
### Occupants per unit exit width

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Group of Occupancy</th>
<th>Number of Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Stairways</td>
</tr>
<tr>
<td>(1)</td>
<td></td>
<td>(3)</td>
</tr>
<tr>
<td>1</td>
<td>Residential</td>
<td>25</td>
</tr>
<tr>
<td>2</td>
<td>Educational</td>
<td>25</td>
</tr>
<tr>
<td>3</td>
<td>Institutional</td>
<td>25</td>
</tr>
<tr>
<td>4</td>
<td>Assembly</td>
<td>40</td>
</tr>
<tr>
<td>5</td>
<td>Business</td>
<td>50</td>
</tr>
<tr>
<td>6</td>
<td>Mercantile</td>
<td>50</td>
</tr>
<tr>
<td>7</td>
<td>Industrial</td>
<td>50</td>
</tr>
<tr>
<td>8</td>
<td>Storage</td>
<td>50</td>
</tr>
<tr>
<td>9</td>
<td>Hazardous</td>
<td>25</td>
</tr>
</tbody>
</table>
41.25.7 Provision for Staircase:

All buildings having height more than ground floor shall have provision of staircase. The special buildings specified in Regulation No.6.2.2.(g) shall have two staircases out of which one shall be fire escape staircase.

They shall be of enclosed type. At least one of them shall be on external walls of buildings and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision or otherwise of alternative staircases shall be subject to the requirements of travel distance being complied with.

41.25.8 Width of Staircase:

Notwithstanding anything contained in Regulations No. 41.25.3, 41.25.4 & 41.25.5 the following minimum width provisions shall be made for staircases flight/corridor as given in Table No.23:

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Use of Building</th>
<th>Minimum width of Staircase</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Built-up area</td>
</tr>
<tr>
<td></td>
<td></td>
<td>upto 500 sq. mt. per floor</td>
</tr>
<tr>
<td>1</td>
<td>Multi-storied Residential Building</td>
<td>1.20 mtr.</td>
</tr>
<tr>
<td>2</td>
<td>Residential hotel buildings</td>
<td>1.50 mtr.</td>
</tr>
<tr>
<td>3</td>
<td>Assembly Building like auditorium, theatres and cinemas etc., Mangal Karyalaya, Marriage Hall.</td>
<td>1.80 m.</td>
</tr>
<tr>
<td>4</td>
<td>Institutional Buildings like hospitals and educational</td>
<td>2.00 mtr.</td>
</tr>
<tr>
<td>5</td>
<td>All other Buildings, including commercial buildings</td>
<td>1.50 mtr</td>
</tr>
</tbody>
</table>

Note:-

i. For individual house and row housing with 2 storeys, the minimum shall be 0.75 m.

ii. The width of the mid-landing/quarter landing should not be more than 1.5 times and the floor landing should not be more than two times of the width of the stair flight.

41.25.9 Corridors:

(a) The minimum width of a corridor other than internal passages shall be calculated based on the provisions of a Regulation No.41.25.8 as per the corresponding width of staircase;

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

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

41.25.10 Lifts and Escalators:

(a) Lifts:

At least one lift shall be provided in every building more than 15m. in height. In case of buildings more than 24m high at least two lifts shall be provided. However, in the case of a
proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor.

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

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

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

(d) The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population of each floor based on the occupant load and the building height shall be in accordance with Section 5 - Installation of Lifts and Escalators & Moving Walks of Part 8- Building Services, of the National Building Code of India, 2016.

(b) Escalators:

Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

41.25.11 Fire Lift:

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

41.26 Requirements of individual exit at each floor:

The detailed requirements in respect of exits shall be as provided in Regulations Nos. 41.26.1 to 41.26.5 (both inclusive) given below:

41.26.1 Doorways-

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

ii. No exit doorway shall be less than 100 cm. in width except assembly buildings where door width shall be not less than 200 cm. Doorway shall be not less than 200 cm. in height. Doorways for the bathrooms, water-closets or stores shall be not less than 75 cm. wide.

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

iv. Exit door shall not open immediately upon a flight of stair. 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.

v. Exit doorway shall be openable from the side which they serve without the use of a key.

vi. Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.
41.26.2 Revolving doors:

Revolving doors shall not be used as required exits except in residential business and mercantile occupancies; they shall not constitute more than half the total required door width.

41.26.3 Stair Ways:

i. Interior staircase shall be constructed of non-combustible materials throughout

ii. 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.

iii. A staircase shall not be arranged around a lift shaft

iv. Hollow combustible construction shall not be permitted.

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

vi. The maximum height of riser shall be 19 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 15 per flight.

vii. Handrails shall be provided with a minimum height of 100 cm. from the center of the treads to the top of the handrails. Balusters / railing shall be provided such that the width of staircase does not reduce.

viii. Floor indicator - The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.

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

x. For building more than 15 m. in height or more access to main staircase shall be gained through at least half an hour fire resisting automatic closing doors placed in the enclosing wall of the staircase. It shall be a swing type door opening in the direction of the escape.

xi. No living space, store or other space including fire risk shall open directly into the staircase.

xii. External exit door of staircase enclosure at ground level shall open directly to the open spaces or should be reached without passing through any door other than a door provided to form a draught lobby.

xiii. In the case of assembly, institutional or residential occupancies or hotels or industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escapes route shall be provided at a height of 0.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flushed with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipment. Further all landings of floor shall have floor indicating boards prominently indicating the number of floor. 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 the size not less than 0.5 x 0.5 m.

xiv. In case of a single staircase, it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Whenever the building is served by more than one staircase one of the staircases may lead to basement level provided the same is separated at ground level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge 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 or lobbies.

41.26.4 Fire escape or external stairs:

Fire escape staircase, when provided, shall comply the following:

i. External stairs shall always be kept in sound operable conditions.

ii. All external stairs shall be directly connected to the ground.

iii. Entrance to the external stairs shall be separate and remote from the internal staircase.

iv. Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs.

v. The route to the external stairs shall be free of obstructions at all times.

vi. The external stairs shall be constructed of non-combustible materials, and any doorway leading it shall have the required fire resistance.

vii. No external staircase, used as a fire escape, shall be inclined at an angle greater than 45 degree from the horizontal.

viii. External stairs shall have straight flight not less than 1250 mm wide with 250 mm treads and risers not more than 190 mm. The number of risers shall be limited to 15 per flight.

ix. Handrails shall be of a height not less than 1000 mm and not exceeding 1200 mm. There shall be provisions of balusters with maximum gap of 150 mm.

x. The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m in height. A spiral staircase shall be not less than 1500 mm in diameter and shall be designed to give adequate headroom.

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

41.26.5 Corridors and passageways:

i. The minimum width of a corridor shall not be less than 75cm. in the case of 2 storeys row housing residential buildings and 100cm. in the case of other buildings and actual width shall be calculated based on the provision of Regulations No.41.25.3 to 41.25.5 (both inclusive)

ii. Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases.

iii. Exit corridors & passageways shall be of width not less than the aggregate required width of exit doorways leading from them in the direction of travel of the exterior/stairways.

iv. Where stairways discharge through corridors & passageways the height of the corridors & passageways shall not be less than 2.4 m.

v. All means of exit including staircases, lifts, lobbies & corridors shall be adequately ventilated.

41.27 Refuge Area:

For buildings more than 24 m in height, refuge area of 15 sq. m. or an area equivalent to 0.3 sq. m. per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under:
The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings. All refuge areas shall be accessible from common passages / staircases.

(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 soon, after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI. However, area remained in excess because of planning constraints not more than 10% of required refuge area shall not be counted in FSI.

41.28 Water Supply and Drainage arrangement:

Every plot individually for a building or group of buildings shall provide for drinking water storage facilities and sub-soil dispersion system within its boundaries.

41.29 Wells:

Wells, intended to supply water for human consumption or domestic purposes, may be permitted at suitable place.

Requirements:

The well other than a bore well or a tube well shall:

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

(b) be constructed to a height not less than 1 m. above the surrounding ground level, to form a parapet or kerb and to prevent surface water flowing 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 from the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well.

(c) Be of sound and permanent construction (pucca) throughout. Temporary exposed (kutcha) wells shall only be permitted in fields or gardens for purposes of irrigation; and

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

41.30 Sub soil dispersion system/septic tank:

Every building, group of buildings together shall be either connected to the Municipal Drainage system or provided with sub-soil dispersion system in the form of septic tank which shall be governed by the following or any other alternative design and specifications.

1. Design of septic tank:

Where a septic tank is used for sewage, disposal the location, design and construction of the septic tank shall conform to requirements of the following Regulations.

2. Location of septic tank and subsurface absorption system:

A subsoil dispersion system shall not be closer than 18 m. from any source of drinking water such as well to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.
3. Requirements:

(a) Septic tanks shall have minimum width of 75 cm, a minimum depth of one meter below the water level and a minimum liquid capacity of one cubic meter. Length of tanks shall be 2 to 4 times the width.

(b) Septic tanks may be constructed of brickwork, Stone Masonry, concrete or other suitably material as approved by the Authority.

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

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

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

(f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 meters.

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

(h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm wide excavated to a slight gradient and shall be provided with 15 to 25 cm of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench shall be longer than 30 m and trenches shall not be placed closer than 1.8 m.

41.31 Structural safety, water supply, drainage and sanitary requirement, outdoor display and other services:

Building shall be planned, designed and constructed to ensure structural safety, water supply, drainage, sanitary requirement, outdoor display and other services etc. shall be as per National Buildings Code of India unless otherwise specified Part-XIII of these regulations.

41.32 Additional requirements in case of Housing Schemes:

Following amenities shall be provided in any housing scheme and shall be counted in FSI:

i. Fitness Centre, Crèche, society office cum letter box room, admeasuring area of about 20 sq.m.in scheme having minimum 100 flats and there after additional 20 sq. m. area for every 300 flats.
ii. Sanitary block for servants having maximum area of 3.00 sq. m. in schemes having minimum 100 flats and thereafter additional 3.00 sq. m. area for every 200 flats.

iii. Drivers room of size 12 sq. m. With attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq. m. area for every 300 flats.

In case of scheme having more than 1000 flats, the above amenities shall be reasonably provided keeping in view the above requirements.
PART XI- PARKING, LOADING AND UNLOADING SPACES

42.0 Parking, Loading and Unloading Spaces

42.1 Parking spaces - Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking for number of vehicles for different occupancies shall be as given in Table No. 25.

42.2 General space requirement:

(a) Location of parking spaces - The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m. and shall not be less than 2.5m from the bottom of the beam. More height may be allowed in case of shopping mall, hotels etc. as per requirements.

(b) Size of parking space: The minimum sizes of parking spaces to be provided shall be as shown below in Table No. 24.

<table>
<thead>
<tr>
<th>Sr.No</th>
<th>Type of Vehicle</th>
<th>Minimum Size/ area of parking space</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Motor vehicle</td>
<td>2.5 m X 5 m</td>
</tr>
<tr>
<td>2</td>
<td>Scooter, Motor Cycle.</td>
<td>1.0 m. x 2.0 m.</td>
</tr>
<tr>
<td>3</td>
<td>Bicycle</td>
<td>0.5 m. x 1.0 m.</td>
</tr>
<tr>
<td>4</td>
<td>Transport vehicle</td>
<td>3.75 m. X 7.5 m.</td>
</tr>
</tbody>
</table>

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

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

(d) Manoeuvring and other ancillary spaces: Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.

(e) Ramps for Basement parking: - Ramps for parking in basement should conform to the requirement of Regulation No.41.12.

(f) 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.

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

(h) In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.
(i) Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.

(j) The space to be left out for parking as given in this regulation shall be in addition to the marginal open spaces left out for lighting and ventilation purposes as given in these regulations. Those spaces may be used for parking provided minimum distance of 3 m.(6.0 m. in case of special building mentioned in Regulation No.6.2.2.g) around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentioned in Regulation No.42.2.(i).

(k) In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit at opposite ends or one ramp with 6.0m meter width shall be provided (as per Regulation No. 41.12) where parking of motor vehicles is envisaged.
<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Occupancy</th>
<th>One parking Space for every</th>
<th>Congested Area</th>
<th>Non Congested Area</th>
<th>Visitors Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Car</td>
<td>Scooter</td>
<td>Cycle</td>
</tr>
<tr>
<td>1</td>
<td>Residential</td>
<td></td>
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<td>i) Multifamily residential</td>
<td>(a) 2 Tenements each having</td>
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<td>carpet area more than 80sq.m.</td>
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<td>(b) 3 tenements each having</td>
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<td>carpet area equal to or above 40 sq.m. and upto 80 sq.m.</td>
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<td>c) 4 tenements each having</td>
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<td>carpet area less than 40 sq.m.</td>
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<td>1.</td>
<td>ii) Lodging establishments</td>
<td>(a) For every five guest rooms</td>
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<td>tourist homes, hotels with</td>
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<td>lodging accommodation</td>
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<td>2</td>
<td>Institutional (Hospital,</td>
<td>(a) For hotel, eating houses</td>
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<td>Medical Institutions)</td>
<td>40 sq.m. of carpet area</td>
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<td>of restaurant including kitchen, pantry hall, dining rooms, banquette hall etc.</td>
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<td>2.</td>
<td>Assembly (theatres, cinema</td>
<td>For 80 sq.m. carpet area or</td>
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<td>1</td>
<td>2</td>
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<td>houses, Multiplex, concert</td>
<td>fraction thereof.</td>
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<td>halls, auditoria, assembly</td>
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<td>halls including those of college and hostels)</td>
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<td>3.</td>
<td>Assembly (theatres, cinema</td>
<td>For every 40 Seats.</td>
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<td>2</td>
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<td>houses, Multiplex, concert</td>
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<td>halls, auditoria, assembly</td>
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<td></td>
<td>halls including those of college and hostels)</td>
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</table>
### 4. i) Mangal Karyalaya / Marriage Halls, Cultural Halls

| For every 80 sq.m. carpet area or fraction thereof. | 1 | 4 | 4 | 2 | 8 | 8 | - |

### 4. ii) Party /Marriage Lawns

| For every 80 sq.m. carpet area / covered area / or 100 sq.m. of lawn area or fraction thereof. | 0 | 2 | 2 | 1 | 3 | 3 | - |

### 4. iii) Club House/ samaj Mandir/ Community Hall in Layout Open Spaces

| For every 100 Sq Mtr carpet area or fraction thereof | 1 | 4 | 2 | 1 | 4 | 2 | - |

### 5. Educational – i) Primary and secondary Schools

| i) For every 80 sq.m. carpet area or fraction thereof the administration as well as public service area of the school. | 0 | 2 | 2 | 1 | 2 | 2 | - |

### 5. ii) For every 3 class rooms

| 1 LCV includes mini bus and tempo | 3 | 15 | 1 LCV includes mini bus and tempo | 5 | 20 | - |

### 5. ii) College

| i) For every 80 sq.m. carpet area or fraction thereof the administration area and public service area of college. | 1 | 10 | 5 | 1 | 10 | 5 | - |
### DRAFT DCPR FOR THE DEVELOPMENT PLAN OF SPA MSRDC

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Description</th>
<th>Table Entry 1</th>
<th>Table Entry 2</th>
<th>Table Entry 3</th>
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<th>Table Entry 5</th>
<th>Table Entry 6</th>
<th>Table Entry 7</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>For plots upto 100 sq.mt. as in the case of shops, row houses parking space need not be insisted.</td>
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<td>2.</td>
<td>Fraction of parking unit need not be provided. However, in case where proportional number of vehicles is less than 1 (i.e. fraction) it will be rounded to the next full number.</td>
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<td>3.</td>
<td>In case of independent single family residential bungalows having plot area upto 300 sq.m., parking space need not be insisted separately.</td>
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<td>4.</td>
<td>Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimension of 2.5 m. x 5.0 m. &amp; maximum dimension 3 m. x 6 m. i.e. minimum 12.5 sq.m. and maximum 18.0 sq.m. built up area.</td>
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<td>5.</td>
<td>Mechanical /Hydraulic Parking shall be permissible at different level after required parking subject to satisfaction of all technical norms as per site conditions.</td>
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<td>6.</td>
<td>The Planning Authority while scrutinising the development permission may insist upon additional 20% of the parking area required for the purpose of visitors.</td>
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PART XII - FIRE PROTECTION REQUIREMENTS

43.0 Fire protection requirements:

All buildings shall be planned, designed and constructed as per these regulations and to ensure fire prevention and fire safety measures required shall be done in accordance with provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time, and Part 4 of Fire Protection and Life Safety of National Building Code of India 2016 (for the provisions which are not covered in these regulations.) In case of building identified in Regulation No. 6.2.2.(g), the building schemes shall also be cleared by the Fire Officer, Fire Brigade Department of the Corporation.

43.1 Construction materials:

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

The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.11.2 of Part 4 of National Building Code 2016).

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

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

43.2 Lifts:

General requirements of lifts shall be as follows:

(a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq.m.

(b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.

(c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.

(d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.

(e) Lift car door shall have a fire resistance rating of half an hour.

(f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.
(g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.

(h) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.

(i) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurized as in (g), with self-closing door as in (h).

(j) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.

(k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building. Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire-fighting, etc., at any landing from entering the lift shafts.

(l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire-fighting, etc., at any landing from entering the lift shafts.

(m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.

(n) Fire Lifts - Following details shall apply for a fire lift:

i. To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.

ii. The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.

iii. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 V supply.

iv. Fire-fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.

v. In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
vi. The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.

vii. The words ‘Fire Lift’ shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.

viii. The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

43.3 Basements:

i. Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked ‘SMOKE OUTLET’ or ‘AIR INLET’ with an indication of area served at or near the opening.

ii. The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 h resistance. For travel distance, if the travel distance exceeds as given therein, additional staircases shall be provided at proper places.

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

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

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

vi. Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8,

vii. Mechanical extractors shall have an alternative source of supply.

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

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

x. If cut-outs are provided from basements to the upper floors or to the atmospheres, all sides cut-out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.

xi. Openable windows on external wall shall be fitted with such locks that can be opened by a fireman’s axe.

xii. All floors shall be compartmented with area not exceeding 750 sq.m. by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centres and basements, the area may be reduced to 500 sq.m. for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impending the performance of an adjacent sprinkler head.

xiii. It is essential to make provisions for drainage of any such water on all floors to prevent or minimize water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m. apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire / smoke from floor to floor.

43.4 Service Ducts/Shafts:

(a) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.

(b) A vent opening at the top of the service shaft shall be provided having between one-fourth and one-half of the area of the shaft.

43.5 Refuse chutes:

Shall have opening at least 1 m. above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.
43.6 Refuge Area:

Provisions contained in Regulation No. 41.27 shall apply for all buildings except multi-family dwellings.

43.7 Electrical services shall conform to the following:

(a) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;

(b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;

(c) Separate circuits for fire-fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;

(d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;

(e) Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;

(f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees’ service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.

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

(g) If the licensees agree to provide meters on upper floors, the licensees’ cable shall be segregated from consumers’ cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and

(h) Suitable circuit breakers shall be provided at the appropriate points.

43.8 Gas supply shall conform to the following:

(a) Town Gas / L.P.Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall
be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trip oil vapours escaping into the fume hood.

Note:- For detailed information on gas pipe installations, reference may be made to Part 10 ‘Plumbing & Services(including solid waste management)’, Section 4 Gas Supply’, of National Building Code of India.

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

(c) Gas meters shall be housed in a suitably constructed metal cupboard located in a well ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

43.9 Illumination of Means of Exit:

Staircase and corridor lights shall conform to the following:

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

(b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;

(c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.

(d) Emergency lights shall be provided in the staircase and corridor; and

(e) All wires and other accessories used for emergency light shall have fire retardant property.

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

(a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.

(b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.

(c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cut-outs having fire resistance rating of 4 h.

43.12 **Air-conditioning** shall conform to the following:

(a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.

(b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.

(c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.

(d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.

(e) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.

(f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.

(g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material, glass wool shall not be wrapped or secured by any material of combustible nature.

(h) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.

(i) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.

(j) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.

(k) If the air-handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given below:

   i. Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.

   ii. When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.

(l) The vertical shaft for treated fresh air shall be of masonry construction.

(m) The air filters of the air-handling units shall be of non-combustible materials.

(n) The air-handling unit room shall not be used for storage of any combustible materials.
(o) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

(p) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2 mm thick and which would not readily conduct heat.

(q) **Fire Dampers:**

1. These shall be located in conditioned air ducts and return air ducts/passages at the following points:
   
i. At the fire separation wall.
   
ii. Where ducts/passages enter the central vertical shaft.
   
iii. Where the ducts pass though floors.
   
iv. At the inlet of supply air duct and the return air duct of each compartment on every floor.

2. The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. (Note: For blowers, where extraction system and duct accumulators are used, dampers shall be provided).

3. Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height. (a) For apartment houses in non-ventilated lobbies/corridors operated by fusible link/smoke detectors and with manual control. b) For other buildings on operation of smoke detection system and with manual control.

4. Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link/smoke detector.

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

(a) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.

(b) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.

(c) Entry to this room shall be provided with a composite door of 2 h fire resistance.

(d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.

(e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

(f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.
43.14 Provision of first-aid and fire-fighting appliances:

The first-aid fire-fighting equipment shall be provided on all floors, including basements lift rooms, etc. in accordance with good practice in consultation with the Authority.

43.15 Fire alarm system:

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

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

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

43.16 Lightening protection of buildings:

The lightning protection for buildings shall be provided as given in Part.8 ‘Building Services, Section 2, Electrical and Allied Installations’ of National Building Code of India.

43.17 Fire control room:

For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of fire-fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire-fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

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

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

The Fire Officer shall:

(a) maintain the fire-fighting equipment in good working condition at all times,

(b) prepare fire orders and fire operational plans and get them promulgated,
(c) impart regular training to the occupants of the buildings in the use of fire-fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan,

(d) keep proper liaison with City Fire Brigade, and

(e) ensure that all fire precautionary measures are observed at the times.

Note: Competent Authority having jurisdiction may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m.

43.19 Housekeeping:

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

43.20 Fire drills and fire orders:

Fire notices/orders shall be prepared to fulfil the requirements of fire-fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering.

For guidelines for fire drills and evacuation procedures for high-rise buildings, Appendix-E of National Building Code of India may be referred.

43.21 Compartmentation:

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

43.22 Materials for interior decoration / furnishing:

The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.

For various types of occupancies, requirements given in National Building Code, Part 4 shall be followed.
PART XIII- STRUCTURAL SAFETY, STRUCTURAL DESIGN, STABILITY AND STRUCTURAL AUDIT

44.0 The buildings shall be planned, designed and constructed to ensure structural safety. 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, forces 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. Proposed construction shall be as per the norms as specified by Indian Standard Institute, for the resistance of earthquake, Fire Safety and natural calamities. Certificate to that effect shall be submitted by the Licensed Structural Engineer of the developer / land owner, along with the proposal for development permission. Structural design and stability report shall be compulsory for all new buildings. Also the periodic structural inspection / Audit of existing buildings shall be necessary. The Licensed Structural Engineer shall be authorized to do the structural design and audit of the existing buildings. The qualification, competency, scope and responsibility for the Licensed Structural Engineer shall be as per Appendix – “O”.
PART XIV - WATER SUPPLY, DRAINAGE & SANITARY REQUIREMENT, OUTDOOR DISPLAY AND OTHER SERVICES

45.1 Quality of Materials and Workmanship:

i) 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 Management Practices and Safety of National Building Code of India, amended from time to time.

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

45.2 Alternative Materials, Methods of Design & Construction and Tests:

i. 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.

