

## Foreword

Dear Member,

The 1<sup>st</sup> Edition of 'Compilation of D. C. Rules & Important Circulars, including all amendments' was published in February 2002 by our association and was sold out in very short span.

From last one year, there is a growing demand for this book. And it was decided to publish 2<sup>nd</sup> Edition

The edition has the updated information up to 31/03/2005. It also contains the List, Address and Telephone Nos. of our members.

I acknowledge the efforts of our members to have put in their efforts in the first edition. The efforts in first edition are corrected but still if some errors are noticed in this book please bear with us, and intimate the same to us.

I am very happy to present this book to you.

**Ar Deepak R Deore**

President

Architects & Engineers Association, Nashik.

2004-2006.

**ARCHITECTS & ENGINEERS ASSOCIATION, NASHIK**  
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**PART 1 – NASHIK DIVISION**  
**URBAN DEVELOPMENT DEPARTMENT**  
**Mantralaya, Bombay- 400 032, Dated the 20<sup>th</sup> June 1988.**

Maharashtra Regional and Town Planning Act, 1966

No. TPS-1186/1134/CR-148/86/UD-1 :- Where as, the development plans of the erstwhile Nashik Road-Deolali Municipal Council, satpur Council New Township Municipal Council and Nashik Municipal Council (herein after referred to as “the said Development plans”) have been sanctioned under Government Notifications Urban Development, Public Health and Housing Department No.(1)TPS-1171/70014-W-II,dated the 18<sup>th</sup> August 1972, (2) No.TPS 1179/1501 (A)-UD-5, dated the 17<sup>th</sup> July 1979 (3) No. TTS-1178/2092-B-UD-5, dated the 26<sup>th</sup> September, respectively, and the development control Rules have been made to regulate construction buildings, sub-division of properties and all other works within jurisdiction of the respective municipal councils;

And whereas, by Government Notification, Urban Development Department, No. NCC-1082/211 (i)-UD-21, dated the 22<sup>nd</sup> October 1982, issued under sub- section (2) of section 3 of the Bombay Provincial Municipal Corporation Act, 1949(Bom.LIX of 1949) the Government of Maharashtra constituted the Municipal Corporation of the city of Nashik (hereinafter referred to as “The Nashik Municipal Corporation”) inclusive of municipal areas comprised within the limits of the Nashik, Nashik Road-Deolali and Satpur, New Township Municipal Councils immediately before 7<sup>th</sup> November, 1982

And whereas, the Standardised Building Bye-laws and Development Control Rules for Municipal Corporations have been approved by the Government of Maharashtra under Government Resolution, Urban Development and Public Health Department No. TPS-3678/814-B/UD-5, dated the 26<sup>th</sup> July 1980 (herein after referred as “the said Standardised Development Control Rules” regulating the development of land comprised in the Development plans;

And whereas, the Government of Maharashtra has issued directions to the Nashik Municipal Corporation, under section 154 of Maharashtra regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (herein after referred as “the said Act”) to revise the existing Development Control Rules sanctioned for the Municipal Corporations after following the procedure prescribed under the provisions of the said Act.

And whereas, the Nashik Municipal Corporation, under Administrative Resolution No. 105, dated the 24<sup>th</sup> August, 1984 decided to adopt the said Standardised Development Control Rules for the entire Corporation area excluding the notified area within the jurisdiction of the city and the Industrial Development Corporation area (CIDCO) in accordance with the provisions of the said Act, and published a notice in the Maharashtra Government Gazette, Part-I, Supplement dated 1<sup>st</sup> November 1984 on pages 223 – 224 inviting objections and suggestions within a period of one month from the date of its publication;

And where as the Nashik Municipal Corporation, after following the procedure provided by the said Act, and considering the suggestions and objections received by it from the members of the public, submitted to the State Government for sanction the said Standardised Development Control Rules with certain modifications which are of minor nature.

And where as the State Government after making necessary inquiries and consulting the director of town Planning has decided to sanction the said Standardised Development Control Rules with same modifications considered necessary.