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

iii. The VC & MD may approve any such alternative provided it is found that the proposed alternative is satisfactory and confirm 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.

iv. 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 confirm to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the VC & MD 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.

v. 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 VC & MD shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

vi. Copies of the results of all such tests shall be retained by the VC & MD for a period of not less than two year after the acceptance of the alternative material.
45.3 Building Services:

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

ii. 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 Part 8, 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.

iii. Maintenance of Lift in working order: The lifts shall be maintained in working order properly

45.4 Water Supply, Drainage and Sanitary Requirements:

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 (including Solid Waste Management) - Section 1 Water Supply, Drainage and Sanitation, Section 2 – Gas supply of National Building Code of India as amended from time to time.

45.4.1 Requirements of water supply in building:

The total requirements of water supply shall be calculated based on the population as given in Table No.26:

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Basis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Building</td>
<td>5 persons per tenement</td>
</tr>
<tr>
<td>Other Buildings</td>
<td>No. of persons on occupant load and area of floors given in Table No.21.</td>
</tr>
</tbody>
</table>

The requirements of water supply for various occupancies shall be as given in Table No. 26,27,28 or as specified by the VC & MD from time to time.
### Table No. 27
PER CAPITA WATER REQUIREMENT OF VARIOUS USES / OCCUPANCIES

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Types of Occupancy</th>
<th>Consumption per head per day (in litres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
</tr>
<tr>
<td>1</td>
<td>RESIDENTIAL</td>
<td></td>
</tr>
<tr>
<td>a) In living unit located on plots less than 50 sq.m.</td>
<td>90.</td>
<td></td>
</tr>
<tr>
<td>b) In living units</td>
<td>135</td>
<td></td>
</tr>
<tr>
<td>c) Hotels with lodging accommodation (per bed)</td>
<td>180</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>EDUCATIONAL</td>
<td></td>
</tr>
<tr>
<td>a) Day schools</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>b) Boarding schools</td>
<td>135</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>INSTITUTIONAL (Medical Hospitals)</td>
<td></td>
</tr>
<tr>
<td>a) Number of beds not exceeding 100</td>
<td>340</td>
<td></td>
</tr>
<tr>
<td>b) Number of beds exceeding 100</td>
<td>450</td>
<td></td>
</tr>
<tr>
<td>c) Medical quarters and hostels</td>
<td>135</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Assembly Cinema theatres, auditoria, etc. (per seat of accommodation)</td>
<td>15</td>
</tr>
<tr>
<td>5</td>
<td>Government and Semi-Public uses</td>
<td>45</td>
</tr>
<tr>
<td>6</td>
<td>MERCANTILE (Commercial)</td>
<td></td>
</tr>
<tr>
<td>a) Restaurants (per seat)</td>
<td>70</td>
<td></td>
</tr>
<tr>
<td>b) Other business buildings</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>INDUSTRIAL</td>
<td></td>
</tr>
<tr>
<td>a) Factories where bath rooms are to be provided</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>b) Factories where no bath rooms are required to be provided</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Storage (Including warehousing)</td>
<td>30</td>
</tr>
<tr>
<td>9</td>
<td>Hazardous</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Intermediate / Stations (excluding mail &amp; express stops)</td>
<td>45 (25)*</td>
</tr>
<tr>
<td>11</td>
<td>Junction Stations</td>
<td>70 (45)*</td>
</tr>
<tr>
<td>12</td>
<td>Terminal / Stations</td>
<td>45</td>
</tr>
<tr>
<td>13</td>
<td>International and Domestic Airports</td>
<td>70</td>
</tr>
</tbody>
</table>

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

**Note**: The number of persons for Serial Number (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 No. 28
**FLUSHING STORAGE CAPACITIES**

<table>
<thead>
<tr>
<th>Sr.No</th>
<th>Classification of Buildings</th>
<th>Storage Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>For tenements having common convenience.</td>
<td>900 litres net per w.c. seat.</td>
</tr>
<tr>
<td>2.</td>
<td>For residential premises other than tenements</td>
<td>270 litres for one w.c. seat &amp; 180 litres for each additional seat in the same flat.</td>
</tr>
<tr>
<td>3.</td>
<td>For factories and workshops.</td>
<td>900 litres per w.c. seat and 180 litres per urinal seat.</td>
</tr>
<tr>
<td>4.</td>
<td>For cinemas, public assembly halls etc.</td>
<td>900 litres per w.c. seat &amp; 350 litres per urinal seat.</td>
</tr>
</tbody>
</table>

### 45.4.2 Drainage and Sanitation Requirements:

**(a) General:**

i. 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.

ii. 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.

iii. 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.

**(b) For Residences:**

i. Dwelling with individual convenience shall have at least the following fitments:
   - (a) One bathroom provided with a tap and a floor trap,
   - (b) One water-closet with flushing apparatus with an ablution tap; and
   - (c) One tap with a floor trap or a sink in kitchen or wash place.

ii. Dwelling without individual conveniences shall have the following fitments:
   - (a) One water tap with floor trap in each tenement,
   - (b) One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
   - (c) One bath with water tap and floor trap for every two tenements.

**(c) For Buildings Other than Residences:**

i. The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.

ii. Building categories not included in the tables shall be considered separately by the VC&MD.

iii. Drinking fountains shall not be installed in the toilets.
iv. Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheelchair, shall be provided.

v. When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.

vi. All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.

vii. Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.

viii. In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement

45.4.3 Sanitation Requirements for Various Uses / Occupancies:

<table>
<thead>
<tr>
<th>Sr.No.</th>
<th>Fitments</th>
<th>For personnel</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
</tr>
<tr>
<td>1.</td>
<td>Water-closet</td>
<td>One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel, 1 per every 15 persons or part thereof exceeding 10.</td>
</tr>
<tr>
<td>2.</td>
<td>Drinking water fountain</td>
<td>One per every 100 persons with a minimum of one on each floor.</td>
</tr>
<tr>
<td>3.</td>
<td>Wash basin</td>
<td>One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped disabled, old and infirm persons.</td>
</tr>
<tr>
<td>4.</td>
<td>Urinals</td>
<td>One for 50 persons or part thereof.</td>
</tr>
<tr>
<td>5.</td>
<td>Cleaner’s sink</td>
<td>One per floor minimum, preferably in or adjacent to sanitary rooms.</td>
</tr>
</tbody>
</table>
Note: Number of customers for the purposes of the above calculations shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1:1 may be assumed.

### Table No. 30
Sanitation Requirements for Institutional (Medical) Occupancy - (Staff Quarters & Hostels)

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Fitments</th>
<th>Doctor’s Dormitories</th>
<th>Nurse’s Hostel</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>For Male Staff</td>
<td>For Female Staff</td>
</tr>
<tr>
<td>(1)</td>
<td>Water-closet</td>
<td>One for 4 persons</td>
<td>(3)</td>
</tr>
<tr>
<td>(2)</td>
<td>Ablution taps</td>
<td>One in each water closet</td>
<td>(4)</td>
</tr>
<tr>
<td>(3)</td>
<td>Wash basin</td>
<td>One for every 8 persons or part thereof.</td>
<td>(5)</td>
</tr>
<tr>
<td>(4)</td>
<td>Baths (with shower)</td>
<td>One for every 8 persons or part thereof.</td>
<td>(6)</td>
</tr>
<tr>
<td>(5)</td>
<td>Cleaner’s sink</td>
<td>One per floor minimum</td>
<td>One per floor minimum</td>
</tr>
<tr>
<td>(6)</td>
<td>Drinking water fountains</td>
<td>1 per 100 persons or part thereof with a minimum of 1 on each floor.</td>
<td>One per floor minimum</td>
</tr>
</tbody>
</table>

### Table No. 31
Sanitation Requirements For Government And Public / Business Occupancies And Offices

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Fitments</th>
<th>For Male Personnel</th>
<th>For Female Personnel</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>Water-closet</td>
<td>One for every 25 persons or part thereof.</td>
<td>One for every 15 persons or part thereof</td>
</tr>
<tr>
<td>(2)</td>
<td>Ablution taps</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
</tr>
<tr>
<td>(3)</td>
<td>Urinals</td>
<td>Nil upto 6 persons. One for 7-20 persons, 2 for</td>
<td></td>
</tr>
</tbody>
</table>
### Table No.31
Sanitation Requirements For Government And Public / Business Occupancies And Offices

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Fitments</th>
<th>For Male Personnel</th>
<th>For Female Personnel</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td></td>
<td>21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>From 101 to 200 persons add at the rate of 3 percent. For over 200 persons add at the rate of 2.5 percent</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Wash basin</td>
<td>One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Drinking water fountains</td>
<td>One for every 100 persons with a minimum of one for each floor.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Baths</td>
<td>Preferably one on each floor</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Cleaner’s sinks</td>
<td>One per floor minimum preferably in or adjacent to sanitary rooms</td>
<td></td>
</tr>
</tbody>
</table>

### Table No.32
Sanitation Requirements For Residence

<table>
<thead>
<tr>
<th>Sr.No.</th>
<th>Fitments</th>
<th>Dwellings with Individual convenience</th>
<th>Dwellings without Individual convenience</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Bath room</td>
<td>1 provided with water tap.</td>
<td>1 for each two tenements</td>
</tr>
<tr>
<td>2</td>
<td>Water closet</td>
<td>1</td>
<td>1 for each two tenements</td>
</tr>
<tr>
<td>3</td>
<td>Sink (or Nahani) in the floor</td>
<td>1 From 101 to 200 persons add at the rate of 3 percent. For over 200 persons at the rate of 2.5 percent.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Wash tap</td>
<td>1</td>
<td>1 with draining arrangement in each tenement. 1 in common bath room and common water closets.</td>
</tr>
</tbody>
</table>
### Table No.33
Sanitation Requirements For Assembly Occupancy Buildings (Cinemas, Theatres And Auditoria)

<table>
<thead>
<tr>
<th>Sr.No.</th>
<th>Fitments</th>
<th>FOR PUBLIC</th>
<th>FOR STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>For Male</td>
<td>For Female</td>
</tr>
<tr>
<td>(1)</td>
<td></td>
<td>(2)</td>
<td>(3)</td>
</tr>
<tr>
<td>1</td>
<td>Water-closet</td>
<td>1 per 100 persons upto 400 persons</td>
<td>3 per 100 persons upto 200 persons</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Ablution taps</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>1 for 25 persons or part thereof</td>
<td>Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons</td>
</tr>
<tr>
<td>4</td>
<td>Wash basin</td>
<td>1 for every 200 persons or part thereof</td>
<td>One for every 200 persons or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Drinking water fountains</td>
<td>1 per 100 persons or part thereof.</td>
<td></td>
</tr>
</tbody>
</table>

**Note**: It may be assumed that two thirds of the number are males and one third females.
<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Fitments</th>
<th>FOR PUBLIC</th>
<th>FOR STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>For Male</td>
<td>For Female</td>
<td>For Male</td>
</tr>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
</tr>
<tr>
<td>1.</td>
<td>Water closet</td>
<td>1 per 200 persons up to 400 persons.</td>
<td>1 per 100 persons upto 200 persons</td>
</tr>
<tr>
<td>2.</td>
<td>Ablution taps</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
</tr>
<tr>
<td>3.</td>
<td>Urinals</td>
<td>1 for 50 persons</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Wash basin</td>
<td>1 for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.</td>
<td>One for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 150 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.</td>
</tr>
<tr>
<td>5.</td>
<td>Drinking water fountains</td>
<td></td>
<td>1 per floor, minimum</td>
</tr>
</tbody>
</table>

**Note:** It may be assumed that two thirds of the number are males and one thirds females.
<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Fitments</th>
<th>FOR PUBLIC</th>
<th>FOR STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>For Male</td>
<td>For Female</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(1)</td>
<td>(2)</td>
</tr>
<tr>
<td>1.</td>
<td>Water-closet</td>
<td>One for 50 seats up to 200, For over 200, add at the rate of one per 100 or part thereof.</td>
<td>One for 50 seats up to 200, For over 200, add at the rate of one per 100 or part thereof.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 for 1-12 persons</td>
<td>2 for 13-25 persons</td>
</tr>
<tr>
<td>2.</td>
<td>Ablution taps</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
</tr>
<tr>
<td>3.</td>
<td>Urinals</td>
<td>1 for 50 persons</td>
<td>---</td>
</tr>
<tr>
<td>4.</td>
<td>Wash basin</td>
<td>One for every water closet provided</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Kitchen sinks and dish washers</td>
<td>One in each kitchen.</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Slop or service sink</td>
<td>One in the Restaurant</td>
<td></td>
</tr>
</tbody>
</table>

Note: It may be assumed that two thirds of the number are males and one third females.
### TABLE NO.36
SANITATION REQUIREMENTS FOR FACTORIES

<table>
<thead>
<tr>
<th>Sr.No.</th>
<th>Fitments</th>
<th>For Male Personnel</th>
<th>For Female Personnel</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>(1) 1 for 1-15 persons. 2 for 16-35 persons. 3 for 36-65 persons. 4 for 66-100 persons.&lt;br&gt;From 101 to 200 persons, add at the rate 3 percent. From over 200 persons, add at the rate of 2.5 percent.</td>
<td>(4) 1 for 1-12 persons. 2 for 13-25 persons. 3 for 26-40 persons. 4 for 41-57 persons. 5 for 58-77 persons. 6 for 78-100 persons.&lt;br&gt;From 101 to 200 persons, add at the rate 5 percent. From over 200 persons, add at the rate of 4 percent.</td>
</tr>
<tr>
<td>1.</td>
<td>Water closet</td>
<td>(2) 1 in each water closet</td>
<td>(3) 1 in each water closet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Ablution taps</td>
<td>(2) 1 in each water closet</td>
<td>(3) 1 in each water closet</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Urinals</td>
<td>(2) Nil upto 6 persons. 1 for 7-20 persons. 2 for 21-45 persons. 3 for 46-70 persons. 4 for 71-100 persons</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Washing taps and draining</td>
<td>(2) 1 for every 25 persons or part thereof.</td>
<td>(3) 1 for every 25 persons or part thereof.</td>
</tr>
<tr>
<td>5.</td>
<td>Drinking water fountain</td>
<td>(2) 1 for every 100 persons with a minimum of one on each floor.</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Baths preferably showers)</td>
<td>(2) As required for particular trades of occupations.</td>
<td></td>
</tr>
</tbody>
</table>

Note 1: For many trades of a dirty or dangerous character, more extensive provisions are required.

Note 2: Creches, where provided shall be fitted with water closets (one for 10 persons or part thereof) and wash basins (one for 15 persons or part thereof) and drinking water tap with draining arrangements (one for every 50 persons or part thereof.)
### TABLE NO.37
SANITATION REQUIREMENTS FOR LARGE STATIONS AND AIR-PORTS

<table>
<thead>
<tr>
<th>Sr.No.</th>
<th>Place</th>
<th>WC for Males</th>
<th>WC for Females</th>
<th>Urinals for Males only</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
<td>(5)</td>
</tr>
<tr>
<td>1.</td>
<td>Junction stations, intermediate stations and bus stations.</td>
<td>3 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.</td>
<td>4 for first 1000 persons and 1 for every additional 1000 person</td>
<td>4 for every 1000 persons and 1 for every additional 1000 persons</td>
</tr>
<tr>
<td>2.</td>
<td>Terminal stations and bus terminals</td>
<td>4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.</td>
<td>5 for first 1000 persons and 1 for every subsequent 2000 persons or part thereof.</td>
<td>6 for first 1000 persons and 1 for every additional 1000 persons or part thereof.</td>
</tr>
<tr>
<td>3.</td>
<td>Domestic airports min.</td>
<td>2*</td>
<td>4*</td>
<td>2*</td>
</tr>
<tr>
<td></td>
<td>for 200 persons</td>
<td>5</td>
<td>8</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>for 400 persons</td>
<td>9</td>
<td>15</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>for 600 persons</td>
<td>12</td>
<td>20</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>for 800 persons</td>
<td>16</td>
<td>26</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>for 1000 persons</td>
<td>16</td>
<td>29</td>
<td>22</td>
</tr>
<tr>
<td>4</td>
<td>International Airports</td>
<td>6*</td>
<td>10</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>for 200 persons</td>
<td>12</td>
<td>20</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>for 1000 persons</td>
<td>18</td>
<td>26</td>
<td>22</td>
</tr>
</tbody>
</table>

**Note 1:** Provisions for wash basins, baths including shower stalls, shall be in accordance with Part IX Section 2 Drainage and Sanitation of National Building Code of India.

### 45.5 Signs and Outdoor Display Structures:

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 and also governed by Outdoor Advertising Policy of MSRDC as per Appendix-P and as amended from time to time.
PART XV- MISCELLANEOUS PROVISIONS

46.1 All Projects of Public interest including rehabilitation undertaken by MSRDC SPA shall be allowed with permissible basic FSI of Public / Semi-Public zone provided that the same shall be proposed on MSRDC SPA lands.

Note: The Premium charges mentioned in the above Regulation shall not be applicable, if the work is undertaken by MSRDC SPA.

46.2 Uses permissible under flyovers

Following uses may be permitted below the flyovers:

1. Garden, park, promenades
2. Electricity Distribution Stations; electric bill and cash collection centres.
3. Police chowky, RTO vehicle chowky, City bus shelter / taxi stands / auto rickshaw stand;
4. Public Toilet.

Provided further that the plantation/green space of width not less than 1.0 m shall be developed all along the edge of carriageway below the flyover or central median with width not more than width of pillar, except the accesses wherever necessary or as may be required by VC&MD.

46.3 Innovative Development Proposal:

If any development proposal is submitted by the owner or developer, consisting of new concepts, innovative ideas, then such proposal may be approved by the SPA MSRDC in its Authority meeting, if it is otherwise in accordance with the spirit of these regulations.

If the existing user shown on the Development Plan is not in conformity with the adjoining land use as per sanctioned DP, and if such user is discontinued then the adjoining predominant land use shall be permissible in such cases.

The area beneath the High tension Lines and within its buffer space may be used for walkways, cycle tracks jogging tracks and horticulture use.

A day care centre is a permissible activity in the Park which is shown as a reservation on Development Plan.
APPENDIX A-1

FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING
(Regulation No. 6.1)

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966.

From __________________________
(Name of the owner)

To,
The VC&MD,
MSRDC SPA,
Sir,

I intend to carry out the under mentioned development in the site/plot of land, on
Plot No……… Town and Revenue S.No………..City Survey No……………Mauje
…………situated at Road / Street …………. Society …………..in accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966.

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

i) Key Plan (Location Plan), (to be shown on first copy of the set of plans)

ii) Site Plan showing the surrounding land and existing access to the land proposed to be developed; (to be shown on first copy of the set of plans)

iii) A detailed building plan showing the plan, section and elevations of the proposed development work along with existing structure to be retained/ to be demolished, if any;

iv) Particulars of development in Form enclosed (to be submitted for development other than individual buildings);

v) Copy of sanctioned layout plan if any;

vi) 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;

vii) Attested copy of receipt of payment of scrutiny fees;

viii) Latest property tax receipt;

ix) No Objection Certificate(s), wherever required.

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

Signature of the Licensed /Surveyor/Architect
Name
License No.

Signature of Owner
Name of Owner
Address of Owner
Contact No.
<table>
<thead>
<tr>
<th>FORM GIVING PARTICULARS OF DEVELOPMENT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(Item iv of Appendix A-1)</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
</tr>
<tr>
<td>(a) (i) Full Name of Applicant</td>
<td></td>
</tr>
<tr>
<td>(ii) Address of applicant</td>
<td></td>
</tr>
<tr>
<td>(iii) E-mail ID</td>
<td></td>
</tr>
<tr>
<td>(iv) Contact / Mobile No.</td>
<td></td>
</tr>
<tr>
<td>(b) (i) Name and address of Architect/licensed Engineer/ Structural Engineer/ Supervisor employed.</td>
<td></td>
</tr>
<tr>
<td>(ii) No. and date of issue of License</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a plot of an approved layout?</td>
<td></td>
</tr>
<tr>
<td>(b) Please state Sanction Number and Date of Sub-division / Layout</td>
<td></td>
</tr>
<tr>
<td>(c) Whether the land is situated in Congested Area or Outside Congested Area?</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>(a) What is the total area of the plot according to the ownership document and Revenue Record?</td>
<td></td>
</tr>
<tr>
<td>(b) What is the total area of the plot according to Measurement Plan?</td>
<td></td>
</tr>
<tr>
<td>(c) What is the actual area available on site measured by Architect/licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)</td>
<td></td>
</tr>
<tr>
<td>(d) Is there any deduction in the original area of the plot on account of D.P. roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?</td>
<td></td>
</tr>
<tr>
<td>(e) Is there any water stream in the land? State the area of such land.</td>
<td></td>
</tr>
<tr>
<td>(f) What is the area remained for development after above</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Are all plans as required under Regulation no.6.2 enclosed?</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>5</td>
<td>(a) In what zone does the plot include?</td>
</tr>
<tr>
<td></td>
<td>(b) For what purpose the building is proposed? Is it permissible according to the land use classification?</td>
</tr>
<tr>
<td>6</td>
<td>(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)</td>
</tr>
<tr>
<td></td>
<td>(b) Is the land fronting on D.P. road? If so, width of the D.P. road</td>
</tr>
<tr>
<td></td>
<td>(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.</td>
</tr>
<tr>
<td></td>
<td>(d) What is the height of the building above the average ground level of the plot?</td>
</tr>
<tr>
<td></td>
<td>(e) Is it within permissible limit of height specified in Regulation no. 6.2.2(g)?</td>
</tr>
<tr>
<td></td>
<td>(f) Does height exceed the limit specified in (e) above? If so, is height approved by Director of Fire Services, M.S./ Chief Fire Officer SPA?</td>
</tr>
<tr>
<td>7</td>
<td>Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, gas line, land fill sites, archeology, etc.? Please state the details along with ‘No objection certificate’ if any.</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>8</td>
<td>(a) If there are existing structures on the plot</td>
</tr>
<tr>
<td></td>
<td>(i) Are they correctly marked and numbered on the site plan?</td>
</tr>
<tr>
<td></td>
<td>(ii) Are those proposed to be demolished immediately and hatched in yellow colour?</td>
</tr>
<tr>
<td></td>
<td>(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)</td>
</tr>
<tr>
<td>9</td>
<td>Is balcony area within the permissible limit of 15%? State said balcony area and area counted in FSI.</td>
</tr>
<tr>
<td>10</td>
<td>Are double height terrace within the limit of 20%? Are they of supported type? State said double height terrace area and area counted in FSI.</td>
</tr>
<tr>
<td>11</td>
<td>(a) Please state the total built up area, (existing + proposed + extra balconies + extra double height terraces.)</td>
</tr>
<tr>
<td></td>
<td>(b) What is the basic permissible F.S.I. of the zone according to front road width?</td>
</tr>
<tr>
<td></td>
<td>(c) What is the premium FSI proposed to be consumed?</td>
</tr>
<tr>
<td></td>
<td>(d) What is the fungible FSI proposed to be consumed?</td>
</tr>
<tr>
<td></td>
<td>(e) What is the area of TDR proposed to be consumed?</td>
</tr>
<tr>
<td></td>
<td>(f) What is the additional FSI proposed to be consumed?</td>
</tr>
<tr>
<td></td>
<td>(g) Please state the overall F.S.I. utilized in the proposal?</td>
</tr>
<tr>
<td></td>
<td>(h) Is built-up area of mentioned on the plan? each flat / unit</td>
</tr>
<tr>
<td>12</td>
<td>Whether area for inclusive housing is required as per Regulation no. 37.A? Please state the details.</td>
</tr>
<tr>
<td>13</td>
<td>(a) What is the width of the front</td>
</tr>
</tbody>
</table>
marginal distance (s)? If the building abuts two or more roads, does the front marginal distance comply with Regulation?

<table>
<thead>
<tr>
<th>14</th>
<th>(a) What is:</th>
<th>Permissible</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(i) The side marginal distance(s)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(ii) The rear marginal distance(s)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(iii) The distance between buildings?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(a) What are the dimensions of the inner or outer chowk?

(b) Is/are room(s) dependent for its light and ventilation on the chowk? If so, are the dimensions of the chowk as required?

(a) Whether sizes of the rooms comply with the dimensions mentioned in the regulations?

(b) Whether use of every room/part mentioned on the plan?

(c) Whether every room derives light and ventilation required under the regulations?

If the height of the building is more than 15 meter above the average ground level, is provision for lifts made?

(a) If so, give details of lift.

<table>
<thead>
<tr>
<th>Passenger Capacity</th>
<th>No. of Lifts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(b) Details of Fire Lift.

<table>
<thead>
<tr>
<th>Passenger Capacity</th>
<th>No. of Lifts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(a) Does the building fall under purview of Regulation no.6.2.2.(g)?

(b) If so, is fire escape staircase provided in addition to regular staircase?
(c) Whether the ramps to the basement are provided leaving 6 m marginal distance for movement of fire fighting vehicle?

(d) If podiums are proposed, does it allow the movement of fire fighting vehicle properly?

<table>
<thead>
<tr>
<th>19</th>
<th>(a) What are the requirements of parking spaces under the Regulation no.42.0? How many are proposed?</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Car</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Scooter</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cycle</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| 20 | Are loading-unloading spaces necessary?                                                          |         |         |
|    | (i) If so, what is the requirement?                                                             |         |         |
|    | (ii) How many are proposed?                                                                     |         |         |

| 21 | Is the sanitary arrangement provided as per the regulation?                                      |         |         |

| 22 | Details of the source of water to be used in the construction                                    |         |         |

| 23 | Distance from the sewer.                                                                        |         |         |

| 22 | Please explain in detail in what respect the proposal does not comply with the Development Control and Promotion Regulations and the reasons there for, attaching a separate sheet if necessary. |         |         |

I hereby declare that I am the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date: / / 

Signature of the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.
### FORM OF STATEMENT 1
(to be printed on plan)

[Sr. No. 8 (a) (iii)]

<table>
<thead>
<tr>
<th>Existing Building No.</th>
<th>Floor No.</th>
<th>Plinth Area</th>
<th>Total Floor Area of Existing Building</th>
<th>Use/ Occupancy of Floors.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
</tbody>
</table>

### FORM OF STATEMENT 2
(to be printed on plan)

[Sr. No. 11 (h) ]

<table>
<thead>
<tr>
<th>Building No.</th>
<th>Floor No.</th>
<th>Flat / unit No.</th>
<th>Built up area of flat / unit along with Share of Common areas like staircase / passages</th>
<th>Area of Balcony attached to flat / unit</th>
<th>Area of Double height terraces attached to flat / unit</th>
<th>Total area of flat / unit (4 + 5 + 6)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
<td>7</td>
</tr>
</tbody>
</table>

**Note:**
1) Built up area of all flats / units on the respective floor shall tally with the total built up of that floor.
2) Above statements may vary, wherever required.
PROFORMA - I

(At Right Hand top Corner of Plans)

PROPOSED-------------------COMPLEX ON C.T.S.
NO./PLOT NO. / S.NO. / F.P.NO.------- OF VILLAGE
MAUJE ------

Drawing Sheet No.

Stamps of Approval of Plans:

A

AREA STATEMENTS

1. Area of plot
   (Minimum area of a, b, c to be considered)
   a) As per ownership document (7/12, CTS extract)
   b) as per measurement sheet
   c) as per site

2. Deductions for
   (a) Proposed D.P./ D.P. Road widening Area
   (b) Any D.P.Reservation area
   (c) Natural Water course area
   (Total a+b+c)

3. Gross Area of Plot (1-2)

4. Recreational Open space
   (a) Required
   (b) Proposed

5. Amenity Space -
   (a) Required -
   (b) Proposed -

6. Service road and Highway widening

7. Internal Road area

8. Net Area of Plot = \[3 – 5(b)\]

9. Built up area with reference to Basic F.S.I. as per front road width

10. Addition of area for F.S.I.
    (a) In-situ area against D.P. road if any
    (b) In-situ area against Amenity Space
    (c) Premium FSI area
    (d) TDR area
    (e) Additional FSI area under chapter VIII
    (Total of a+b+c+d+e)

11. Total area available (9+10)
12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 26.3)

13. Total Built-up Area in proposal. (excluding area at Sr.No.15.b)

   a) Existing Built-up Area.
   b) Proposed Built-up Area
   c) Excess Balcony area counted in F.S.I.
   d) Excess Double Height terraces area counted in F.S.I.

Total (a+b+c+d)

14. F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)

15. Area for Inclusive Housing, if any

   a) Required (20% of sr.no.9)
   b) Proposed

Certificate of Area:

Certified that the plot under reference was surveyed by me on__________ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

<table>
<thead>
<tr>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Name of Architect/ Licensed Engineer/ Supervisor.)</td>
</tr>
</tbody>
</table>

Owner’s declaration –

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by MSRDC SPA. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

<table>
<thead>
<tr>
<th>Drawn by</th>
<th>Job No.</th>
<th>Drawing No.</th>
<th>Scale</th>
<th>Checked by</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Registration/ License No.of Arch./ Lic. Eng./ Supervisor</td>
</tr>
</tbody>
</table>
## APPENDIX A-2

### FORM FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT
(Regulation No. 6.1)

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966

<table>
<thead>
<tr>
<th>From ……………… (Name of the owner)</th>
<th>To, The VC&amp;MD, MSRDC SPA</th>
</tr>
</thead>
</table>

I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./Gut No. ………………. City Survey No…………………………….., Mouje ……………………., situated at Road/Street …………………….. in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966.

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

1. Key Plan (Location Plan); (to be shown on first copy of the set of plans)
2. Site Plan showing the surrounding land and existing access to the land included in the layout; (to be shown on first copy of the set of plans)
3. A layout plan showing,
   1. sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
   2. width of the proposed streets; and
   3. dimensions and area of recreational open spaces provided in the layout.
4. Dimensions and area of amenity space provided in the layout.
5. 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.
6. Particulars of development in Form enclosed.
7. Attested copy of Receipt for payment of scrutiny fees.
8. No Objection Certificate, wherever required.
9. ……………………………………………
10. ……………………………………………

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

<table>
<thead>
<tr>
<th>Signature of the Licensed /Surveyor/Architect Name LicenseNo. Contact No. Dated :</th>
<th>Signature of Owner Name of Owner Address of Owner Dated :</th>
</tr>
</thead>
</table>

Dated :
<table>
<thead>
<tr>
<th></th>
<th>FORM GIVING PARTICULARS OF DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(PART OF APPENDIX 1... ITEM 5)</td>
</tr>
<tr>
<td>1</td>
<td>(a) (i) Full Name of Applicant</td>
</tr>
<tr>
<td></td>
<td>(ii) Address of applicant</td>
</tr>
<tr>
<td></td>
<td>(iii) e-mail ID</td>
</tr>
<tr>
<td></td>
<td>(iv) Mobile No.</td>
</tr>
<tr>
<td></td>
<td>(b) (i) Name and address of Architect/ licensed Engineer employed.</td>
</tr>
<tr>
<td></td>
<td>(ii) No. and date of issue of License</td>
</tr>
<tr>
<td>2</td>
<td>(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?</td>
</tr>
<tr>
<td></td>
<td>(b) Whether the land is situated in Congested Area or Outside Congested Area?</td>
</tr>
<tr>
<td>3</td>
<td>(a) What is the total area of the plot according to the ownership document and measurement plan?</td>
</tr>
<tr>
<td></td>
<td>(b) Does it tally with the Revenue/CTS Record</td>
</tr>
<tr>
<td></td>
<td>(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor?</td>
</tr>
<tr>
<td></td>
<td>(The permission shall be based on the area whichever is minimum.)</td>
</tr>
<tr>
<td></td>
<td>(d) Is there any deduction in the original area of the plot on account of D.P. Roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?</td>
</tr>
<tr>
<td></td>
<td>(e) Is there any water stream in the land? State the area of such land and state whether it is excluded?</td>
</tr>
<tr>
<td></td>
<td>(f) What is the area remained for development after above deduction(s)?</td>
</tr>
<tr>
<td></td>
<td>(g) What is the area proposed for recreational open space?</td>
</tr>
<tr>
<td></td>
<td>(h) Whether amenity space as required under Regulation no. 24.4 is left? Please mention the area.</td>
</tr>
<tr>
<td></td>
<td>(i) What is the net plot area as per Regulation no.24.9? (excluding (h) above)</td>
</tr>
<tr>
<td>4</td>
<td>Are all plans as required under Regulation no.6.2 enclosed?</td>
</tr>
<tr>
<td>5</td>
<td>(a) In what zone does the plot fall?</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>(b) For what purpose the layout is proposed? Is it permissible according to the land use classification?</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)</td>
</tr>
<tr>
<td></td>
<td>(b) Is the land fronting on D.P. road? If so, width of the D.P. road</td>
</tr>
<tr>
<td></td>
<td>(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.</td>
</tr>
<tr>
<td>7</td>
<td>Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archaeology, etc? Please state the details along with 'No objection certificate' if any.</td>
</tr>
<tr>
<td>8</td>
<td>Whether the internal roads proposed in the layout conform to the Regulation no. 24.2.</td>
</tr>
<tr>
<td>9</td>
<td>Whether roads in the layout are co-ordinated with the roads in the surrounding layout?</td>
</tr>
<tr>
<td>10</td>
<td>Whether the area and dimensions of plots are proposed as per prescribed regulations?</td>
</tr>
<tr>
<td>11</td>
<td>Whether area for inclusive housing is required as per Regulation no. 37.A? Please state the details.</td>
</tr>
</tbody>
</table>

I hereby declare that I am the Architect/ licensed Engineer employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date:
/
/

Signature of the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.

Address:

Email ID:

Mobile No:
## PROFORMA - I

(At Right Hand top Corner of Plans)

<table>
<thead>
<tr>
<th>PROPOSED LAYOUT ON C.T.S. NO./PLOT NO. / S.NO. / F.P.NO. OF VILLAGE MAUJE</th>
<th>Drawing Sheet No. X/Y</th>
</tr>
</thead>
</table>

### Stamps of Approval of Plans:

**A**

**AREA STATEMENTS**

1. Area of plot
   - (Minimum area of a, b, c to be considered)
   - a) As per ownership document (7/12, CTS extract)
   - b) as per measurement sheet
   - c) as per site

2. Deductions for
   - (a) Proposed D.P./ D.P. Road widening Area
   - (b) Any D.P. Reservation area
   - (c) Natural Water course area
   - (Total a+b+c)

3. Gross Area of Plot (1-2)

4. Recreational Open space
   - (a) Required
   - (b) Proposed

5. Amenity Space -
   - (a) Required -
   - (b) Proposed -

6. Service road and Highway widening

7. Internal Road area

8. Area under layout plots

9. Net area of plots for FSI Calculations = (3-5b)

10. Permissible FSI factor
11. Area for inclusive housing

(a) Required - 

(b) Proposed - 

Certificate of Area:
Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
(Name of Architect/Licensed Engineer/Supervisor.)

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

<table>
<thead>
<tr>
<th>Job No.</th>
<th>Drawing No.</th>
<th>Scale</th>
<th>Drawn by</th>
<th>Checked by</th>
<th>Registration / Licence no. of Arch./ Lic. Eng./ Supervisor</th>
</tr>
</thead>
</table>

Statement of distribution of FSI on each plot
(to be printed at suitable place on plan)

<table>
<thead>
<tr>
<th>Plot no.</th>
<th>Plot area (sq.m.)</th>
<th>Rounding area of Road (if any) (sq.m.)</th>
<th>Remainin g Plot area (b-c) (sq.m.)</th>
<th>Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor)</th>
<th>Front Road width (m.)</th>
<th>basic FSI</th>
<th>Permissible Built-up area on Basic FSI (e x g) (sq.m.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>(b)</td>
<td>(c)</td>
<td>(d)</td>
<td>(e)</td>
<td>(f)</td>
<td>(g)</td>
<td>(h)</td>
</tr>
</tbody>
</table>
APPENDIX 'B'
FORM OF SUPERVISION
( Regulation No. 6.2.5 )

To,
The VC & MD,
MSRDC SPA,
Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No.__________ on / in Plot No. ___________ in Block No.______________ situated at Road / street ______________ City Survey No. ______________ shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature and name of the Architect or Licensed Engineer/Structural Engineer/ Supervisor

__________________________________________________

License No.

__________________________________________________

Date:

__________________________________________________
### APPENDIX ‘C’

**QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF LICENSED TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION**

(Regulation No. 6.5)

<table>
<thead>
<tr>
<th>C-1</th>
<th>General</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C-1.1</strong></td>
<td>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-5. The procedure for licensing the technical personnel is given in Regulation No. C-6.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C-2</th>
<th>ARCHITECT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C-2.1</strong></td>
<td>Qualifications: The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 for registration with the Council of Architecture. Such registered Architects shall not be required to again register their names with the Authority. However, he shall submit the registration certificate to the Authority.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C-2.2</th>
<th>Competence of Architect: To carry out work related to development permission as given below and shall be entitled to submit:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>All plans and information connected with development permission.</td>
</tr>
<tr>
<td>(b)</td>
<td>Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and</td>
</tr>
<tr>
<td>(c)</td>
<td>Certificate of supervision and completion for all buildings.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C-3</th>
<th>ENGINEER</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C-3.1</strong></td>
<td>Qualifications:</td>
</tr>
<tr>
<td>1)</td>
<td>The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree in Civil or Structural Engineering or equivalent;</td>
</tr>
<tr>
<td>2)</td>
<td>Diploma in Civil Engineering or equivalent, having experience of 10 years in the field of land and building planning.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C-3.2</th>
<th>Competence: To carry out work related to development permission as given below and shall be entitled to submit:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a)</td>
<td>All plans and related information connected with development permission.</td>
</tr>
<tr>
<td>(b)</td>
<td>Structural details and calculations for buildings on plot upto 500 sq.m. and upto 5 storeys or upto 16 m. height, and</td>
</tr>
<tr>
<td>(c)</td>
<td>Certificate of supervision and completion for all buildings.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C-4</th>
<th>STRUCTURAL ENGINEER</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C-4.1</strong></td>
<td>Qualifications</td>
</tr>
<tr>
<td>i) for Structural Engineer-1 (SE-1)</td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>A degree in Civil Engineering of a recognized Indian or foreign university or associate membership in the Civil Engineering division of the Institution of Engineers</td>
</tr>
</tbody>
</table>
(India) or equivalent overseas institution;

b) Associate membership in Civil Engineering division of Institution of Engineers (India) or equivalent overseas institution possessing exceptional merit;

**Experience**- Minimum 3 years' experience in Structural Design

**ii) for Structural Engineer-2 (SE-2)**

- a) Post-graduation in Structural Engineering from the recognized university

**Experience**- 3 years' experience in Structural Design for the buildings having height upto 50 mt.

**iii) for Structural Engineer-3 (SE-3)**

- a) Post-graduation in Structural Engineering from the recognized university or foreign university or
- b) The recognized registered national/international firm engaged in all types of structural designs.

**Experience**-

- a) 5 years' experience in Structural Design for the buildings having height more than 50 mt.
- b) National or international registered firm who has designed and executed the structure above 50 mt height in India or abroad.

**C-4.2 Competence**

**Structural Engineer-1 (SE-1)**

- (a) Structural details and calculations for building heights upto 16 mt. and
- (b) Structural Stability Certificate along with Indemnity Bond for such buildings.

**Structural Engineer-2 (SE-2)**

- (a) Structural details and calculations for building heights above 16 mt and upto 50 m. and
- (b) Structural Stability Certificate along with Indemnity Bond for such buildings.

**Structural Engineer-3 (SE-3)**

- (a) Structural details and calculations for building heights above 50 m. and
- (b) Structural Stability Certificate along with Indemnity Bond for such buildings.

**C-4.2.1 Complicated buildings and sophisticated structures as decided by VC & MD which are not within the horizontal areas and vertical limits under C-2.2(b), C-3.2(b) and 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 or equivalent qualifications with two years’ experience.
(iii) Draftsman in Civil Engineering from ITI or equivalent qualifications with Ten years’ experience out of which five year shall be under Architect/Engineer.

**C-5.2 Competence**

(a) For Supervisor-1: he shall be entitled to submit -

(i) All plans and related information connected with development permission on plot upto 500sq. m. and upto 2 storeys; and

(ii) Certificate of supervision of buildings on plot upto 500 sq. m. and up to 2 storeys and completion thereof.

(b) For Supervisor-2: he shall be entitled to submit -

(i) All Plans and related information upto 200 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 31ST December after which it shall be renewed annually or every three years.

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

For Engineer and structural Engineer 5000 p.a.

For supervisor (1) 5000 p. a.

For supervisor (2) 2000 p. a

The VC&MD may revise above fees from time to time, if necessary.

C-6.3 Duties and Responsibilities of Architects / Licensed Technical Personnel:

The duties and responsibilities of architects / licensed technical personnel shall be as follows:-

(1) It will be incumbent on every architect / licensed technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the VC & MD 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 architect / licensed technical personnel shall be responsible, 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, It shall 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) Every architect / licensed technical personnel shall be responsible for carrying out work according to sanctioned plan.

(4) Every architect / licensed technical personnel shall be responsible for correctness of the calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof.

(5) Architect / licensed technical personnel shall not involve himself in any unauthorised development. He shall also make aware the client about legal provisions in respect of proposed development and consequences thereof.

(6) When an architect / licensed technical personnel cease to be in the employment for the development work, he shall report the fact forthwith to the VC & MD.
FORM FOR SANCTION OF BUILDING PERMISSION AND
COMMENCEMENT CERTIFICATE

( Regulation No. 7.0.(i) )

To,

----------------------------------------------------------

Sir,

With reference to your application No ___________________, dated ________________ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on Plot No__________________________ Revenue Survey No__________________, City Survey No__________________, mauje___________________ situated at Road /Street__________________, Society ___________ the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.

2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. You will have to handover the amenity space to the Authority before approval of final layout as per Regulation no.24.4. (wherever applicable)

4. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation. (wherever applicable)

5. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.

6. This permission does not entitle you to develop the land which does not vest in you.

7. __________________________________________________________________________

8. __________________________________________________________________________

Office No. Office Stamp

Date: ____________________________

Yours faithfully,

VC&MD

MSRDC SPA

or an officer appointed by him

Specimen of Stamp of Approval to be marked on Building Plan
APPENDIX ‘D-2’
FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND / SUB-DIVISION LAYOUT
( Regulation No. 7.0 (i) )

To,

-------------------------------------------------------------
Sir,

With reference to your application No ________________, dated ________________, for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Survey No______________, mauje______________ situated at Road /Street______________, Society ____________, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.

2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Authority after developing them to the satisfaction of the VC&MD.

3. If you wish that the Authority has to carry out these development works, then you will have to deposit the estimated expenses to the Authority in advance, as decided by the VC&MD.

4. You will have to handover the amenity space to the Authority before approval of final layout as per Regulation no.24.4. (applicable in case where owner is not allowed to develop)

5. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.

6. This permission does not entitle you to develop the land which does not vest in you.

7. __________________________________________________________________________________________

Office No.
Office Stamp

Yours faithfully,

VC&MD
MSRDC SPA
or an officer appointed by him

Note: Specimen of Stamp to be marked on land sub-division layout plan recommended for demarcation.
APPENDIX ‘D-3’

FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

(Regulation No. 7.0 (i))

To,

____________________________
____________________________
____________________________

Sir,

With reference to your application No. __________________, dated ______________ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Revenue Survey No______________, City Survey No________________, mauje____________ situated at Road /Street______________, Society ____________, the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Authority after developing them to the satisfaction of the VC&MD.

2. If you wish that the Authority should carry out these development works, then you will have to deposit the estimated expenses to the Authority in advance, as decided by the VC&MD.

3. As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation no.24.3, the said open space admeasuring ------ sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.

4. Since you have handed over the amenity space to the Authority, you shall be entitled for FSI equivalent to TDR, on the remaining land. (wherever applicable)

5. This permission does not entitle you to develop the land which does not vest in you.

6. ________________________________________________________________

7. ________________________________________________________________

8. ________________________________________________________________

9. ________________________________________________________________

Office No. __________________________

Office Stamp

Date: __________

Yours faithfully,

VC&MD

MSRDC SPA

or an officer appointed by him

Stamp of approval of land sub-division layout plan
FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE
( Regulation No. 7.0 (i) )

To,
----------------------------------------------
----------------------------------------------
----------------------------------------------

Sir,

With reference to your application No. ________________, dated ________________ for the grant of sanction for the Development work / the erection of building / execution of work on Plot No.__________ Revenue Survey No______________, City Survey No______________, mauje____________ situated at Road /Street____________, Society ____________, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

1. ------------------------------------------------------------------------------------------------------------------------------------------------------------------
2. ------------------------------------------------------------------------------------------------------------------------------------------------------------------
3. ------------------------------------------------------------------------------------------------------------------------------------------------------------------
4. ------------------------------------------------------------------------------------------------------------------------------------------------------------------
5. ------------------------------------------------------------------------------------------------------------------------------------------------------------------
6. ------------------------------------------------------------------------------------------------------------------------------------------------------------------

Office Stamp

Date:

Yours faithfully,

VC&MD

MSRDC SPA

or an officer appointed by him
APPENDIX 'E-2'

FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT
(Regulation No. 7.0 (i))

To,

----------------------------------
----------------------------------
----------------------------------

Sir,

With reference to your application No. ___________ dated ___________ for the grant of sanction for the development work bearing Revenue Survey No._____, City Survey No.______ situated at Road/Street____________, mauje_______________. 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.

1. -----------------------------------------------------------------------------------------------------------
2. -----------------------------------------------------------------------------------------------------------
3. -----------------------------------------------------------------------------------------------------------
4. -----------------------------------------------------------------------------------------------------------
5. -----------------------------------------------------------------------------------------------------------
6. -----------------------------------------------------------------------------------------------------------

Office Stamp

Date:

Yours faithfully,

VC&MD

MSRDC

or an officer appointed by him
APPENDIX ‘F’

FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL
( Regulation No. 10.3 )

To,
The VC&MD,
MSRDC SPA

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No. __________ Plot No. __________, Revenue Survey No. __________, City Survey No. __________ situated at Village __________ Sector No. __________, Ward No. __________, situated at Road/Street __________, Society __________ in accordance with your permission No. __________ dated __________ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect / Licensed Engineer / Structural Engineer / Supervisor

Name: ______________________
(In Block Letters) _______________  
Address: ______________________
________________________________
________________________________

E-mail ID: _____________________  
Mobile No.: ___________________

Date: ______________________
APPENDIX ‘G’

FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO PLINTH LEVEL
( Regulation No. 10.3 )

To,
_________________
_________________
_________________

Sir,

Please refer to your intimation No _____________________ dated ________________ regarding the completion of construction work upto plinth / column upto plinth level in Building No _______________ Plot No ____, Revenue Survey No. _______________, City Survey No. ____________ Village ____________ Sector No. ____________ Ward No. ____________, situated at Road/Street ________________, Society ________________ You may proceed / are not allowed to proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to the sanctioned plans.

Yours faithfully,

VC&MD
MSRDC SPA
or an officer appointed by him

Office No __________________________
Office Stamp ________________________
Date : ____________________________
APPENDIX ‘H’

FORM FOR COMPLETION CERTIFICATE

( Regulation No. 10.5 )

To,

The Vice Chairman & Managing Director,

MSRDC SPA

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No ___________ Plot No __________, Revenue Survey No.____________, City Survey No. ___________ situated at , mauje____________________, has been supervised by me and has been completed on ________________ according to the plans sanctioned, vide office communication No _____________ dated ______________. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully,

Signature and name of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Encl : As above.

Date :

(Signature of Owner)
APPENDIX 'I'

FORM FOR OCCUPANCY CERTIFICATE

( Regulation No. 10.6 )

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / re-erection / or alteration in of building / part building
No ________________ Plot No __________, Revenue Survey No.____________, City Survey
No. __________ mauje______________, completed under the supervision
of___________________________________________ Architect, Licensed Engineer/ Structural
Engineer / Supervisor, / License No_______________________ may be occupied on the following
conditions-

1. ---------------------------------------------------------------------------------------

2. ---------------------------------------------------------------------------------------

3. ---------------------------------------------------------------------------------------

4. ---------------------------------------------------------------------------------------

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully,

VC&MD
MSRDC SPA
or an officer appointed by him
APPENDIX ‘J’

FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE
( Regulation No. 10.6 )

To,

i) Owner

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No_____________ Plot No ________, Revenue Survey No. ____________, City Survey No. __________ mauje______________, completed under the supervision of _______________________________ Architect, Licensed Engineer / Structural Engineer / Supervisor, / License No____________ is not allowed to be occupied because of the following reasons –

1. The construction carried out by you does not conform to the sanctioned plans.

2. ________________________________________________________________

--

3. ___________________________________________________________________

--

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

Encl : As above.

Yours faithfully,

VC&MD
MSRDC SPA
or an officer appointed by him
APPENDIX 'K'
FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE
(On Stamp Paper Of such value as decided by the VC&MD.)
( Regulation No. 10.7 )

To,
The VC&MD,
MSRDC SPA.

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No..........., dated___________ I hereby indemnify the MSRDC SPA / Authority against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

Yours faithfully,

Signature and name of Owner

Witness:
Address:
Date
Appendix-L

(Regulation No.25.9 (xlii))

The development along the periphery of the Gaathan shall be allowed subject to following:-

a) The development in the nature of expansion of existing Gaathan for the villages namely i. Wadgaon, and ii. Asare shall be permitted as per the criteria given below.

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Category of Village (Populations as per latest census)</th>
<th>Development allowed from gaathan boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 5000</td>
<td>750 M</td>
</tr>
</tbody>
</table>

The regulations in respect of residential zone specified in these DCPR shall be applicable.

Such development may be permitted on payment of premium of the total area of land. Such premium shall be calculated considering 40 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority.

Provided that, where more than 50% of area of the Survey Number/ Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Provided further that, the premium charges shall be recovered at the time of tentative approval of the Development permission. Where tentative development permission is already granted before publication of this Development Plan and final approval is yet to be granted, then in such cases premium charges shall not be recovered at the time of final approval.

Provided further that, such payment of premium shall not be applicable in cases where development permission is already granted or layout is already approved by the authority before publication of Development Plan. Such premium shall also be not applicable for revision of such already approved permissions.

However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations viz. Hills and Hill tops and within the required Buffer Zone / prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department.
Appendix M

Notification for Matheran Eco-sensitive Zone
(Regulation No: 25.14)

MINISTRY OF ENVIRONMENT AND FORESTS
NOTIFICATION
New Delhi, the 4th February, 2003

S. O. 133(E).- Whereas a draft notification under sub-section (1) and clause (v) of subsection (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986), inviting objections or suggestions against the proposal for notifying Matheran and surrounding region as an Eco-sensitive Zone and imposing restriction on industries, operations, processes and other developmental activities in the region which have detrimental effect on the environment was published in the Gazette of India vide notification of the Government of India in the Ministry of Environment and Forests number S.O. No. 167(E) dated the 6th February, 2002;

And whereas copies of the said Gazette were made available to the public on the 6th day of February, 2002;

And whereas all objections and suggestions received have been duly considered by the Central Government;

Now, therefore, in exercise of the powers conferred by sub-section (1) read with clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986) and clause (d) of sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986, the Central Government hereby notifies Matheran and surrounding region in the State of Maharashtra as the Matheran Eco-sensitive Zone (herein after called “the Ecosensitive Zone”).

2. The said Eco-sensitive Zone covers an area of 214.73 sq. kms. and a 200 mts. buffer zone and it shall consist of the area of the Matheran Municipal Council and its environs. The map of the Eco-sensitive Zone is at Annexure-A. A description of the boundary along with the list of villages is at Annexure-B and the exceptions and exemptions in the 200 mts. buffer zone are at Annexure-C.

3. All activities in the forest (both within and outside municipal areas) shall be governed by the provisions of the Indian Forest Act, 1927 (16 of 1927) and Forest (Conservation) Act, 1980 (69 of 1980). All activities in the protected areas shall be governed by the provisions of the Wildlife (Protection) Act, 1972 (53 of 1972). The following activities shall be regulated in the Eco-sensitive Zone namely:

(a) Zonal Master Plan for the Eco-sensitive Zone:-

(i) The Zonal Master Plan for the Eco-sensitive Zone shall be prepared by the State Government by following a procedure similar to that prescribed under the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966), within a period of two years from the date of publication of this notification in the Official Gazette and approved by the Ministry of Environment and Forests in the Government of India. The Zonal Master Plan shall be prepared with due involvement of all concerned Departments for integrating environmental considerations into it. The Zonal Master Plan shall provide for restoration of denuded areas, management
of catchment areas, watershed management, groundwater management, soil and moisture conservation, provision for fuel wood, needs of local community and such other aspects of the ecology and environment that need attention.

(ii) The Zonal Master Plan shall demarcate all the existing gaonthans, gaothan expansion areas, forests, green areas, horticultural areas, agricultural areas, orchards, tribal areas including tribal hamlets, natural springs, natural heritage sites, historic Neral-Matheran railway line and other environmentally and ecologically sensitive areas. No change of land use from green uses such as orchards, horticulture areas, agriculture, parks and other like places to non-green uses and tribal uses to non-tribal uses shall be permitted in the Zonal Master Plan without the prior approval of the Central Government in the Ministry of Environment and Forests. The Zonal Master Plan shall also indicate measures and lay down stipulations for regulating traffic, especially through traffic in the Eco-sensitive Zone.

(iii) The areas within and outside Matheran Municipal Council area shall have separate Sub-zonal Master Plans which may be prepared by the State Government as a component of the Zonal Master Plan and concurrence of the Ministry of Environment and Forests shall be obtained on such Subzonal Master Plans. All habitations in the Eco-sensitive Zone having population of more than 5000 should also have Area Development Plans. The Sub-zonal Master Plan shall also include development regulations for gaothan and gaothan expansion areas.

(iv) Pending the preparation of and approval by the Ministry of Environment and Forests to the Zonal Master Plan and Sub-zonal Master Plan for Ecosensitive Zone, there shall be no increase in the existing parameters of permissible Floor Area Ratio, permissible height, maximum number of storeys and ground coverage for buildings in Matheran Municipal limits. No new constructions shall be allowed but repairs and restoration may be permitted provided that it does not involve structural changes and are on the existing authorised plinth area in the Matheran Municipal limits. In areas other than Matheran Municipal limits:-

1. There shall be no reduction in Tribal Area, Forest Zone, Green Zones and Agricultural Area.

2. Absolute height of buildings shall not exceed 9 meters and the number of storeys shall not exceed ground plus one upper storey.

3. Activities mentioned in Annexure-D may be permitted by the Monitoring Committee subject to the State and local laws and the rules and regulations made there under.

4. All development activities including additions, alterations, demolitions, repairs, renovations and restorations of buildings shall require prior approval of the Monitoring Committee and shall be subject to heritage clearance if necessary.

5. The Monitoring Committee shall prescribe additional measures, if necessary, in furtherance of the objectives and for giving effect to the provisions of this notification.
(b) Industrial units:- On or after the publication of this notification in the Official Gazette, only non-polluting, non-hazardous small-scale and service industries, agriculture, floriculture, horticulture or agro-based industries producing products from indigenous goods from the Eco-sensitive Zone and which do not cause any adverse environmental impact shall be permitted. Accordingly, guidelines shall be drawn by the Government of Maharashtra and approved by the Ministry of Environment and Forests. No such, guidelines shall conflict with the provisions of the Environment Impact Assessment Notification number S.O. 60(E) dated the 27th January, 1994 of the Government of India in the Ministry of Environment and Forests and as amended from time to time.

(c) Quarrying and Mining:- Quarrying and Mining activities shall be banned in the Eco-sensitive Zone and no fresh mining lease shall be granted. However, the Monitoring Committee shall be the authority to grant special permission for limited quarrying of materials required for the construction of local residential housing and traditional road making and maintenance work in Matheran Municipal Council area based on site evaluation. No quarrying shall be permitted on steep hill slopes or areas with a high degree of erosion or on forestlands.

Explanation:- In this notification, "steep hill slope" means a hill slope with a gradient of 20 degrees or more.,

(d) Trees:- There shall be no felling of trees whether on Forest, Government, Revenue or private lands, without the prior permission of the State Government in case of forest land, and the respective District Collector in case of Government, Revenue and private land, as per procedure which shall be laid down by the State Government.

(e) Tourism:- (1) Tourism activities shall be as per a Tourism Master Plan, with emphasis on eco-tourism, eco-education and eco-development, to be prepared by the Department of Tourism of the State Government in consultation with the Ministry of Tourism of Government of India and approved by the Ministry of Environment and Forests. The Tourism Master Plan shall also form a component of the Zonal Master Plan. There shall be a ban on new and additional tourist facilities like hotels, restaurants, inns, lodging and boarding houses and the like within Matheran Municipal Council area till the Tourism Master Plan is approved by the Ministry of Environment and Forests. Pending the approval of the Tourism Master Plan by the Ministry of Environment and Forests, the use of existing heritage buildings for heritage hotels within Matheran Municipal Council area may be permitted by the Monitoring Committee only after it is approved by the Heritage Conservation Committee.

(2) The Tourism Master Plan shall be based on a detailed Carrying Capacity Study of the Eco-sensitive Zone which may be carried out by the State Government and submitted to the Ministry of Environment and Forests for approval within a period of two years from the date of publication of this notification. All new tourism activities, developments for tourism and expansion of existing tourism activities shall be permitted only within the parameters of the Tourism Master Plan and carrying capacity study. Till the Tourism Master Plan is approved by the Ministry of
Environment and Forests, outside Matheran Municipal Council area, new tourism activities, development for tourism and expansion of existing tourism activities may be permitted only after a detailed analysis is carried out and approved by the Monitoring Committee subject to guidelines laid down by the Ministry of Environment and Forests.

(f) Natural Heritage:- The sites of valuable natural heritage in the Eco-sensitive Zone shall be identified, particularly rock formations, waterfalls, pools, springs, gorges, groves, caves, points, walks, rides and the like and plans for their conservation in their natural setting shall be incorporated in the Zonal Master Plan and Sub-zonal Master Plan. Strict guidelines shall be drawn up by the State Government to discourage construction activities at or near these sites including under the garb of providing tourist facilities. Development or construction activities at or around the heritage sites shall be regulated under the statutory provisions of the State Government, made in accordance with the Model Regulations for Conservation of Natural and Man-made Heritage Sites formulated by the Ministry of Environment and Forests in 1995 and as amended from time to time. The State Government may draw up proper plans for their conservation or preservation within one year from the date of publication of this notification. These plans shall form a part of the Zonal Master Plan and Sub-zonal Master Plan.

(g) Man-made heritage:- Buildings, structures, artefacts, areas and precincts of historical, architectural, aesthetical, and cultural significance shall be identified in the Eco-sensitive Zone and plans for their conservation, particularly their exteriors (and wherever deemed appropriate their interiors also) shall be prepared and incorporated in the Zonal and Sub-zonal Master Plan within one year from the date of publication of this notification. Guidelines shall be issued by the State Government to regulate building and other activities in the Eco-sensitive Zone, particularly in Matheran Municipal Council area, so that the special character and distinct ambience of the town and the Eco-sensitive Zone are maintained. Development or construction activities at or around the heritage sites shall be regulated under the statutory provisions of the State Government, made in accordance with the Model Regulations for Conservation of Natural and Manmade Heritage Sites formulated by the Ministry of Environment and Forests in 1995 and as amended from time to time.

(h) Ground Water:- Extraction of ground water for the bona-fide agricultural and domestic consumption of the occupier of the plot is allowed. Extraction of ground water for industrial, commercial or residential complexes shall require prior written permission, including the amount that can be extracted, from the State Ground Water Board. No sale of ground water shall be permitted except with the prior approval of the Monitoring Committee constituted under paragraph 4 of this notification. All steps shall be taken to prevent contamination or pollution of water, including from agriculture activities.

(i) Use of plastics:- No person shall use plastic bags within Matheran Municipal Council area. The use of plastics, laminates and tetra-packs within the Eco-sensitive Zone shall be regulated by the Monitoring Committee.

(j) Protection of Hill Slopes:- (i) The Zonal Master Plan shall indicate areas on hill slopes where construction shall not be permitted.
(ii) No construction on existing steep hill slopes or slopes with a high degree of erosion shall be permitted.

(k) Discharge of effluents:- (i) The discharge of any untreated effluent is prohibited within the Eco-Sensitive Zone.

(ii) No effluent, either treated or untreated, shall be permitted to be discharged into any water body or water source within the Eco-sensitive Zone.

(l) Solid Wastes:- (i) The local authorities shall draw up plans for the segregation of solid wastes into biodegradable and non-biodegradable components.

(ii) The biodegradable material may be recycled preferably through composting or vermiculture and the inorganic material may be disposed of at environmentally acceptable locations.

(iii) No burning or incineration of solid wastes shall be permitted.

Explanation.- In this notification, "solid wastes" shall include domestic, industrial, commercial and garden wastes.

(m) Natural Springs:- (i) The catchment area of all natural springs shall be identified and plans for their conservation and rejuvenation of those that have run dry in their natural setting shall be incorporated in the Zonal Master Plan.

(ii) Strict guidelines shall be drawn up by the State Government to ban development activities at or near these areas.

(n) Traffic:- No vehicular traffic shall be permitted within the Matheran Municipal limits, except ambulance and fire engine and use of tractor for transportation of solid waste.

5. Monitoring Committee:- (1) In exercise of the powers conferred by sub-section (3) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government hereby constitutes a Committee to be called the Monitoring Committee, to monitor and ensure compliance with the provisions of this notification.

(2) The Monitoring Committee shall consists of not more than ten members.

(3) The Monitoring Committee shall consist of a representative each from the Ministry of Environment and Forests, Central Pollution Control Board, Department of Environment of the Government of Maharashtra, Department of Urban Development of the Government of Maharashtra, subject expert knowledgeable about the Eco-sensitive Zone and at least two representatives of non-government organisations working in the field of environment (including heritage conservation) and the Collector of Raigad District, in the State of Maharashtra and any other persons or persons nominated by the Central Government.
(4) The Chairman of the Monitoring Committee shall be an eminent person with proven managerial or administrative experience and understanding of local problems.

(5) The Collector of Raigad District shall be the Convener of the Monitoring Committee.

6. **Powers and functions of the Monitoring Committee**:- (1) In exercise of the powers conferred by sub-section (3) of section 3 and read with Section 23 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government hereby empowers the Monitoring Committee to discharge the functions specifically enumerated in the notification and to do all things incidental thereto (except the function as are required to be performed by the Central Government under the provisions of the Environment Impact Assessment Notification of 27th January, 1994, as amended from time to time).

(2) It shall be the duty of the Monitoring Committee to file complaints under section 19 of the Environment (Protection) Act, 1986 if commission of any offences under the said Act comes to its notice and in case of non-compliance of the directions issued by it.

(3) The Monitoring Committee or member of the Monitoring Committee authorised by it shall file complaints under the Environment (Protection) Act, 1986.

6. **Appeal**:- (1) Any person aggrieved by a decision or order of the Monitoring Committee shall prefer an appeal against such decision or order to the Government of India in the Ministry of Environment and Forests.

(2) Every memorandum of appeal under this paragraph shall precisely state the facts of the case, the particulars of the decision or order appealed against and the reasons for being aggrieved by the decision or order and the remedy sought for and shall be addressed to the Secretary to the Government of India, Ministry of Environment and Forests, New Delhi.

(3) Every memorandum of appeal shall be made within ninety days from the date of receipt of the decision or order by the affected person.

(4) The Ministry of Environment and Forests shall, after giving the parties to the appeal an opportunity to present their case, dispose of the appeal within ninety days of date of receipt of the memorandum of appeal.

Dr. V RAJAGOPALAN. Jt. Secy.
BOUNDARY OF MATHERAN ECO-SENSITIVE ZONE

The boundary of the Eco-Sensitive Zone comprising area of Matheran Hill Station Municipal Council, contiguous Forest Zone of the Regional Plan for MMR and Buffer Zone around the Forest Zone shall be defined as follows:-

<table>
<thead>
<tr>
<th>Direction</th>
<th>Bounded By</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Boundary of the Forest Zone passing through village Jambhivali, then outer boundary of the buffer zone passing through Village Jambhivali, Chikhaloli; then boundary of Forest Zone passing through village Chikhaloli of Ulhasnagar Tehsil</td>
</tr>
<tr>
<td>East</td>
<td>Boundary of the Forest Zone passing through Village Katrap; then outer boundary of the buffer zone passing through villages Shirgaon, Savroli, Varde, Bhoj, Bensil, Chinvali, Kasgaon, Goregaon; then boundary of Forest Zone passing through villages Goregaon, Davle of Ulhasnagar Tehsil and Bedisagaon of Karjat Tehsil; then outer boundary of buffer zone and Forest Zone passing through villages Bedisagaon; then outer boundary of buffer zone passing through villages Kushivali, Kalamboli, Damat, Bhadaval, Mamdapur, Neral, Mangaon Tarf Waredi, Bhikare, Asai, Bhutiwali, Pali Tarf Varde; then boundary of Forest Zone passing through villages Pali Tarf Verde, Umroli, Asane, Kasane, Vanjale, Kariwali, Paliwali, Bhisegaon of Karjat Tehsil.</td>
</tr>
<tr>
<td>South</td>
<td>The outer boundary of buffer zone passing through village Bhisegaon of Karjat Tehsil then outer boundary of buffer zone passing through villages Warele, Wadvihar, Sondewadi, Boregaon Kh., Boregaon Bk.; then boundary of Forest Zone passing through villages Boregaon Bk., Warose Tarf Wankhal, Naniwal; then outer boundary of buffer zone passing through villages Chowk Maniwal, Nadhal, Lodhivali of Khalapur Tehsil.</td>
</tr>
<tr>
<td>West</td>
<td>Boundary of Forest Zone passing through villages Bhokarpada, Barwai, then outer boundary of buffer zone passing through Villages Barwai, Pali Bk., Poyanje, Mohope, Bhangarwada, Bherle, Wardoli, Loniwali, Wangani Tarf Waje, Ambivali, Vihighar, Nere; then boundary of Forest Zone Passing through village Nere; then outer boundary of buffer zone passing through villages Sangartoli, Cheravali, Wajapur, Waje, Gadhe; then</td>
</tr>
</tbody>
</table>
boundary of Forest Zone passing through village Gadhe; then outer boundary of buffer zone passing through villages Dehrgan, Dhodani, Maldunge, Dhamani, Tamsai, Khairwadi, Karambeli, Dhundre, Usarli Bk, Ritghar, Khairwadi, Kondale, Morbe, Ambhe, Tarf Taloje, Shiravali, Karambeli Tarf Taloje, Wangani Tarf Taloje, Kondap, Mohodar, Vavanje, Nitale, Chorme of Panvel Tehsil; then outer boundary of buffer zone passing through villages Wadi, Bandhanwadi, Khusavali, Ambhe, Shiravali, Bohonole, Jambhavali of Ulhasnagar Tehsil.

Within the above bounded zone, the entire Municipal Area of Matheran Hill Station Municipal Council in Karjat Tehsil and entire village of Machi Prabhal, Maldunge in Panvel tehsil is included in the Eco-Sensitive Zone.

Note:

i. The Buffer Zone within the Eco-Sensitive Zone shall encompass only Green Zone 1 and Green Zone 2 of the sanctioned Regional Plan for Mumbai Metropolitan Region 1996-2011 and in 14 exceptional cases the Eco-Sensitive Zone is restricted to Forest Zone.

ii. No area of Urbanisable Zone 1, Urbanisable Zone 2 and Industrial Zone shall fall within the Eco-Sensitive Zone or the Buffer Zone except the Urbanisable Zone 1 of Matheran Municipal Council

**LIST OF VILLAGES OF MATHERAN ECO-SENSITIVE ZONE**

**DISTRICT: RAIGAD**

**TEHSIL: KARJAT**

<table>
<thead>
<tr>
<th>S No.</th>
<th>VILLAGE</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Asai</td>
<td>Partial</td>
</tr>
<tr>
<td>2.</td>
<td>Ashane</td>
<td>Partial</td>
</tr>
<tr>
<td>3.</td>
<td>Bedisgaon</td>
<td>Partial</td>
</tr>
<tr>
<td>4.</td>
<td>Bekare</td>
<td>Partial</td>
</tr>
<tr>
<td>5.</td>
<td>Bhadwal</td>
<td>Partial</td>
</tr>
<tr>
<td>6.</td>
<td>Bhisegaon</td>
<td>Partial</td>
</tr>
<tr>
<td>7.</td>
<td>Bhutiwali</td>
<td>Partial</td>
</tr>
<tr>
<td>8.</td>
<td>Damat</td>
<td>Partial</td>
</tr>
<tr>
<td>9.</td>
<td>Halivali</td>
<td>Partial</td>
</tr>
<tr>
<td>10.</td>
<td>Kalamboli</td>
<td>Partial</td>
</tr>
<tr>
<td>11.</td>
<td>Kirwali</td>
<td>Partial</td>
</tr>
<tr>
<td>12.</td>
<td>Koshane</td>
<td>Partial</td>
</tr>
<tr>
<td>13.</td>
<td>Kushivali</td>
<td>Partial</td>
</tr>
</tbody>
</table>
### TEHSIL: KHALAPUR

<table>
<thead>
<tr>
<th>S No.</th>
<th>VILLAGE</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>22.</td>
<td>Borgaon Kh.</td>
<td>Partial</td>
</tr>
<tr>
<td>23.</td>
<td>Chowk Maniwali</td>
<td>Partial</td>
</tr>
<tr>
<td>24.</td>
<td>Lodhivali</td>
<td>Partial</td>
</tr>
<tr>
<td>25.</td>
<td>Nadhal</td>
<td>Partial</td>
</tr>
<tr>
<td>26.</td>
<td>Naniwali</td>
<td>Partial</td>
</tr>
<tr>
<td>27.</td>
<td>Sonewadi</td>
<td>Partial</td>
</tr>
<tr>
<td>28.</td>
<td>Wad Vihar</td>
<td>Partial</td>
</tr>
<tr>
<td>29.</td>
<td>Warose Tarf Wankhal</td>
<td>Partial</td>
</tr>
<tr>
<td>30.</td>
<td>Wawarle</td>
<td>Partial</td>
</tr>
</tbody>
</table>

### TEHSIL: PANVEL

<table>
<thead>
<tr>
<th>S No.</th>
<th>VILLAGE</th>
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</tr>
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<tbody>
<tr>
<td>31.</td>
<td>Ambhe Tarf Taloje</td>
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</tr>
<tr>
<td>32.</td>
<td>Ambivali</td>
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</tr>
<tr>
<td>33.</td>
<td>Barwai</td>
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<tr>
<td>34.</td>
<td>Bherle</td>
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</tr>
<tr>
<td>35.</td>
<td>Bhangar</td>
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</tr>
<tr>
<td>36.</td>
<td>Bhokarpada</td>
<td>Partial</td>
</tr>
<tr>
<td>37.</td>
<td>Cheravali</td>
<td>Partial</td>
</tr>
<tr>
<td>38.</td>
<td>Chorme</td>
<td>Partial</td>
</tr>
<tr>
<td>39.</td>
<td>Deharang</td>
<td>Partial</td>
</tr>
<tr>
<td>40.</td>
<td>Dhamani</td>
<td>Partial</td>
</tr>
<tr>
<td>41.</td>
<td>Dhodani</td>
<td>Partial</td>
</tr>
<tr>
<td>42.</td>
<td>Dundre</td>
<td>Partial</td>
</tr>
<tr>
<td>43.</td>
<td>Gadhe</td>
<td>Partial</td>
</tr>
<tr>
<td>44.</td>
<td>Karabeli</td>
<td>Partial</td>
</tr>
<tr>
<td>45.</td>
<td>Karambeli Tarf Taloje</td>
<td>Partial</td>
</tr>
<tr>
<td>46.</td>
<td>Khairwadi</td>
<td>Partial</td>
</tr>
<tr>
<td>47.</td>
<td>Kondale</td>
<td>Partial</td>
</tr>
<tr>
<td>48.</td>
<td>Kondap</td>
<td>Partial</td>
</tr>
<tr>
<td>49.</td>
<td>Luniwali</td>
<td>Partial</td>
</tr>
<tr>
<td>50.</td>
<td>Machiprabal</td>
<td>Full</td>
</tr>
<tr>
<td>51.</td>
<td>Mahoda</td>
<td>Partial</td>
</tr>
</tbody>
</table>

Note - The entire file Matheran Municipal Council area is included.
<table>
<thead>
<tr>
<th>S No.</th>
<th>Village</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>52.</td>
<td>Maldunge</td>
<td>Partial</td>
</tr>
<tr>
<td>53.</td>
<td>Mohope</td>
<td>Partial</td>
</tr>
<tr>
<td>54.</td>
<td>Morbe</td>
<td>Partial</td>
</tr>
<tr>
<td>55.</td>
<td>Nere</td>
<td>Partial</td>
</tr>
<tr>
<td>56.</td>
<td>Nitale</td>
<td>Partial</td>
</tr>
<tr>
<td>57.</td>
<td>Pali Bk.</td>
<td>Partial</td>
</tr>
<tr>
<td>58.</td>
<td>Poyanje</td>
<td>Partial</td>
</tr>
<tr>
<td>59.</td>
<td>Ritghar</td>
<td>Partial</td>
</tr>
<tr>
<td>60.</td>
<td>Sangatoli</td>
<td>Partial</td>
</tr>
<tr>
<td>61.</td>
<td>Shriavali</td>
<td>Partial</td>
</tr>
<tr>
<td>62.</td>
<td>Tamsai</td>
<td>Partial</td>
</tr>
<tr>
<td>63.</td>
<td>Usarli Bk.</td>
<td>Partial</td>
</tr>
<tr>
<td>64.</td>
<td>Vavanje</td>
<td>Partial</td>
</tr>
<tr>
<td>65.</td>
<td>Vihighar</td>
<td>Partial</td>
</tr>
<tr>
<td>66.</td>
<td>Wajapur</td>
<td>Full</td>
</tr>
<tr>
<td>67.</td>
<td>Waje</td>
<td>Partial</td>
</tr>
<tr>
<td>68.</td>
<td>Wangani Tarf Taloje</td>
<td>Partial</td>
</tr>
<tr>
<td>69.</td>
<td>Wangani Tarf Waje</td>
<td>Partial</td>
</tr>
<tr>
<td>70.</td>
<td>Wardoli</td>
<td>Partial</td>
</tr>
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</table>

DISTRICT : THANE

TEHSIL: ULHASNAGAR

<table>
<thead>
<tr>
<th>S No.</th>
<th>Village</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>71.</td>
<td>Ambhe</td>
<td>Partial</td>
</tr>
<tr>
<td>72.</td>
<td>Bandhanwadi</td>
<td>Partial</td>
</tr>
<tr>
<td>73.</td>
<td>Bendshil</td>
<td>Partial</td>
</tr>
<tr>
<td>74.</td>
<td>Bhoj</td>
<td>Partial</td>
</tr>
<tr>
<td>75.</td>
<td>Bohonoli</td>
<td>Partial</td>
</tr>
<tr>
<td>76.</td>
<td>Chikhhaloli</td>
<td>Partial</td>
</tr>
<tr>
<td>77.</td>
<td>Chinchvali</td>
<td>Partial</td>
</tr>
<tr>
<td>78.</td>
<td>Dhavale</td>
<td>Partial</td>
</tr>
<tr>
<td>79.</td>
<td>Goregaon</td>
<td>Partial</td>
</tr>
<tr>
<td>80.</td>
<td>Jambhivali</td>
<td>Partial</td>
</tr>
<tr>
<td>81.</td>
<td>Kasgaon</td>
<td>Partial</td>
</tr>
<tr>
<td>82.</td>
<td>Katrap</td>
<td>Partial</td>
</tr>
<tr>
<td>83.</td>
<td>Kushavali</td>
<td>Partial</td>
</tr>
<tr>
<td>84.</td>
<td>Savaroli</td>
<td>Partial</td>
</tr>
<tr>
<td>85.</td>
<td>Shiravali</td>
<td>Partial</td>
</tr>
<tr>
<td>86.</td>
<td>Shirgaon</td>
<td>Partial</td>
</tr>
<tr>
<td>87.</td>
<td>Vangani</td>
<td>Partial</td>
</tr>
<tr>
<td>88.</td>
<td>Varade</td>
<td>Partial</td>
</tr>
<tr>
<td>89.</td>
<td>Wadi</td>
<td>Partial</td>
</tr>
</tbody>
</table>

Annexure-C
(see section 2)
MODIFICATION TO THE BOUNDARY OF THE ESZ - EXCEPTIONS AND EXEMPTIONS IN THE 200 M. BUFFR ZONE

<table>
<thead>
<tr>
<th>Reference Number corresponding with the map 1 and 2</th>
<th>Areas or villages for which exemptions are sought</th>
<th>Landuse</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Thane District</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Jambivali, (Ambernath)</td>
<td>Urbanisable Zone 1</td>
<td>The U-1 zone of Ambernath Municipal Council abuts the F Zone the buffer zone is less than 200 M. or no buffer is proposed</td>
</tr>
<tr>
<td>2</td>
<td>Jambhavali, (Ambernath) Katrap, (Badlapur)</td>
<td>Industrial Zone and Urbanisable Zone 1</td>
<td>The I-Zone of Ambernath Additional Industrial Estate planned by Maharashtra Industrial Development Corporation and U-I Zone of Kulgaon Badlapur Municipal Council abuts the F-Zone the buffer zone is less than 200 M. or No buffer is proposed</td>
</tr>
<tr>
<td><strong>Raigad District</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Goregaon, Vangani</td>
<td>Urbanisable Zone 2</td>
<td>U-2 Zone of the sanctioned Regional Plan abutting the F Zone.</td>
</tr>
<tr>
<td>4</td>
<td>Vangani</td>
<td>Urbanisable Zone 1</td>
<td>U-1 Zone of the dormitory town planned in the 1973 sanctioned Regional Plan abutting Forest Zone</td>
</tr>
<tr>
<td>5</td>
<td>Neral</td>
<td>Urbanisable Zone 1</td>
<td>U-1 Zone of 1999 sanctioned Regional Plan abutting F Zone</td>
</tr>
<tr>
<td>6</td>
<td>Pali Tarf Verde, Umroli, Așane, Kasane, Vanjale, Kariwali, Paliwali, Bhisegaon</td>
<td>Urbanisable Zone 2</td>
<td>U-2 Zone of the sanctioned Regional Plan abutting the F Zone.</td>
</tr>
<tr>
<td>7</td>
<td>Boregaon Bk., Warose Tarf</td>
<td>Morbe Dam</td>
<td>Earthen dam is under construction for drinking water supply benefiting Navi Mumbai and</td>
</tr>
<tr>
<td></td>
<td>Wankhal, Naniwal</td>
<td>Railway Line</td>
<td>Other adjoining towns. Excavation of dam floor and strengthening of embankment by using local material and for repairs and maintenance may be necessary.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>8.</td>
<td>Chowk Maniwal, Nadhal, Lodhivali</td>
<td>Railway Line</td>
<td>The buffer Zone is restricted upto the railway line which acts as a physical buffer for development.</td>
</tr>
<tr>
<td>9.</td>
<td>Barwai, Pali Bk.</td>
<td>Road and Railway Line</td>
<td>The buffer Zone is restricted upto the railway line which acts as a physical buffer for development.</td>
</tr>
<tr>
<td></td>
<td>Bhinigawada, Bherle</td>
<td>Railway Line</td>
<td>The buffer Zone is restricted upto the railway line which acts as a physical buffer for development.</td>
</tr>
<tr>
<td>11.</td>
<td>Nere, Sangartoli</td>
<td>River Gadhe</td>
<td>River acts as the natural buffer, no additional buffer is therefore proposed.</td>
</tr>
<tr>
<td>12.</td>
<td>Gadhe</td>
<td>River Gadhe</td>
<td>River acts as the natural buffer, no additional buffer is therefore proposed.</td>
</tr>
<tr>
<td>13.</td>
<td>Khairwadi</td>
<td>River Lendhe</td>
<td>River acts as the natural buffer, no additional buffer is therefore proposed.</td>
</tr>
<tr>
<td>14.</td>
<td>Mohodar</td>
<td>River Nande</td>
<td>River acts as the natural buffer, no additional buffer is therefore proposed.</td>
</tr>
</tbody>
</table>

**Annexure- D**

[see section 4(a)(iv)(3)]

**PERMISSIBLE DEVELOPMENTAL ACTIVITIES IN MATHERAN ECO-SENSITIVE ZONE**

1. **FOREST ZONE**

When any land is situated outside Reserve Forest, Protected Forest, Acquired Forest or Forests as defined as per the Supreme Courts Order dated 12th December 1996, the development of such land shall be regulated in accordance with the provisions for Green Zone-2.

2. **GREEN ZONE-2**
2.1 The permissible uses in Green Zone-2 (G-2 Zone) are as follows:

(a) Dwelling Units for the bona fide use of the holder as per Revenue Department records of any cultivated land, held exclusively for the purpose of agricultural activities.

(b) Horticulture, floriculture, and, agricultural and allied activities of rice and poha mill, poultry farms, cattle stables, piggeries and sheep farms.

(c) Religious places, crematorium and cemetery.

(d) Schools, pre-primary school and health centre.

(e) Clinics and dispensaries.

(f) Roads and bridges, railways, underground pipelines and cables, electricity transmission lines, communication towers, small check dams for watershed management, ropeways.

2.2 The minimum plot size shall be 0.4 ha.

3. GREEN ZONE-1

3.1 The permissible uses in Green Zone-1 (G-1 Zone) are as follows:

(a) Dwelling Units for the bona fide use of the holder as per Revenue Department records of any cultivated land, held exclusively for the purpose of agricultural activities.

(b) Holiday resort and holiday homes.

(c) Educational, medical, social, cultural and religious institutions along with residential quarters and shops for the staff on plots not be less than 2.5 ha.

(d) Schools, pre-primary school and health centre.

(e) Clinics, dispensaries and health centres.

(f) Storage of LPG cylinders.

(g) Horticulture, floriculture, and, agricultural and allied activities of rice and poha mill, poultry farms, cattle stables, piggeries and sheep farms.

(h) Religious places, crematorium and cemetery.

(i) Parks, gardens, play fields, camping grounds with public conveniences.

(j) Roads and bridges, railways, underground pipelines and cables, electricity transmission lines, communication towers, small check dams for watershed management.

3.2 The minimum plot size shall be 0.4 ha.

4. URBANISABLE ZONE-2

4.1 The permissible activities in Urbanisable Zone-2 are :-
(a) Dwelling Units for the bona fide use of the holder as per Revenue Department records of any cultivated land, held exclusively for the purpose of agricultural activities.
(b) Non polluting scientific institutions
(c) Schools, pre-primary school and health centre
(d) Clinics, dispensaries and health centres
(e) With the prior approval of the Monitoring Committee, hotels, tourists resorts, holiday homes, motels and club houses
(f) Houses for residential purposes only
(g) Parks, gardens, play-fields and camping grounds with public conveniences
(h) Religious places, crem-fields and cemetery.
(i) Horticulture, floriculture, and, agricultural and allied activities of rice and poha mill, poultry farms, cattle stables, piggeries and sheep farms
(j) Retail shops, whole sale shops, restaurants and banks
(k) Government offices
(l) Garages, petrol pumps, automobile repair workshops
(m) With prior approval of the Monitoring Committee, public services and utility establishment of water treatment plant, sewage treatment plant, solid waste treatment and disposal facilities electricity substation, gas works, fire brigade, police station, telephone exchange, bus shelters, terminals and depots
(n) Roads and bridges,, railways, underground pipelines and cables, electricity transmission lines, communication towers, small check dams for watershed management

4.2 The minimum plot size for item (b) to (f) of paragraph 4.1 shall be 2,000 sq. m.

URBANISABLE ZONE-1

5.1 In preparing the sub-Zonal Master Plan for Matheran Municipal Council area the recommendations of the report titled Matheran: A Comprehensive Heritage Listing Proposal commissioned by the Mumbai Metropolitan Region - Heritage Conservation Society shall be taken into account.

5.2 The development of lands within the Urbanisable Zone-1 of Neral and Wangani falling outside the area under the Layout prepared as a part of the final Regional Plan 1973 shall be regulated in accordance with the provisions for Green Zone-1.

6. GOATHAN and GAOTHAN EXPANSION

6.1 The following provisions irrespective of Zones shall regulate Gaothan and Gaothan Expansion.

6.2 The boundary of the Gaothan shall be as shown in the revenue maps when the Regional Plan came into force.
6.3 Gaothan Expansion may be permitted by the Monitoring Committee based on needs and requirements of and for existing gaothan residents only.

6.4 The lands in Gaothan and Gaothan Expansion may be used for any of the following purposes:

(a) Residential.
(b) Shops, garages, small eating places, banks and post offices.
(c) Schools.
(d) Community centres and other social institutions.
(e) Religious places.
(f) Clinics, dispensaries and health centres.
(g) Essential public services and utilities including local Government offices.
(h) Stables for domestic animals subject to limit of 5 animals on each plot.
(i) Traditional household industries.
(j) Storage of crop, fodder, manure, agricultural implements and other similar needs.
(k) Parks, gardens and playgrounds.
(l) Public conveniences.
(m) Storage of fuels for domestic and commercial uses.

6.5 Floor Area Ratio and Ground Coverage

<table>
<thead>
<tr>
<th>Area</th>
<th>FAR</th>
<th>Ground coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gaothan</td>
<td>1.00</td>
<td>-</td>
</tr>
<tr>
<td>Gaothan Expansion</td>
<td>0.40</td>
<td>40%</td>
</tr>
</tbody>
</table>

**Note:** The classification of zones referred to above is as per the sanctioned Regional Plan of the Mumbai Metropolitan Region, September 1999.
Appendix N
Maharashtra Highway (Amendment) Act, 2016
(Regulation No: 26.11)

In pursuance of clause (3) of article 348 of the Constitution of India, the following translation in English of the Maharashtra Highways (Amendment) Act, 2016 (Mah. Act No. XXVIII of 2016), is hereby published under the authority of the Governor.

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

PRAKASH H. MALI,
Principal Secretary to Government, Law and Judiciary Department.

MAHARASHTRA ACT No.XXVIII OF 2016.
(First published, after having received the assent of the Governor in the "Maharashtra Government Gazette", on the 22nd August 2016.)

An Act further to amend the Maharashtra Highways Act.

LV of 1965. WHEREAS it is expedient further to amend the Maharashtra Highways Act, for the purposes hereinafter appearing; it is hereby enacted in the Sixty-seventh Year of the Republic of India as follows:—

1. (1) This Act may be called the Maharashtra Highways (Amendment) Act, 2016.

(2) It shall come into force on such date, as the State Government may, by notification in Official Gazette, appoint.

LV of 1955. 2. In section 2 of the Maharashtra Highways Act (hereinafter referred to as “the principal Act”),—

(1)
(a) after clause (d), the following clause shall be inserted, namely:

“(d-1) “Competent Authority” means the Collector of the revenue district, and includes any officer not below the rank of Deputy Collector appointed by the Government, for the purpose of the Land Pooling Scheme;”;

(b) after clause (k), the following clause shall be inserted, namely:

“(k-1) “Land Pooling Scheme” or “Scheme” means voluntary assembly of land under different ownership falling within the highway boundary and the site of New Town, for the purposes of making such land available for the construction of highway and development of New Town, in lieu of entitlement of developed non-agricultural plot or land of a size determined as per the Land Pooling Scheme, declared by the Government, from time to time;”;

(c) after clause (m), the following clause shall be inserted, namely:

“(m-1) “New Town” means the area declared or to be declared as New Town by notification in the Official Gazette, under section 113 of the Maharashtra Regional and Town Planning Act, 1966.”.

3. In section 4 of the principal Act, the following proviso shall be added, namely:

“Provided that, in case of any highway or highways notified under section 3, to be developed by or transferred, assigned, handed over for construction, maintenance, development or improvement to the Maharashtra State Road Development Corporation Limited, in that case, the Maharashtra State Road Development Corporation Limited shall be the Highway Authority, for that highway or highways.”.

4. In section 5 of the principal Act, after the words “improvement of highways” the words “and development of New Town” shall be added.

5. In section 14 of the principal Act, after clause (g), the following clause shall be inserted, namely:

“(g-1) demarcate the boundaries of New Town and demarcation of roads and plots in the final layout of the land covered under the Land Pooling Scheme by placing boundary stones and marks;”.

6. After section 19E of the principal Act, the following Chapter shall be inserted, namely:

“CHAPTER IIIA
Land Pooling Scheme.

19F. (1) The Highway Authority shall be the Authority for the purpose of the Land Pooling Scheme.

(2) The Highway Authority may identify the area for the Scheme either on its own or based on the applications received from the land owners or persons interested.

(3) The Highway Authority shall initiate the Scheme for the identified area.

(4) The Highway Authority shall submit the proposal of delineating the boundaries and the area comprised in the Scheme in the prescribed manner to the Competent Authority.
19G. (1) The Competent Authority shall, publish a preliminary notification in the Official Gazette, declaring its intention to make the Scheme in respect of the proposal received from the Highway Authority as provided in sub-section (4) of section 19F, in the prescribed manner and within the prescribed period, calling for objections or suggestions, as well as the consent for voluntary participation in the Scheme, from the land owners or persons interested, whose lands are included in the Scheme.

(2) The land owners or persons interested shall submit their objections or suggestions, as well as consent, for the Scheme in the prescribed manner, in writing to the Competent Authority or appear before such authority, within prescribed period from the date of the publication of the preliminary notification in the Official Gazette.

(3) The Competent Authority shall, after all such objections or suggestions have been considered or heard, as the case may be, and after such further inquiry, if any, as it thinks necessary, forward to the Highway Authority, a copy of the record of its proceedings held by it together with the report setting forth its recommendations on the objections or suggestions.

(4) The Highway Authority shall consider the record and report specified in sub-section (3) and may publish the final notification in the Official Gazette, delineating the boundaries and area comprised in the Scheme, in the prescribed manner, with or without such modifications, if required, as it thinks fit.

(5) The decision of the Highway Authority to publish the final notification under sub-section (4) shall be final and conclusive.

(6) The consent given by the land owners or persons interested under sub-section (2) shall be irrevocable.

19H. (1) The Competent Authority shall, verify the title of the land and extent of consent as provided in sub-section (2) of section 19G, covered under the Scheme, with reference to revenue records, registered documents and other relevant records of ownership of land in the prescribed manner within prescribed period.

(2) The Competent Authority shall pass the appropriate order under his seal and signature, confirming the acceptance or otherwise of the land for the Scheme.

19I. (1) Where there is a dispute over the claim of the ownership of any land included in the area under the Scheme, in respect of which a declaration of intention has been made, or any entry in the record of rights or mutation relevant to such disputed claim is inaccurate or inconclusive, in such cases, the Competent Authority may, hold an enquiry in the prescribed manner, at any time, before the final allotment of the developed non-agricultural plot or land.

(2) The Competent Authority shall, after giving an opportunity of being heard to the land owner or person interested, pass an appropriate order, for the purposes of deciding who is the land owner or person interested for the purposes of the Scheme, under his seal and signature.

(3) The aggrieved person may, file an appeal before the competent revenue authority or regular suit in a Court of competent jurisdiction, as the case may be, under the applicable law.

19J. The land owners or persons interested, who have not voluntarily participated in the Scheme, the land of such land owners or persons interested, shall be acquired as per the law applicable for acquisition of land.
(1) The Highway Authority shall prepare the draft layout of land included in the boundaries of the New Town in the prescribed manner. The draft layout shall include all the land whether the land owners or persons interested has voluntarily participated or not in the Scheme.

(2) The Highway Authority shall, publish the draft layout of such land, in the prescribed manner, calling for objections or suggestions from the land owners or persons interested, who has voluntarily participated in the Scheme.

(3) The land owners or persons interested shall submit their objections or suggestions for the draft layout in the prescribed manner, in writing to the Highway Authority or appear before Authority, within the prescribed period from the date of the publication of the draft layout.

(4) The Highway Authority shall hear all such objections or suggestions, consider the record and may publish the final layout, in the prescribed manner, with such modifications, if any, as it thinks fit.

(5) The decision of the Highway Authority to publish the final layout under sub-section (4) shall be final and conclusive.

19L. (1) The land in final notified area under the Scheme as provided in sub-section (4) of section 19G and the final layout as provided in sub-section (4) of section 19K, shall vest absolutely with the Highway Authority, as non-agricultural land, free from all encumbrances, on Class-I occupancy basis, for the development and implementation of the Scheme:

Provided that, notwithstanding anything contained in any other law for the time being in force, no premium or nazarana or share of unearned income shall be levied by the Government for transferring of any land held on Class-II occupancy to the Highway Authority under the Scheme, and upon such transfer, such land shall vest in the Highway Authority, as non-agricultural land, free from all encumbrances, on Class-I occupancy basis.

(2) Any person wrongfully occupying any land vested with the Highway Authority, shall be summarily evicted by the Collector in the manner provided in the Maharashtra Land Revenue Code, 1966, on being required to do so by the Highway Authority.

19M. (1) The Highway Authority shall, allot the developed non-agricultural plot or land to the land owners or persons interested, who have voluntarily participated in the Scheme, as per the Scheme declared by the Government.

(2) The procedure of allotment of developed non-agricultural plot or land shall be in the prescribed manner.

19N. (1) The Highway Authority shall, within prescribed period, issue the Land Pooling Ownership Certificate (hereinafter referred to as "the Certificate") to the land owners or persons interested, after allotment of the developed non-agricultural plot or land as provided in section 19M:

Provided that, notwithstanding anything contained in any other law for the time being in force, the ownership of the developed non-agricultural plot or land, shall be free from all encumbrances, on Class-I occupancy basis.

(2) The Certificate shall contain details of the original land of land owners or persons interested, details of the developed non-agricultural plot or land, including its original ownership details, along with a map of developed non-agricultural plot or land.
(3) The Highway Authority shall register the Certificate under the provisions of the Registration Act, 1908. Such Certificate shall be the conclusive proof of the title of the property in respect of the allotted developed non-agricultural plot or land and shall be eligible for transfer of rights of the property in accordance with the provisions of the Transfer of Property Act, 1882.

19O. (1) No registration fee and stamp duty shall be charged from the Highway Authority for registration of the Certificate as provided in sub-section (3) of section 19N.

(2) No non-agricultural assessment shall be levied on the allotted developed non-agricultural plot or land under sub-section (1) of section 19M by the Highway Authority from the first allottee.

19P. (1) The Competent Authority shall, take the possession of the land in the Scheme from the land owners or persons interested, to whom the Certificate is issued as provided in sub-section (1) of section 19N and hand over the possession of such land to the Highway Authority in the prescribed manner.

(2) The Competent Authority shall, take the possession of the land acquired as provided in section 19J, after ensuring that full payment of compensation as well as rehabilitation and resettlement entitlements are paid to the concerned land owners or persons interested as per the law applicable for acquisition of land. Thereafter, the Competent Authority shall hand over the possession of such land to the Highway Authority in the prescribed manner.

19Q. The Planning Authority shall incorporate the land of the final notified area of the Scheme as provided in sub-section (4) of section 19G and the final layouts as provided in sub-section (4) of section 19K, in the development plan of the New Town under the Maharashtra Regional and Town Planning Act, 1966.

19R. The owner of the developed non-agricultural plot or land shall be responsible for the following, namely:

(a) for all the required infrastructure within the developed non-agricultural plot or land and for obtaining development permissions as per the law applicable;

(b) to obtain all other permissions and requisite ‘No Objection Certificates’ required for the development of the allotted plot or land; and

(c) to pay necessary fees and charges as per the applicable law and rules for the sanction of development permission before commencing any construction activity on the developed non-agricultural plot or land.

19S. (1) The Highway Authority shall implement the Scheme in the prescribed manner.

(2) The Highway Authority shall carry out the physical demarcation of roads and plots or land of the final layout.

(3) The Highway Authority shall hand over the possession of the developed non-agricultural plot or land to the Certificate holder as per the Scheme in the prescribed manner, after formation of the roads as per the final layout.
(4) The remaining infrastructure like street light, solid waste management, sewerage treatment facility, water supply, parks and play grounds and other amenities shall be developed by the Highway Authority in a phased manner.

Compleation of Scheme.

19T. (1) The Highway Authority shall publish notice of the completion of the Scheme in the prescribed manner within prescribed period.

(2) The Highway Authority shall also publish the details of the allotment of developed non-agricultural plot or land to the land owners or persons interested, in the prescribed manner.

Infrastructure maintenance.

19U. (1) The owners of the developed non-agricultural plot or land shall pay for the usage, consumption and maintenance charges levied by the Highway Authority or local authorities or agencies responsible for the common infrastructure and respective services including roads, street lights, solid waste management, sewerage treatment facility, water supply, parks and play grounds and other amenities.

(2) The Highway Authority may maintain the common infrastructure facilities either on its own or authorize the local authority or agency with the prior approval of the Government.

(3) The Highway Authority may collect such necessary user charges for infrastructure maintenance, as may be prescribed in the prescribed manner.

Delegation of powers.

19V. (1) The Highway Authority may, as it thinks fit, authorise and delegate its powers to any officer, for the purposes of this Act.

(2) The Highway Authority and the authorised officers shall exercise such powers and perform such duties, as may be prescribed.

(3) The Competent Authority may, as it thinks fit, authorise and delegate its powers to the officer not below the rank of Deputy Collector, for the purposes of this Act.

(4) The Competent Authority and authorized officers shall exercise such powers and perform such duties, as may be prescribed.

Restrictions on development of land in Scheme area.

19W. (1) After declaration of intention of the Scheme as provided in sub-section (1) of section 19G, no land owners or persons interested shall, without the prior permission in writing of the Highway Authority, construct, erect, build, excavate, etc. in the Scheme area.

(2) The provisions of sections 9 to 13 shall, mutatis mutandis, apply for the Scheme area."

Insertion of section 63A in LV of 1955.

7. After section 63 of the principal Act, the following section shall be inserted, namely :-

"63A. The Highway Authority may dispose the land vested in it in the prescribed manner.".

Power of Highway Authority to dispose land.

8. In section 71 of the principal Act, in sub-section (2),—

(1) after clause (d-1), the following clauses shall be inserted, namely :-

"(d-2) the manner of submission of the proposal of Scheme to the Competent Authority under sub-section (4) of section 19F ;
(d-3) the manner and the period for calling objections or suggestions, as well as the consent, for voluntary participation in the Scheme under sub-section (1) of section 19G ;"
(d-4) the manner to submit objections or suggestions, as well as the consent, for voluntary participation in the Scheme to the Competent Authority and the period to appear before the Competent Authority under sub-section (2) of section 19G;

(d-5) the manner of publication of final notification, delineating the boundaries and area comprised in the Scheme under sub-section (4) of section 19G;

(d-6) the manner and the period for verification of title of land by the Competent Authority and the extent of consent under sub-section (1) of section 19H;

(d-7) the manner to hold enquiry by the Competent Authority under sub-section (1) of section 19I;

(d-8) the manner to prepare the draft layout by the Highway Authority under sub-section (1) of section 19K;

(d-9) the manner to publish the draft layout by the Highway Authority under sub-section (2) of section 19K;

(d-10) the manner and period to submit objections or suggestions for the draft layout under sub-section (3) of section 19K;

(d-11) the manner to publish the final layout by the Highway Authority under sub-section (4) of section 19K;

(d-12) the manner to allot the developed non-agricultural plot or land under sub-section (2) of section 19M;

(d-13) the period to issue Land Pooling Ownership Certificate under sub-section (1) of section 19N;

(d-14) the manner to hand over the possession of the land to the Highway Authority under section 19P;

(d-15) the manner to implement the Scheme by the Highway Authority under sub-section (1) of section 19S;

(d-16) the manner to hand over the possession of developed non-agricultural plot or land to the Certificate holder under sub-section (3) of section 19S;

(d-17) the manner and the period to publish notice of the completion of the Scheme by the Highway Authority under sub-section (1) of section 19T;

(d-18) the manner to publish the details of the allotted of the developed non-agricultural plot or land by the Highway Authority under sub-section (2) of section 19T;

(d-19) the necessary user charges to be collected by the Highway Authority and the manner to collect such charges under sub-section (3) of section 19U;

(d-20) the powers and duties of the Highway Authority and the authorised officers under sub-section (2) of section 19V;

(d-21) the powers and duties of the Competent Authority and the authorised officers under sub-section (4) of section 19V;

(d-22) the manner of disposal of land by the Highway Authority under section 63A;". 
9. (1) If any difficulty arises in giving effect to the provisions of this Act, the State Government may, as occasion arises, by an order published in the Official Gazette, do anything not inconsistent with the provisions of this Act, which appears to it to be necessary or expedient for the purpose of removing the difficulty:

Provided that, no such order shall be made under this sub-section after the expiry of a period of two years from the date of commencement of this Act.

(2) Every order made under sub-section (1) shall be laid, as soon as may be, after it is made, before each House of the State Legislature.
## APPENDIX O
(Regulation No. 44.0)

<table>
<thead>
<tr>
<th>Sr.No</th>
<th>A) Structural Design &amp; stability for new building</th>
<th>B) Structural audit of existing buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Applicability</td>
<td>1) The periodic structural inspection audit shall be necessary to all existing buildings except, detached houses, semi-detached houses, apartments which are used solely as places of residences, mix use occupancies less than G+1 storey and temporary buildings.</td>
</tr>
<tr>
<td></td>
<td>Structural Design &amp; stability report shall be compulsory for all new buildings.</td>
<td>2) Periodic Duration for structural Audit- The periodic structural inspection audit shall be carried out on the following frequency:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>a) After every 15 years for buildings of Detached houses, semi-detached houses, apartments which are used solely as places of residence, mix use.</td>
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<tr>
<td></td>
<td></td>
<td>b) After every 10 years for all other buildings like institutional, commercial, hospital, assembly, etc. and buildings excluded as mentioned in (a).</td>
</tr>
<tr>
<td>2</td>
<td>Scope of work and Methodology</td>
<td>The scope of structural investigation/ inspection consists of the following. The structural engineer is expected to carry out, with reasonable diligence, an inspection of:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>a) the condition of the structure of the building in which he has to identify the types of structural defects, to identify any signs of structural distress and deformation, to identify any signs of material deterioration:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) the loading on the structure of the building in which he has to identify any deviation from intended use, misuse and abuse which can result in overloading:</td>
</tr>
</tbody>
</table>

The comprehensive scope of work and the services of the structural engineer at various stages are mentioned below. The records for these stages shall be created using standardized formats.

i) Planning and structural design – All the structural members shall be designed considering the seismic zone factor and based on design that the earthquake is expected to occur at least once during life of structure and it shall be carried out in accordance with the Part 6 – Structural Design – Section I – of NBC – 2016. To perform well in an earthquake, a building should possess four main attributes, namely, simple and regular configuration and adequate lateral strength stiffness and ductility. For the purpose of resistant design of building seismic zone and seismic
factor shall be taken into consideration.

The basic requirements of a good and efficient structural design are that it should be safe, easy to construct, functionally and aesthetically good and reasonable in cost. The structural engineer must acquire and record all necessary information prior to starting the actual design. In case of a subsequent information/ addition/ modification, the same should be recorded with the date on which the information was furnished and the stage or status of work on that date.

Methodology – The structural designer shall acquire and record the requirements of the project as a whole, prepare the “structural design data” sheet, get the same confirmed in writing and store it as a permanent record.

- Visit the construction site, if necessary, to get acquainted with the local conditions and surroundings.
- Advise/ initiate at the client’s expense soil investigation, if considered necessary to decide upon the type of foundation to be adopted.
- Examine applicable codes and standards for fulfilling his scope of work.
- Prepare, if necessary, preliminary draft sketches and notes on structural work for the understanding of the requirements by the client/ architect.
- Discuss the draft sketches, notes and outline with the client/ architect and make modification, if necessary, within the framework of the codes and good practice, to satisfy the requirements of the work.

- Audit Report by Licensed Structural Engineer – A report produced by the structural engineer on above scope of work is expected to be professional, clear and conclusive. The report should reflect the fact that the structural engineer had carried out the inspection in a professional manner with reasonable diligence expected of him as a professional engineer. A well-prepared and professional report is demonstrated by the engineering views, assessment, judgment, conclusion and follow-up recommendations put forth based on the observations. Such a report is also useful for the owner as a maintenance record for any follow-up. The following is the content to be considered by the Structural Engineer for their scope of the work and for preparation of the report.
  a) General Information of the Building-
    - Name and address of the building
    - Number of storeys in each block of building
    - Description of main usage of the building
    - Maintenance history of the building, if known
  b) Structural System of the Building
    - Description of the structural forms, systems and materials used in different parts of the building e.g. reinforced concrete, pre-stressed concrete, steel, etc.
• Prepare a sketch scheme and estimate the cost, with sufficient details for the purpose of tender and for proceeding to the stage of working drawing. Obtain written approval from clients/architects for the sketch scheme and the estimation of cost.

ii) Structural working drawings- Drawings are a means of communication for transforming the design concepts and specification into actual work. Hence, the content, organization and presentation of structural drawing should preferably be on the following lines

Methodology- The set of structural drawings should consist of general arrangement (GA) drawings and other detailed drawings deriving reference from the GA drawings with key plans.

• The drawings should be prepared in a standardized manner and should have distinctly unique members for reference.
• As far as possible, the drawings should be drawn to scale.
• More intricate details should be depicted in bigger scale.
• The drawings should have adequate notes, sectional details, brief material specifications (concrete mixes, etc.), legend, references to other relevant drawings and judicious use of hatching and shading.
• Whenever applicable, the drawings may contain bar bending schedules and bill of quantities.
• Whenever revisions are incorporated, the drawings should clearly indicate the revision

-Description of the soil condition and foundation system, if known
-Identification critical structures and structures without redundancies (e.g. transfer girders, slender columns, cantilever structures, long span structures, cable structures, etc.)

c) Diary and Scope of the Visual Inspection
- Dates of inspection for different parts of the buildings
- Description of any areas not covered by the visual inspection, the reasons and an assessment of whether such areas are critical to overall structural integrity of the building.

d) Survey of Loading on the Building Structure
- Records of and comments on the observations on the loading conditions, indicating the usage at different parts of the building and identifying any misuse, abuse or deviation from intended use. Special attention to be paid to industrial buildings (e.g. factories and warehouses).
- State whether existing usage and loading condition is compatible with the intended purpose of the structure.
- State whether any misuse, abuse or deviation from intended use has given rise to excessive loading which can adversely affect the building structure.
- Where there is deviation from its intended use resulting in overloading or supporting higher design imposed load, the need for further design check on
number near the drawing number. The date and nature of revision should be listed in the table for revision and changes/alternations should be predominantly marked with the revision number.

- Whenever drawings are released for a certain purpose, the date of release and the purpose should be stamped on the prints.

iii) Quality assurance

For quality assurance, the structural engineer may undertake the following:

Methodology – Initially formulate a control and reporting mechanism for the structural part and also specify the types of tests for material and items (such as concrete cube tests) and stipulate their frequency. Insist on continuous superintendence of work and maintenance of proper records by the contractor. Check the reports periodically.

Hold an educative workshop at the site to explain to the contractors and other agencies the salient features of the specifications and execution of work, watch points, the structural drawings, procedures of preparing memos, recording the progress of work, etc.

Check and approve shop drawings, scheme and formwork submitted by contractor with respect to special watch points, for example, large span beams and camber, floors at height, etc.

Visit the site, as and when necessary, to inspect if the structural work is being executed in general accordance with his drawings and specifications.

The important stages for inspection may be:

<table>
<thead>
<tr>
<th>Approval of foundation strata and founding level</th>
<th>structural adequacy and display of allowable imposed loading signage shall be recommended in the inspection report.</th>
</tr>
</thead>
</table>
e) Survey of Addition or Alteration Works to Building Structure

- Records of and comments on the finding of any addition and alteration works to the building structure. Such information can be obtained by visual inspection, engineering judgment, interviewing the management corporation, owners and users, and checking the drawings if available to the engineer.

- State whether any addition and alteration works have given rise to excessive loading or other adverse effect on the building structure.

- Recommendations on any remedial actions to be taken by the owners e.g. the need for the removal of the addition and alteration works.

f) Survey of Signs of Structural Defects, Damages, Distress, Deformation or Deterioration

- Records of observations of any signs of structural defects, damages, Distress, Deformation or Deterioration e.g. cracks, excessive deflection, connection failure, instability, floor settlement, foundation settlement, tilt, spalling concrete, corrosion of steel, termite infestation, dry & wet rot timber, etc. This could entail judicious removal of plaster or architectural finishes establish the underlying structural condition. The seriousness of any structural defects should be assessed.

- Comments on the extent, possible causes and assessment of the seriousness of these identified defects.
Typical footings, foundations, stub columns below ground level plinth beams, lift well and columns in ground/ stilts floor checking of reinforcement for floor slabs/ systems and such important stages inspection of large span/ heavily loaded beams, tall columns, cantilever staircases, etc. checking of reinforcement of water tanks and lift machine room typical members of structural steel structures such as stanchion, truss, gantry, girder, etc.

Continuous supervision is not a part of the scope undertaken by the structural engineer and his inspection alone cannot guarantee that the work is carried out strictly in accordance with his drawings and specification.

iv) Quantity control – Whenever quantity estimation or cost estimation is included in the scope of his work, a structural engineer should keep in mind the following.

Methodology:
Whenever quantity estimation or cost estimation is included in the scope of his work, a structural engineer should keep in mind the following.

- The bill of quantities and cost estimates of structural and other related items (such as excavation, plain concrete bedding under the footings, etc.) only shall be included in his scope.
- His commitment shall be for the quantities rather than their costs since cost can vary with time.
- His quantities will be for the structural design based on the original design parameters and if revisions and deviations problems.

g) Assess whether the identified problems are:
- Defects of no structural significance
- Defects requiring remedial action and/or monitoring
- Suspended defects of structural significance requiring full structural investigation and immediate action
- Recommendations on remedial actions and/or monitoring necessary to ensure the structural stability and integrity of the building.

- Where there are signs of termite attack on timber structures the engineer shall recommend the owner to carry out inspection and treatment by an anti-termite specialist and obtain the certificate of termite treatment accordingly.
- If there are signs of significant structural problems, the engineer shall make recommendations for a full structural investigation to be carried out without further delay.

h) Survey of retaining walls and slope protection structures (e.g. soil, nails, ground anchors, shotcrete slope)
- Evidence of wall movement, inadequate surface drainage, unintended imposed loading behind wall, corrosion of anchor blockhead, spalling of shotcrete protection, tension cracks, presence of big trees nearby etc.

i) Survey of safety barriers (e.g. parapets and railings)
are likely to influence the quantities significantly, the structural engineer should bring this fact to the notice of his client.

- Certain quantities are subject to marginal change during the execution due to their obvious uncertainty at the stage of design, for example, excavation, pile foundation, etc.

- Certain architectural requirements or other stipulations (such as elevational features, restricting beam widths to match the wall width and beam depth to match the lintel level, disallowing columns at certain locations, etc.) can have very significant influence on the structural quantities. The structural engineer should bring this fact to the notice of his client.

- The requirements of flexibility (for example, combining two neighboring apartments, converting toilets, etc.) or future extensions (for example, additional floors) can also have significant influence on the structural quantities. The structural engineer should bring this fact to the notice of his client.

- Signs of corrosion, excessive deflection, spalling, cracks, etc. observed on safety barriers particularly those in buildings where large crowds are expected (e.g. shopping malls, institutional buildings, sport halls, stadiums, theatres, etc.)

j) Other Surveys or Checks carried Out

- Presence of heavy suspended fixtures in crowded locations, such as heavy false ceilings over high human-traffic areas like food courts, lobbies etc.

- Records of and comments on any known maintenance problems and previous rectification carried out on the building structure. Useful plans, sketches, photographs and tabulations could also be included to illustrate the finding of the inspection;

k) Conclusions

- Conclusions on the structural condition shall include conclusion on loading conditions; addition and alteration works; structural defects, damage, distress, deformation, deterioration; and overall structural integrity and stability.

l) Sketches, Plans and Photographs

- All sketches, plans and photographs should have proper titles, explanations and cross-reference to the main body of the report.

Although photographs are often used by structural engineer as a record of their inspections, the entire collection of photographs should not be submitted indiscriminately, e.g. photographs of non-structural elements with no defects.
### Responsibilities

| 3 | i) The structural engineer who is appointed by the building owner is expected to carry out a comprehensive visual inspection that relies largely on his professional engineering assessment, judgment and advice. He shall exercise reasonable diligence and take active and personal interest in the planning and carrying out of the inspection of the building. |

| | ii) The responsibility of the structural engineer shall be commensurate with the scope of work agreed between him and his client. The structural engineer shall be liable if he fails to exercise all reasonable skill, care and diligence in the discharge of his duties. |

| | iii) It will be incumbent on every licensed structural engineer in all matters in which he may be professionally consulted or engaged to assist or cooperate with the VC&MD in carrying out provisions of MRTP Act, 1966 and of any regulations or rules for the time being in force under this Act. |

| | iv) The structural engineer shall be responsible for not following codes of practice and stipulations, which are mandatory during the stage of structural design. He will also have the liability towards the safety or stability of the structure for the stipulations which may be mandatory when the structure was designed. |

| | v) 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 |

### Structural Engineer’s Endorsement and Standard Certification

| | i) The structural engineer who is appointed by the building owner is expected to carry out a comprehensive visual inspection that relies largely on his professional engineering assessment, judgment and advice. He shall exercise reasonable diligence and take active and personal interest in the planning and carrying out of the inspection of the building. |

| | ii) The responsibility of the structural engineer shall be commensurate with the scope of work agreed between him and his client. The structural engineer shall be liable if he fails to exercise all reasonable skill, care and diligence in the discharge of his duties. |

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| | iv) The structural engineer shall be responsible for not following codes of practice and stipulations, which are mandatory during the stage of structural design. He will also have the liability towards the safety or stability of the structure for the stipulations which may be mandatory when the structure was designed. |
| vi) | 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. |
| vii) | The liability of the structural engineer shall expire at thirty years from the date of issue of the stability certificate. |
| viii) | The structural engineer shall carry out supervision/Checking at every stage of casting of civil work i.e. at casting of foundation, plinth, column and beams and at the time of every casting of the slab level. During execution, his commitment shall be for the structural quantities rather than their costs since costs can vary with time. |
| • | His liability will be for the design parameters |

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.

vi) 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 VC&MD is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical Personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect or premises designed or intended to be applied to such use, are duly fulfilled or provided for.

vii) The liability of the structural engineer shall expire at thirty years from the date of issue of the stability certificate.

viii) The structural engineer shall carry out supervision/Checking at every stage of casting of civil work i.e. at casting of foundation, plinth, column and beams and at the time of every casting of the slab level. During execution, his commitment shall be for the structural quantities rather than their costs since costs can vary with time.
| ix) The structural engineer shall be responsible for not following codes of practice and stipulations, which are mandatory during the stage of structural design. He will also have the liability towards the safety or stability of the structure for the stipulations which may be mandatory when the structure was designed.  
| x) Unless explicitly laid down in his scope of work, the structural engineer shall not be responsible for the safety or stability of the scaffolding/staging and any other temporary structures.  
| xi) He shall not guarantee the work of any contractor.  
| xii) the structural engineer shall have no liability whatsoever for any part of the works not designed or supervised by him or not under his responsibility or which has been constructed without or contrary to his specification.  
| xiii) He shall have no liability whatsoever for any damage to life and property whatsoever resulting from any act of client, contractors, suppliers or other agencies during the execution of work.  
| xiv) The structural engineer shall have no liability whatsoever for any violation of legal provisions of rights of third parties, governments, etc., unless these provisions or right have been specifically brought to the notice of the structural engineer well in advance by the client in writing. |
1. SHORT TITLE, EXTENT AND COMMENCEMENT:

This Policy shall be called as Outdoor Advertising Policy of MSRDC SPA. It shall be applicable to the areas wherein MSRDC is Special Planning Authority. This Policy shall come into force from the date of publication of Notification of Sanctioned Development Plan in the official Gazette.

2. NEED OF THE POLICY:

The Policy is based upon careful review of Global studies on the safety of Hoardings. The premise of the Policy is to protect the traffic safety and also conserve the aesthetic view of the expressway.

3. DEFINITIONS & TERMINOLOGY

3.1 Signs

3.1.1 Abandoned Sign — A sign structure that has ceased to be used, and the owner intends no longer to use the same, for the display of sign copy, or as otherwise defined by state law.

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

3.1.3 Animated Sign — A sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs, include the following types:

a) Electrically activated (flashing/patterned illusionary movement);

b) Environmentally activated; and

c) Mechanically activated.

3.1.4 Advertisement — means and includes any device of representation in any manner such as announcement or direction by word, letter, model on sign by means of posters, hoarding boards, banners, temporary arches, illuminated signs, name boards, direction boards, balloons etc.

3.1.5 Banner — Means cloth or any other flexible material which contains an advertisement of announcement or written matter for display in public place.

3.1.6 Banner Sign — A sign utilizing a banner as its display surface.

3.1.7 Board — includes a case, frame of surface of any material whatsoever.

3.1.8 Building Line — The line up to which the plinth of a building adjoining a street, an extend. It includes the lines prescribed if any, in any scheme.

3.1.9 Carriage Way- Means that part of the road on which vehicles ply.
3.1.10  Canopy Sign — A sign affixed to the visible surface(s) of an attached or freestanding canopy.

3.1.11  Changeable Sign — A sign with the capability of content change by means of manual or remote input, including signs which are electrically activated and manually activated

3.1.12  Closed Sign — An advertising sign in which at least more than fifty percent of the area is solid or tightly enclosed or covered.

3.1.13  Combination Sign — A sign that is supported partly by a pole and partly by a building structure.

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

3.1.15  "Corporation" means the Maharashtra State Road Development Corporation Limited incorporated under the Companies Act, 1956 (1 of 1956) or the Companies Act, 2013 (18 of 2013), as the case may be;

3.1.16  Direction Sign — A sign which is usually included with an arrow and used for indicating a change in route or confirmation to a correct direction.

3.1.17  Electronic Bill Board — Means electronically operated advertisement on board.

3.1.18  Electric Sign — An advertising sign in which electric fittings, which are an integral part of the signs, are used.

3.1.19  Exterior Sign — Any sign placed outside a building.

3.1.20  Freestanding Sign — A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles or braces placed in or upon the ground.

3.1.21  Ground Sign — An advertising sign detached from a building, and erected or painted on the ground or on any pole, screen, fence or hoarding and visible to the public.

3.1.22  Ground Rent – Rent paid under the terms of Lease by the Owner of Advertisement Hoarding to the Owner of Land on which it is built.

3.1.23  Guard rail- Means fence of rails supported on upright metal board, fixed on road (along median footpath, bridges etc.) for guiding movement of traffic.

3.1.24  Hoardings — Means any surface of structure erected on the ground or on any portion of a roof of a building or above the parapet, with characters, letters or illustrations applied there to and displayed in any manner whatsoever, out of doors, for purpose of advertising or to give information with a view to attract the public at any place of persons, public performance articles of merchandise whatsoever.

3.1.25  Identification Sign — A sign that gives specific location information, identifies specific items, for example, ‘Parking Lot B’, ‘Building No. 5’, ‘First Aid’, etc.

3.1.26  Illuminated Sign — An advertising sign, permanent or otherwise, the functioning of which depends upon its being illuminated by direct or indirect light, and other than an electric sign.

3.1.27  Informational Sign — A sign used for overall information for general organization of a series of elements, such as campus plan, bus route, building layout and shopping mall plan.
3.1.28 **International Symbol of Accessibility** — The symbol consisting of a square overlaid with a stylized image of a person using a wheelchair. It is also known as the (international) wheelchair symbol.

NOTE — The symbol is often provided where access has been improved, particularly for wheelchair users and other mobility impaired persons. The symbol denotes a barrier free environment to help older people, parents with prams and travelers with luggage besides persons with disabilities. The wheelchair symbol is always facing to the right.

3.1.29 **License Fee** - License fee means a fee to be paid by the advertiser to the Authority as per the schedule of rates annexed with this policy.

3.1.30 **Mansard** — An inclined decorative roof-like projection that is attached to an exterior building facade.

3.1.31 “Managing Director” means the Vice-Chairman and Managing Director or Joint Managing Director of the Corporation and includes any officer specially appointed by the Corporation to perform the functions of the Managing Director under these rules;

3.1.32 **Marquee Sign** — An advertising sign attached to or hung from a marquee canopy or other covered structure projecting from and supported by the building and extending beyond the building wall, building line.

3.1.33 **Open Sign** — An advertising sign in which at least fifty percent of the enclosed area is uncovered or open to the transmission of wind.

3.1.34 **Owner** — The person who receives the rent for the use of the land or building or would be entitled to do so if they were let. It also includes:

   a. an agent or trustee who receives such rent on behalf of the owner.

   b. a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the of, or to exercise the rights of the owner.

   c. an agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purpose and

   d. a mortgage in possession.

3.1.35 **Street Line** — the line defining the side limits of a street.

3.1.36 **Parapet** — A low wall or railing built along the edge of a roof or floor.

3.1.37 **Portable Sign** — Any sign not permanently attached to the ground or to a building or building surface.

3.1.38 **Poster** — Means sheet of paper or any other material used to advertise something for display in a public place.

3.1.39 **Projecting Sign** — An advertising sign affixed to any building element and projecting more than 300 mm therefrom.

3.1.40 **Regulatory Sign** — Sign that gives operational requirements, restrictions or gives warnings, usually used for traffic delineation or control, for example ‘Stop’, ‘No Parking’, ‘One Way’, etc.

3.1.41 **Rotary** — Means central island on a road junction for regulating movement of traffic.
3.1.42 Roof Sign — An advertising sign erected or placed on or above the parapet or any portion of a roof of a building including signs painted on the roof of a building.

3.1.43 Sign — Any device visible from a public place that displays either commercial or non-commercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations. Non-commercial flags or any flags displayed from flagpoles or staffs shall not be considered as signs.

3.1.44 Sign Area — The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, which comprise the sign face. The area of any double-sided or ‘V’ shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as 50 percent of the sum of the area of all faces of the sign.

3.1.45 Sign Copy — Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, exclusive of numerals identifying a street address only.

3.1.46 Sign Face — The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border.

3.1.47 Sign Structure — Any structure supporting a sign.

3.1.48 Temporary Sign — An advertising sign, banner or other advertising device constructed of cloth, canvas, fabric or any other light material, with or without a structural frame, intended for a limited period of display; including decorative displays for holidays or public demonstrations.

3.1.49 Temporary arches - Means temporary structures erected across the road for greeting of personalities or for display of advertisement

3.1.50 Traffic island - means area on a road or junction into definite path.

3.1.51 Tree guards - means fence or rails around the tree used for protection of trees.

3.1.52 Verandah Sign — An advertising sign attached to, posted on or hung from a Verandah.

3.1.53 Wall Sign — An advertising sign, other than a projecting sign, which is directly attached to or painted or pasted on the exterior surface of or structural element of any building.

3.1.54 Window Sign — A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.

3.2 General

3.2.1 Approved — Approved by the MSRDC SPA.

3.2.1a Agency - Means an applicant who may be an individual registered charitable organization, firm, partnership, or a company incorporated under the Companies Act, 1956.

3.2.2 Area of Special Control — Any area declared an area of special control by the Authority in respect of the display of advertising signs, where the requirements for such display are more restrictive than elsewhere in the area controlled by the MSRDC SPA.
3.2.3 Authority Having Jurisdiction — MSRDC SPA which has been created by a statute and which for the purpose of administering the Code/Part, may authorize a committee or an official to act on its behalf; hereinafter called the ‘Authority’.

3.2.4 Combustible Material — A material is combustible, if it burns or adds heat to a fire when tested for non-combustibility in accordance with good practice [10-2(1)].

3.2.5 Owner — A person, a group of persons or a body having a legal interest in land and/or building thereon. This includes freeholders, leaseholders or those holding a sub-lease, who will have legal right to occupation and have liabilities in respect of safety or building condition.

In the case of lease or sub-lease holders, as far as ownership with respect to the structure is concerned, the structure of a flat or structure on a plot belongs to the allottee/lessee till the allotment/lease subsists.

NOTE—For the purpose of the Code, the word ‘owner’ will also cover the generally understood terms like ‘client’, ‘user’, etc.

Street Line — The line defining the side limits of a street.

4.A. PERMITS

4.A.1 Application

4.A.1.1 Conditions for Grant of Permit

No sign shall be erected, altered or maintained without obtaining a permit for the same from the Authority and shall be subjected to the following conditions:

a) Written permission shall not be granted or renewed at any one time, for a period exceeding three years from the date of grant of such permission or renewal.

b) Written permission or the renewal granted by the Authority shall become void,

1. if any sign or the part thereof falls either through an accident or any other causes;

2. if any addition is made except for the purpose of making it secure under the direction of the Authority;

c) if any change is made in the sign or part thereof;

d) if any addition or alternation is made to the building or structure upon or over which the sign is erected and if such addition or alteration involves disturbance of the sign or any part thereof; or

e) if the building or structure upon or over which the sign is erected fixed or restrained becomes demolished or destroyed.

f) Light and ventilation of buildings, if any, situated near the signs and hoardings, shall not be obstructed in any way;

g) Advertisements displayed shall not be of any objectionable or obscene nature given under 4.3;

h) In the public interest, the Authority shall have the right to suspend the licence even before the expiry period, upon which the licensee shall remove the signs;
i) Licensee shall be responsible for the observance of all the rules and regulations laid down by the Authority;

j) Signs should not mar the aesthetic beauty of the surrounding area;

k) Signs, other than those pertaining to building, shall not be permitted to come in front of buildings such as hospitals, educational institutions, public offices, museums, buildings devoted to religious worship and buildings of national importance;

l) Maintenance and inspection of advertising signs and their supports shall be as given under “PERMITS” clause.

m) No hoarding sign on the national highways state highways shall be put without the prior consent permission of the Competent Authority maintaining/ highways/ roads;

n) In addition all signs shall conform to the general requirements given under 6.

o) Signs shall not be nailed or tied to trees or any other woody vegetation.

4.B. PROCEDURE FOR APPLICATION:

4.B.1. APPLICATION:

a. The applicant has to apply for permission in the prescribed form available at MSRDC Commercial Department on payment of prescribed fees.

b. All applications for permission and enquiries pertaining thereto are dealt by MSRDC Commercial Department.

c. Along with the application form duly filled in the applicant has to deposit Rs. 2000/- as processing fees.

d. Application not duly filled in all respects is liable for rejection. In such case the processing fee will not be refunded. The applicant is, however, free to make a fresh application.

4.B.2. DOCUMENTS TO BE SUBMITTED WITH APPLICATION:

1. The applications should be submitted along with the following documents:

i. No Objection Certificate from the Landlord of the land / building over which advertisement is proposed to be displayed.

ii. If the land is given on lease by a public authority, viz. Government, Semi-Government, Local Bodies etc. and the hoarding is to be erected on such land or building, N.O.C. from the Lessor shall also be necessary. In case of hoardings on buildings of Housing Societies a resolution in the form of NOC to that effect passed by the Society in their General Body Meeting shall be submitted along with the application form.

2. No objection certificate from the concerned executive engineer of the PWD / MSRDC in respect of sites along the side of MPEW / NH / SH. The NOC shall be accompanied with the exact site plan approved by the concerned Executive Engineer, in the absence of which the NOC shall be treated as invalid.

3. The structural design of the hoardings, its calculations including drawings along with structural stability certificate shall have to be submitted through licensed structural engineer at the time of application.

4. A Joint Indemnity Bond — cum under taking by the premises owner / society and the advertiser in the prescribed format to include the following:
i. That the advertisement does not cause any obstruction to the road as well as traffic.

ii. That they indemnify the Corporation against any claim or litigation by anybody adversely affected by the hoardings. In the Indemnify Bond it should be further affirmed that in case of any dispute, the applicant, the premises owner shall appeal to the appropriate appellate authority prescribed in these regulations for redressing the grievances.

5. In case of a leased out land, a joint undertaking by the lessee and the advertiser in the prescribed format to the effect that they will be jointly and severally liable to pay to the MSRDC, extra ground rent as laid down in this behalf.

6. Three copies of key plans of the location in the scale of 1" : 2500 and Block Plan in the scale of 1" : 250'.

7. Three copies of the design, color scheme and sketch showing the exact location of the proposed site in question.

8. Three copies of 10" x 8" size photographs taken from a distance of 60 meters from the proposed site with marking of the proposed hoarding thereon.

9. Three copies of the location plan indicating presence of any trees or any other hoarding within 250 meters of location along the same alignment and dimensions there of. The details of the owner is known, may be given.

10. Any other document relevant for consideration for grant of permission for the proposed advertisement.


4.B.3 Existing Advertising Signs

Advertising signs in existence at the date of promulgation of this Policy and covered by a valid licence or permit issued by the Authority shall not require to be licensed until such licence or permit has expired, provided it is maintained in a good and safe condition.

4.B.4 For advertising signs, application shall be submitted through a structural engineer along with necessary drawings and structural calculations. The wind load taken in the design calculations shall be in accordance with Part 6 ‘Structural Design, Section 1 Loads, Forces and Effects’ of the National Building Code.

4.2 Exemptions

4.2.1 No permit shall be required for signs and outdoor display structures of the following types:

4.2.2.1 Government building signs

Signs erected on a state or central government building which announce the name, nature of the occupancy and information.

4.2.2.2 Name plates

Any wall sign erected on a building or structure indicating the name of the occupant of building, which is not more than 0.5 m² in area.

4.2.3 Ground Signs

4.2.3.1 Transit directions
The erection or maintenance of a sign designating the location of a transit line, a rail track, station or other public carrier when not more than 0.5 \( m^2 \) in area.

4.2.3.2 Highway signs

In general, advertisements of the following classes are permissible without permission

a) Class (I) Functional Advertisements

1) Official warning signs, traffic directions, sign posting and notices or advertisements posted or displayed by or under the directions of any public or court officer in the performance of his official or directed duties.

2) Direction signs to places of public amenity, such as petrol filling stations, hospitals, first-aid posts, police stations and fire stations.

3) Signs relating solely to any city, town, village or historic place, shrine, place of tourist interest.

4) Signs, notices, etc, erected by the Defence Department for information of members of the armed forces or the public.

5) Signs restricting trespass of property, limited to 0.2 \( m^2 \) in area or less.

6) Signs or notices, 0.2 \( m^2 \) in area or less, placed so as to show direction to a residence and planted sufficiently away from the carriageway.

b) Class (2) Advertisements Relating to the Premises on which these are Displayed

1) Advertisements for the purpose of identification, direction or warning with respect to the land or building on which they are displayed, provided not exceeding 0.2 \( m^2 \) in area in the case of any such advertisement.

2) Advertisements relating to any person, partnership or company separately carrying on a profession, business trade at the premises where any such advertisement is displayed; limited to one advertisement not exceeding 0.3 \( m^2 \) in area in respect of each such person, partnership or company.

3) Advertisements relating to any institution of a religious, educational, cultural, recreational, medical or similar character or any hotel, public house, DAK bungalow, block of flats, club, boarding house or not exceeding 1.2 \( m^2 \) in area in respect of each such person, partnership or company.

c) Class (3) Advertisements of Temporary Nature

1) Advertisements relating to the sale or letting of the land on which they are displayed; limited in respect of each such sale or letting to one advertisement not exceeding 2 \( m^2 \) in area.

2) Advertisements announcing sale of goods or livestock, and displayed on the land where such goods or livestock are situated or where such sale is held, limited to one advertisement not exceeding 1.2 \( m^2 \) in area.

3) Advertisements relating to the carrying out of building or similar work on the land on which they displayed exceeding 2 \( m^2 \) in area.

4) Advertisements announcing any local event of a religious, educational, cultural, political, social or recreational character, not being an activity promoted or carried on for commercial purposes; limited to a display of advertisements occupying an area not exceeding 0.6 \( m^2 \) on any premises.

4.2.4 Temporary Signs
4.2.4.1 Construction site signs

Construction signs, engineers’ and architects’ signs and other similar signs which may be authorized by the Authority in connection with construction.

4.2.4.2 Special displays signs

Special decorative displays used for holidays, public demonstrations or promotion of civic welfare or charitable purposes, on which there is no commercial advertising, provided that the Authority is not held responsible for any resulting damage.

4.3 Unsafe and Unlawful Signs

4.3.1 Notice of Unsafe and Unlawful Signs

When any sign becomes insecure, or in danger of falling, or otherwise unsafe, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of these Regulations, the owner thereof, or the person or firm maintaining the same, shall upon written notice of the Authority, forthwith in the case of immediate danger and in any case within not more than three days, make such sign conform to the provisions of this Section or shall remove it. If within three days the order is not complied with, the Authority shall recover the expenses incurred from the owner in removing such signs.

4.3.1.1 Notwithstanding the above, it shall be the responsibility of the owner to ensure the safety of the advertising signs, even without a reference from the Authority. The owner shall also ensure to remove the remnant structures of the abandoned sign.

4.3.2 Any sign which in the opinion of the Authority is an obscene, repulsive, revolting, or objectionable character; or prejudicial to the Authority; or savouring undesirable political propaganda; or of a nature calculated to produce pernicious or injurious effect on public or any particular class of persons; or is displayed in such a place, in such a manner or by any such means as, in the opinion of the Authority, could be likely to affect injuriously the amenities of, or to disfigure any neighbourhood, shall not be permitted under any circumstances.

4.4 Area of Special Control

4.4.1 Whenever in the opinion of the Authority it is likely that any advertising device otherwise permitted in terms of these Regulations may affect injuriously or disfigure any particular area within the jurisdiction of the Authority it may proclaim such area as an area of special control. Parks and land for public use may also be included as areas of special control.

4.4.2 Subject to the provisions of 4.4.1 within such area, the erection and display of any advertising sign shall be prohibited or restricted in any manner deemed necessary by the Authority. The Authority shall publish its intention of proclaiming such an area in one or more newspapers circulating in the area of jurisdiction of the Authority. Any owner of property within such area who may feel aggrieved by such proclamation may appeal within one month from such publication against proclamation of such an area to the Authority whose decision shall be final.

4.4.3 The wording on any Verandah sign, permitted by the Authority, in any area of special control, shall be restricted to the name of the proprietor or firm occupying the premises, the name of the building or institution, the general business or trade carried on, such as ‘JEWELLER’, ‘CAFÉ’, ‘DANCING’, or information regarding the location of the building entrance, box office or regarding the theatre programme or similar information. No Verandah sign in any area of special control shall advertise any particular article of merchandise nor shall any such sign refer to price or reduction in price.
4.4.3.1 Normally no other advertising sign shall, except as for 4.4.3, be within a distance of 30 m from the area of special control.

4.5 Prohibition of Advertising Signs on Certain Sites

Where the Authority is of the opinion that any site is unsuitable for display of advertising signs by virtue of the general characteristics of the locality in regard to historic, architectural, cultural or similar interest, or by virtue of its position, the display of such signs is likely to affect in any way the safety of any form of transport, erection of advertising signs on such a site shall be prohibited. The negative advertisement should not be permitted to be displayed on outdoor advertisement. List of negative advertisement is as mentioned below.

Appendix:

- Accident prone areas. (Black spot areas)
- Racial advertisements or advertisements propagating caste, community or ethnic differences
- Advertisement promoting drugs, alcohol, cigarette or tobacco items
- Advertisement propagating exploitation of women or child
- Advertisement having sexual overtone
- Nudity
- Advertisement depicting cruelty to animals
- Advertisement depicting any nation or institution in poor light
- Advertisement casting aspersion of any brand or person
- Advertisement banned by the Advertisement Council of India or by law
- Advertisement glorifying violence
- Destructive devices and explosives depicting items
- Lottery tickets, sweepstakes entries and slot machines related advertisements
- Any psychedelic, laser or moving displays
- Advertisement of Weapons and related items (such as firearms, firearm parts and magazines, ammunition etc.
- Advertisements which may be defamatory, trade libelous, unlawfully threatening or unlawfully harassing
- Advertisements which may be obscene or contain pornography or contain an “indecent representation of women” within the meaning of the indecent Representation of Women (Prohibition) Act, 1986
- Advertisement linked directly or indirectly to or include description of items, goods or services that are prohibited under any applicable law for the time being in force, including but not limited to the Drugs and Cosmetics Act, 1940, the Drugs And Magic Remedies (Objectionable Advertisements) Act, 1954, the Indian Penal Code, 1860; or
- No advertisement with the use of name or pictorial representation of any National figure or emblem prohibited by the law.
- Any other items considered inappropriate by the MSRDC.

5. MAINTENANCE AND INSPECTION

5.1 Maintenance

All signs for which a permit is required, together with all their supports, braces, guys and anchors shall be kept in good repair, both structurally and aesthetically, and when not galvanized or constructed of approved corrosion-resistive non-combustible materials, shall be painted, when necessary to prevent corrosion.
5.2 Housekeeping

It shall be the duty and responsibility of the owner of every sign to maintain the immediate premises occupied by the sign, in a clean, sanitary and healthy condition.

5.3 Inspection

Every sign for which a permit has been issued and every existing sign for which a permit is required shall be inspected by the Authority at least once in every calendar year.

6. GENERAL REQUIREMENTS FOR ALL SIGNS

6.1 Loads

Every advertising sign shall be designed so as to withstand safely the wind, dead, seismic and other loads as set out in Part 6 ‘Structural Design, Section 1 Loads, Forces and Effects’ of the National Building Code.

6.2 Illumination

No sign shall be illuminated by other than electrical means, and electrical devices and wiring shall be installed in accordance with the requirements of Part 8 ‘Building Services, Section 2 Electrical and Allied Installations’ of the Code. In no case, shall any open spark or flame be used for display purposes unless specifically approved by the Authority.

6.3 Design and Location of Advertising Signs

a) Sign should not obstruct any pedestrian movement, fire escape, door or window, opening used as a means for egress or fire fighting purposes.

b) No sign shall in any form or manner interfere with openings required for light and ventilation.

c) When possible, signs should be gathered together into unified systems. Sign clutter should be avoided in the landscape.

d) Signs should be combined with lighting fixture to reduce unnecessary posts and for ease of illuminating the signs.

e) Information signs should be placed at natural gathering spots and included in the design of sight furniture.

f) Placement of sign should be avoided where they may conflict with pedestrian traffic.

g) Sign should be placed to allow safe pedestrian clearance vertically and laterally.

h) Braille strips may be placed along sign edges or raised letters may be used for readability for the blind and partially sighted.

j) No sign shall be attached in anyway to a tree or shrub.

6.4 Use of Combustibles

6.4.1 Ornamental Features

Wood or plastic or other materials of combustible characteristics similar to wood may be used for mouldings, cappings, nailing blocks, letters and latticing where permitted and for other purely ornamental features of signs.

6.4.2 Sign Facings

Sign facings may be made of approved combustible materials provided the area of each face is not more than 10 m² and the wiring for electric lighting is entirely enclosed in metal conduit and installed with a clearance of not less than 5 cm from the facing material.
6.5 Damage or Defacement by Removal of Advertising Signs

Whenever any advertising sign is removed, whether in consequence of a notice or order under the Code or otherwise, any damage or defacement to the building or site on or from which such sign was displayed, shall be made good to the satisfaction of the Authority.

6.6 Alteration to Ground Level

Whenever any alteration is made to the ground level adjacent to any advertising sign, the owner of the site on which sign is erected, shall be responsible for the alteration of the height of such sign so as to conform to the requirements of this Section.

6.7 Traffic Control Interference

No advertising sign shall be erected or maintained which interferes with or is likely to interfere with any sign or signal for the control of traffic. No advertising sign shall be placed particularly in bends and curves so as to obstruct the view of traffic at intersecting streets.

6.8 Glass in Signs

All glass used in advertising signs, other than glass tubing used in gas discharge or similar signs, shall be of safety glass conforming to accepted standards [10-2(2)], at least 3 mm thick. Glass panels in advertising signs shall not exceed 6 m² in area, each panel being securely fixed in the body of the sign independently of all other panels. Glass signs shall be properly protected from the possibility of damage by falling objects by the provisions of suitable protecting metal canopies, or by other approved means. Use of glass may be discouraged or avoided wherever possible for signs placed overhead.

6.10 Interference to Fire Hydrants

Advertising signs shall be so placed as not to obstruct the use of the hydrants or other fire fighting appliances.

6.11 Serving Devices

Ladders, platforms, hooks, rings and all other devices for the use of servicing personnel shall have safety devices and suitable design loadings (reference may also be made to Part 7 ‘Construction Management, Practices and Safety’ of the Code).

6.12 Animated Devices

Signs which contain moving section or ornaments shall have fail-safe provisions to prevent the section or ornaments from releasing and falling or shifting its center of gravity more than 450 mm. The fail-safe device shall be in addition to the mechanism and its housing which operate the movable section or ornament. The fail-safe device shall be capable of supporting the full dead weight of the section or ornament when moving mechanism releases.

7. TYPES OF SIGNS

a) Electric and illuminated signs;

b) Ground signs;

c) Roof signs;

d) Wall signs;

e) Projecting signs;

f) Miscellaneous and
Temporary advertising signs, travelling circus signs, fair signs and decorations during public rejoicing

7 a) ELECTRIC SIGNS AND ILLUMINATED SIGNS

1 Material for Electric Signs

Every electric sign shall be constructed of non-combustible material except where the sign is purely a flood-lit sign.

2 Installation of Electric Signs and Illuminated Signs

Every electric sign and illuminated sign shall be installed in accordance with Part 8 ‘Building Services, Section 2 Electrical and Allied Installations’ of the National Building Code.

3 No illuminated sign in red, amber or green colour shall be erected or maintained within a horizontal distance of 10 m of any illuminated traffic sign.

4 All advertising signs illuminated by light other than a white light, at height of less than two storeys or 6 m above the footpath, whichever be the greater height, shall be suitably screened so as to satisfactorily prevent any interference with any sign or signal for the control of traffic.

5 No electric sign and illuminated sign shall be installed along Mumbai-Pune Expressway and NH-4.

6 Intense Illumination

No person shall erect any sign which is of such intense illumination as to disturb the traffic and residents in adjacent or nearby residential buildings. Notwithstanding any permission given for such erection, any such sign which after erection is, in the opinion of the Authority, of such intense illumination as to disturb the occupants of adjacent or nearby buildings shall, on the order of the Authority, be suitably altered or removed by the owner of the site concerned within such reasonable period as the Authority may specify.

7 Hours of Operation

No electric sign, other than those necessary in the opinion of the Authority in the interest of public amenity, health and safety, shall be operated between midnight and sunrise.

7b) GROUND SIGNS

1 Material

Every ground sign exceeding 6 m in height together with frames, supports and braces shall be constructed of non-combustible material except as in 6.4.

2 Dimensions

No ground sign shall be erected to a height exceeding 12.2 mt. (40 feet) above the ground. Lighting reflectors may extend beyond the top or face of the sign.

No ground sign shall be erected within buffer zone of high tension electric line.

3 Supports and Anchorage

Every ground sign shall be firmly supported and anchored to the ground. Supports and anchors shall be of treated timber in accordance with good practice [10-2(3)], or metal treated for corrosion resistance or masonry or concrete.
4 Site Cleaning

The owner of any site on which a ground sign is erected shall be responsible for keeping such part of the site as is visible from the street, clean, sanitary, inoffensive and free of all obnoxious substances and unsightly conditions to the approval of the Authority.

5 Obstruction to Traffic

No ground sign shall be erected so as to obstruct free access to or egress from any building.

6 Bottom Clearance

The bottom line of all ground signs shall be at least 3 mt above the ground, but the intervening space may be filled with open lattice work or platform decorative trim.

7 Ground painted signs shall conform to the requirements of 6 and 7, where applicable.

8 The minimum distance between two hoardings on same side of road / alignment shall not be less than 100mt.

9 Advertising Sign on Highways and Roads

In general advertisements should not be permitted:

a) At or within 100 m of any road junction, bridge or railway crossing or another crossing.

b) Within 10 m of the edge of a RoW;

c) Within 50 m along the road, of any sign board erected for the regulation of traffic under the orders of a Public Authority, such as a Traffic Authority, a Public Transport Authority, or a Local Authority;

d) In such a form as will obscure or hinder interpretation of any sign, signal or other device erected for traffic control by the Public Authorities. For instance, the advertisements should not imitate or resemble, in colour or shape, the standard legal traffic signs, or employ such words as ‘STOP’ in the same manner as used on traffic signs;

e) On boards, placards, cloth banners or sheets (except traffic signs) hung across a road as they distract the attention of the driver and are, therefore, hazardous;

f) In such form as will obstruct the path of pedestrians and hinder their visibility at crossings;

g) Within right-of-way of the road; and

10 Hoarding on sides of Foot-over Bridge

Any advertisement allowed on the sides of a foot over bridge or flyover across the carriageways shall be restricted in size and shape such that no part of the advertisement board projects beyond the top, bottom and sides of the parapet of foot over bridge or flyover. On foot over bridge or flyover across railway; no objection certificate from railway authority shall be necessary.

11 Sizes of Hoarding along various roads shall be governed by following Table.
<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Road width Range in meters</th>
<th>Height of Hoarding</th>
<th>Maximum Length of Hoarding</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A)</td>
<td>Expressway National Highway and classified roads more than 60mt in width</td>
<td>3mt</td>
<td>10mt</td>
</tr>
<tr>
<td>(B)</td>
<td>18mt to 60mt</td>
<td>3mt</td>
<td>7.50mt</td>
</tr>
<tr>
<td>(C)</td>
<td>12mt to 18mt</td>
<td>2mt</td>
<td>5.00mt</td>
</tr>
<tr>
<td>(D)</td>
<td>Less than 12mt</td>
<td>1mt</td>
<td>2.50mt</td>
</tr>
</tbody>
</table>

Note: No variation in the Height of hoarding shall be permitted. However, variation in the length shall be allowed in multiple of 2.5mt subject to maximum length permissible as mentioned in column 4.

### 7 c) ROOF SIGNS

1. Material

   Every roof sign together with its frames, supports and braces, shall be constructed of non-combustible material, except as in 6.4. Provision shall be made for electric grounding of all metallic parts; and where combustible materials are permitted in letters or other ornamental features, all wiring and tubing shall be kept free and insulated therefrom.

2. Dimensions

   No roof sign shall exceed the following heights on buildings of heights:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Height of Building</th>
<th>Height of Sign (Max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>i)</td>
<td>Height Not exceeding four storeys or 18 m of Building</td>
<td>2 m</td>
</tr>
<tr>
<td>ii)</td>
<td>Five to eight storeys or exceeding 18 m but not exceeding 36 m</td>
<td>3 m</td>
</tr>
<tr>
<td>iii)</td>
<td>Exceeding eight storeys or 36 m, provided that in calculating the height of such signs, signs placed one above the other, or on planes at different levels of the same building shall be deemed to be one sign, whether or not such signs belong to different owners</td>
<td>5 m</td>
</tr>
</tbody>
</table>

3. Location

   a) No roof sign shall be so placed on the roof of any building as to prevent free passage from one part of the roof to another.

   b) No roof sign shall be placed on or over the roof of any building unless the entire roof construction is of non-combustible material.

   c) No roof sign shall be permitted within buffer zone of high tension electric line.

4. Projection

   No roof sign shall project beyond the existing building line of the building of which it is erected or shall extend beyond the roof in any direction.
5 Supports and Anchorage

Every roof sign shall be thoroughly secured and anchored to the building on or over which it is erected. All loads shall be safely distributed to the structural members of the building.

6 For roof signs near the airports, the Directorate General of Civil Aviation should be consulted.

7 d) WALL SIGNS

1 Material

Every wall sign exceeding 4 m² in area shall be constructed of non-combustible material except as in 6.4.

2 Dimensions

a) The total area of any wall sign shall not exceed 20 m² for every 15 m of building frontage to the street to which such sign faces; except that in the case of a wall sign, consisting only of the name of a theatre or cinema, the total area of such sign shall not exceed 200 m².

b) No wall sign which exceeds 30 m² in area shall be located on any wall not directly facing the road; provided that any such sign or signs shall not exceed 25 percent of the side wall area visible from the street.

3 Projection

No wall sign shall extend above the top of the wall or beyond the ends of the wall to which it is attached. At any place where pedestrians may pass along a wall, any wall sign attached thereto shall not project more than 7.5 cm therefrom within a height of 2.5 m measured from the level of such place.

4 Supports and Attachment

Every wall sign attached to walls shall be securely attached. Wooden blocks or anchorage with wood used in connection with screws, staples or nails shall not be considered proper anchorage, except in the case of wall signs attached to walls of wood.

7 e) PROJECTING SIGNS

1 Material

Every projecting sign and its support and framework shall be constructed entirely of non-combustible material.

2 Projection and Height

No projecting sign or any part of its supports or frame work shall project more than 2 m beyond the building; however it shall not project beyond the plot line facing the street; when it projects into the street it shall be at clear height of 2.5 m from the road (see Part 3 'Development Control Rules and General Building Requirements' of the National Building Code):

a) The axes of all projecting signs shall be at right angles to the main face of the building. Where a V-construction is employed for the faces, the base of the sign against the building shall not exceed the amount of the overall projection.

b) No projecting signs shall extend above the eaves of a roof or above the part of the building face to which it is attached.
c) the maximum height of a projecting sign shall be related to the height of the building to which it is attached in the following manners:

<table>
<thead>
<tr>
<th>Sr.No</th>
<th>Height of Building</th>
<th>Height of Sign (Max)</th>
</tr>
</thead>
<tbody>
<tr>
<td>i)</td>
<td>Not exceeding four storeys or 18m</td>
<td>9m</td>
</tr>
<tr>
<td>ii)</td>
<td>Five to eight storeys or not exceeding 36m</td>
<td>12m</td>
</tr>
<tr>
<td>iii)</td>
<td>Exceeding eight storeys or 36m</td>
<td>15m</td>
</tr>
</tbody>
</table>

3 Supports and Attachment

Every projecting sign shall be securely attached to a building so that movement in any direction is prevented by corrosion-resistant metal brackets, rods, anchors, supports, chains or wire ropes so designed and arranged that half the number of such fixing devices may safely support the sign under all circumstances.

3.1 Staples or nails shall not be used to secure any projecting sign to any building.

4 Additional Loads

Projecting sign structures which could be used to support an individual on a ladder or other servicing device whether or not specifically designed for the servicing device shall be capable of supporting the anticipated additional load but in no case less than 500 kg concentrated horizontal load and 1 500 kg vertical concentrated load applied at the point of assumed loading or point of most eccentric loading. The building component to which the projecting sign is attached shall also be designed to support the additional loads.

7 f) TEMPORARY ADVERTISING SIGNS, TRAVELLING CIRCUS SIGNS, FAIR SIGNS AND DECORATIONS DURING PUBLIC REJOICING

1 Requirements for Temporary Signs

1.1 All temporary advertising, travelling circus and fair signs and decorations during public rejoicing shall be subject to the approval of the Authority and shall be subjected to the approval of the Authority, and shall be erected so as not to obstruct any opening and to minimize fire risk.

1.2 The advertisement contained on any such sign shall pertain only to the business, industry or other pursuit conducted on or within the premises on which such sign is erected or maintained. Temporary advertising signs shall be removed as soon as torn or damaged and in any case within 14 days after erection unless extended.

1.3 The Authority shall be empowered to order the immediate removal of any temporary advertising sign or decoration, where, in its opinion such action is necessary in the interests of public amenity and safety.

1.4 Pole Signs

Pole signs shall be constructed entirely of non-combustible materials and shall conform to the requirements for ground or roof signs as the case may be. Such signs may extend beyond the street line if they comply with the provisions for projecting signs.

1.5 Banner and Cloth Signs

Temporary signs and banners attached to or suspended from a building, constructed of cloth or other combustible material shall be strongly constructed and shall be securely attached to their supports. They shall be removed as soon as torn or damaged, and in no case later than 14 days after erection; except, that permits for temporary signs
suspended from or attached to a canopy or marquee shall be limited to a period of 10 days.

1.6 Maximum Size
Temporary signs shall not exceed 10 m$^2$ in area.

1.7 Projection
Temporary signs of cloth and similar combustible construction shall not extend more than 300 mm over or into a street or other public space except that such signs when constructed without a frame may be supported flat against the face of a canopy or marquee or may be suspended from the lower fascia thereof but shall not extend closer to the footpath than 2.5 m.

1.8 Special Permits
All temporary banners suspended from building or hung on poles, which extend across streets or other public spaces shall be subject to special approval of the Authority.

1.9 Bill boards set up by the Authority shall be used for temporary signs, symbols, bills for entertainment, etc, so that other walls of the city are not defaced.

1.9.a Bills for entertainment and other functions shall not be affixed on to building walls other than the bill boards. The organization responsible for such bills and posters shall be held responsible for any such defacement and non-removal of signs.

8. Fee & Charges for Advertisement

8.1 Hoarding’s Revenue Structure
The following Revenue Structure shall be applicable to the display of outdoor advertisements within the jurisdiction of MSRDC SPA.

i) On Private Property: License fee.
ii) On MSRDC Property: Ground Rent + License fee

8.2 License Fee: License fee should be collected from the licensee as a financial compensation to MSRDC SPA.

8.3 Ground Rent
The MSRDC’s Commercial department will charge a ground rent for allowing advertising media over property belonging to MSRDC. The amount of this rent will vary from point to point and it shall be 10% of the land value as mentioned in the Annual Statement of Rates.

8.4 Contract Period
The contract period shall be for three years. The agency shall execute an agreement (in duplicate) with the Vice Chairman & Managing Director (VC & MD) after getting written permission for putting up the advertisement as a specific location from the Corporation. The renewal of the Advertisement location may be considered on request the agency.

8.5 Renewal of Permit of Existing Hoarding
The renewal of the permit for existing hoarding is subject to submission of structural stability certificate of the hoarding structure and structural certificate of the building, every three years, from the structural engineer.

8.6 Mode of Payment
Permission will be granted for a three year period. The License fee, Ground Rent (if any) shall be collected from the agency as per the rate approved by the Vice Chairman & Managing
Director (VC & MD) from time to time and shall be binding on the agency. The agency shall pay above fees as advance to the Corporation.

8.7 Proposed Rates & License Fee

The rate for license fee for various media items proposed under this policy shall be as per the enclosed schedule and are subject to change with the prior approval of the Board of Directors of MSRDC.

8.8 Scope of Appeal

8.8.1. To settle the disputes arising among advertisers, by the rejection of their applications for permit or for the reasons of rejection of incomplete application etc. an appropriate forum within the system for appeal and redressal shall be created. The Appellate Authority shall be VC & MD.

8.8.1.1 Appellate Authorities

In the following cases appeal shall lie to the VC & MD/Jt.M.D

i. Rejection of application on grounds of incompleteness.
ii. Disputes among advertiser of neighboring hoardings.
iii. Rejection of application for permit by concerned officer.
iv. Forfeiture of tree deposit or security deposit for breach of condition.
v. Order of revocation of permit.
vi. Appeal against any other order of concerned Engineer, concerning a validly issued permit.

8.8.1.2 Procedure for appeal:

a. An appeal must be filed within 30 days from the date of receipt of the order of a lower authority or cause of action as the case may be
b. Fees of Rs. 2000/- shall be payable along with the appeal memo.
c. For sufficient reasons, delay of filing of an appeal may be condoned by the appellate authority at his discretion up to a period of 30 days.

8.8.1.3 Appellate authority will, as far as possible, decide the appeal within 2 months.

8.8.1.4 During the appeal period the display on the advertisement hoarding shall have to be made blank by the advertiser and any display on such hoarding may be considered as unauthorized and shall invite legal actions against the advertiser.

8.8.1.5 If the applicant simultaneously seeks redressal in a court of law for the same cause of action, the appeal shall automatically dismissed.

8.8.1.6 The decision of the appellate authority shall be final and binding on the applicant.

8.8.1.6. Jurisdiction of the Court: No suit or other proceeding with respect to display of advertisement or any matter relating thereto shall be filed or taken in any court of law except Principal Court of ordinary civil jurisdiction at Mumbai which shall have exclusive jurisdiction to the exclusion of any outside court.

8.9 Penalty:

If there is any breach of condition by the licensee a penalty as decided by the Authority shall be levied till such time the breach is rectified.
# SCHEDULE OF RATES

## Part – A: Hoarding along MPEW

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Description</th>
<th>Scale of fees/per annum</th>
<th>Rate in Rs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)</td>
<td>Hoardings on grounds along MPEW</td>
<td>a) For space of 1 Sq.m</td>
<td>400</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional Sq.m or less</td>
<td>400</td>
</tr>
<tr>
<td>2)</td>
<td>Hoardings on sides of a Foot Over bridge or a flyover across MPEW &amp; hoardings on toll plaza</td>
<td>a) For space of 1 Sq.m</td>
<td>450</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional Sq.m or less</td>
<td>450</td>
</tr>
<tr>
<td>3)</td>
<td>Hoardings on buildings adjacent to MPEW</td>
<td>a) For space of 1 Sq.m</td>
<td>400</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional Sq.m or less</td>
<td>400</td>
</tr>
<tr>
<td>4)</td>
<td>Hoarding in food malls given on lease by MSRDC along MPEW</td>
<td>a) For space of 1 Sq.m</td>
<td>500</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional Sq.m or less</td>
<td>500</td>
</tr>
<tr>
<td>5)</td>
<td>Advertisement hoarding standing “blank” but bearing the name and number of the advertiser or with the announcement to be let displayed there on</td>
<td>Lumpsum</td>
<td>Rs.3000/Month</td>
</tr>
</tbody>
</table>

## Part – B: Hoarding along NH-4

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Description</th>
<th>Scale of fees/per annum</th>
<th>Rate in Rs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)</td>
<td>Hoardings on grounds along NH-4</td>
<td>a) For space of 1 Sq.m</td>
<td>350</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional Sq.m or less</td>
<td>350</td>
</tr>
<tr>
<td>2)</td>
<td>Hoardings on sides of a Foot Over bridge or a flyover across NH-4</td>
<td>a) For space of 1 Sq.m</td>
<td>400</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional Sq.m or less</td>
<td>400</td>
</tr>
<tr>
<td>3)</td>
<td>Hoardings on buildings adjacent to NH-4</td>
<td>a) For space of 1 Sq.m</td>
<td>350</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional Sq.m or less</td>
<td>350</td>
</tr>
<tr>
<td>4)</td>
<td>Advertisement hoarding standing “blank” but bearing the name and number of the advertiser or with the announcement to be let displayed there on</td>
<td>Lumpsum</td>
<td>Rs.3000/Month</td>
</tr>
</tbody>
</table>
### SCHEDULE OF RATES

**Part – C:** Hoardings for Remaining SPA area excluding Part-A & Part-B

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Description</th>
<th>Scale of fees/per annum</th>
<th>Rate in Rs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)</td>
<td>Illuminated Signages</td>
<td>a) For space of 1 Sq.m</td>
<td>300</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional Sq.m or less</td>
<td>300</td>
</tr>
<tr>
<td>2)</td>
<td>Hoardings on state highways in SPA area</td>
<td>a) For space of 1 Sq.m</td>
<td>250</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional Sq.m or less</td>
<td>250</td>
</tr>
<tr>
<td>3)</td>
<td>Hoardings on other roads &amp; on roof tops of buildings</td>
<td>a) For space of 1 Sq.m</td>
<td>200</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional Sq.m or less</td>
<td>200</td>
</tr>
<tr>
<td>4)</td>
<td>Hoardings on Electric Poles</td>
<td>a) Display face size 18&quot;x24&quot;</td>
<td>180</td>
</tr>
<tr>
<td></td>
<td></td>
<td>a) For 5 poles</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional 5 poles</td>
<td>180</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) Display face size 12&quot;x24&quot;</td>
<td>150</td>
</tr>
<tr>
<td></td>
<td></td>
<td>a) For 5 poles</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional 5 poles</td>
<td>150</td>
</tr>
<tr>
<td>5)</td>
<td>Commercial signages on medians / dividers or edges of footpath of roads upto 1mt height</td>
<td>a) For five signages</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) For every additional five signages</td>
<td>100</td>
</tr>
<tr>
<td>6)</td>
<td>Advertisement through wall painting</td>
<td>per Sq.m. per annum</td>
<td>150</td>
</tr>
<tr>
<td>7)</td>
<td>Temporary hoarding</td>
<td>Lumpsum / per day</td>
<td>100</td>
</tr>
<tr>
<td>8)</td>
<td>Banners up to 1 Sq.m.</td>
<td>per Sq.m. per month</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>Banners above 1 Sq.m.</td>
<td>per Sq.m. per month</td>
<td>25</td>
</tr>
</tbody>
</table>
APPENDIX ‘Q’

URBAN DESIGN CONTROLS

APPLICABILITY

Applicability of Urban Design Controls

Urban design controls have been formulated to arrive at harmonious, coherent and rhythmic built form responding to the land uses that are envisioned for CBD Zone.

These controls shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building only within CBD zone.

The controls are classified into following design elements:

1. Use of the building
   i. Purely Commercial
   ii. Mixed use with commercial on ground
   iii. Any building located at road intersections of 30 M RoW and above

2. Parking

1. Use of the building

i. Purely commercial building:
   • Mandatory low height compound wall of maximum 0.45M high along the plot sides that are facing road as shown in detail X shall be provided along plot boundary.
   • No vehicular access or parking on the sides that are facing roads shall be permissible.
   • Mandatory 6.0 M clear open space shall be left from the plot boundary wherein a bay of minimum 0.5 M width shall be left for soft landscaping and tree plantation
   • Mandatory arcade of maximum 3.50 M wide and 7.75 M height maximum without any permanent or temporary projection above it shall be provided. The arcade shall be continuous throughout the edges that are facing road.
   • Any kind of sign/ billboards/ advertisement boards shall mandatorily be placed either above arcade or inside the shop line. The detail section is shown in the figure 1
   • The commercial usage/ shops will start after the arcade of 3.5 M width
   • The building façade facing the roads above arcade shall be of at least 50% transparent material.
   • The architectural design shall be such that there are no ducts and ducts facing road side.
ii. **Mixed use with commercial on ground:**

- All the clauses above mentioned at 1.1 purely commercial building are applicable except:

- Height of arcade shall be 4.5 m. as shown in the detail below.

- At the ground level, the enclosed structure will start after a setback of 3.5m from building line and that shall be given for arcade mandatory. The details are shown in Figure 2.

- The finish material of the built structure for mixed use buildings may be that of local stones, exposed brickwork etc.
iii. Any building located at road intersections of 30 M RoW and above

- At corner plots (plots adjacent or abutting road intersections having 30m. RoW and above), a radial setback of 15m from the corner of the plot abutting the intersection shall be provided as mentioned in the figure.

- The built of the corner plot shall follow either the radial setback or the tangential line to it.

- The other features such as arcades etc shall be as per clause 1.1 purely commercial buildings.
2. PARKING

No parking shall be allowed in the front setback area.

Multi-level parking

All Multi-level parking (MLP/ Basement/ Stilt Parking) entrance to be highlighted and a clear signage and guidance path must be provided.

All Multi level Car parking structures shall be located below ground or behind buildings or vegetation covering at least 50% of the structure without exposing the full structure to the main streets.