Now therefore, exercise of the powers conferred by sub-section (2) of section 37 of the said Act and of all other powers enabling it in this behalf, the Government of Maharashtra hereby –

(a) Sanctions the said Standardised Development Control Rules (with certain minor modifications and changes considered necessary). As set out in schedule here to, which shall be incorporated in all parts of the said Development plans for the entire area of the Nashik Municipal Corporation excluding the notified area within the jurisdiction of the city and the Industrial Development Corporation area (CIDCO), and which replace the existing Development Control Rules of the Development Plans of erstwhile Nashik Road-Deolali and satpur, New Township Municipal Councils and

(b) Fixes the first day of September 1988 to the date on which the said Standardised Development Control Rules specified in the schedule here to, shall come into force.

Note: The aforesaid Standardised Building Bye-laws and Development Control Rules, as modified and sanctioned by the State Government shall be forwarded to (1) the Nashik Municipal Corporation, and (2) The Deputy Director of Town Planning, Nashik Division, Griha Nirman Bhavan, 1st Floor, opposite L.I.C. Building near Golf club, Old Agra road, Nashik Road-422002, and shall be kept for inspection by the public at all reasonable hours in the above mentioned offices except on Sundays and other public holidays.

#### **Schedule**

The Standardised Building Bye-laws and Development Control Rules, for Nashik Municipal Corporation with minor modifications approved by the State Government.

By Order and in the name of Governor of Maharashtra,  
**B. N. SHINTRE,**  
Desk officer.

#### **NOTIFICATION**

Urban Development Department,  
Mantralaya, Mumbai 400 032.

Dated : 13<sup>th</sup> January 2000.

No.TPS 1198/2195/CR-299/98/UD-19 : Whereas the Govt. of Maharashtra vide its Resolution, Urban Development Department No.TPS-1191/35/CR 88/UD-9, dated 28<sup>th</sup> 1993, has sanctioned the Development plan prepared for the area under the jurisdiction of Nashik Municipal Corporation in part. While sanctioning the Development plan the Govt. has also sanctioned Development Control Regulations for Nashik City (herein after referred as "the said Regulations") and the same have come into force with effect from 16-11-1993.

And whereas, the Govt. of Maharashtra, vide its memorandum, Urban Development Department No. DCR1094/529/CR-102/94/UD-11, dated 20<sup>th</sup> April 1994 has issued directions under section 37 (1) of Maharashtra Regional and Town Planning Act 1966, (Mah. Act No. XAVIER OF 1966) (herein after referred as "the said Act") to all Municipal Corporations in Maharashtra state (excluding Mamba and Navy Mamba Municipal Corporation) and to all Municipalities having population as per 1991 census more than 2.00 lacs, to initiate a modification so as to incorporate the concepts of transfer of Development Rights in their Sanctioned Development Control Regulations,

And whereas, in accordance with the above Government directives, the Nashik Municipal Corporation (herein after referred as "the said Corporation") vide its Resolution No. 13/95 dated 10/04/1995 has decided to initiate a modification proposal under section 37 of the said Act so as to include the provisions of Transfer of Development Rights in the said regulations along with other changes. (Total No. of changes 48). A notice for inviting suggestions and objections on above side modification was published in the Maharashtra Government Gazette part I Nashik Division Supplement dated 9<sup>th</sup> May 1996.

And whereas, after following all legal formalities as stipulated under section 37 of the said Act, the said Corporation has submitted the modification proposal to the Govt. for final sanction on 31-08-1998, (herein after referred as "the said modification.")

And whereas, after making necessary inquiry and consulting the Director of Town Planning, Maharashtra State, Pune Govt. is of the opinion that out of the total 48 changes suggested by the said Corporation in the said modification proposal, the change proposed at the Serial No. 44 regarding Transfer of Development Rights is in the public interest and as such required to be sanctioned immediately with certain modification.

Now therefore in exercise of power conferred by sub-section 2 of section 37 of the said Act and all other powers enabling it in that behalf the Government of Maharashtra here by sanctions, the change proposed by the said Corporation at the Sr. No. 44 of the said modification for in Corporation of concept of Transfer of Development Right. All the other changes proposed by the said Corporation are being dealt separately. After the last entry in the notification dated 28/06/1993 sanctioning the Development Plan of Nashik following new entry shall be added.

“In the Sanctioned Development Control Regulations of Nashik City, new regulation No. 13.3.1 regarding Transfer Of Development Rights, as given in the Appendix ‘A’ enclosed herewith shall be included.”

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

(G.N.Iwakar)  
Section Officer.

**URBAN DEVELOPMENT DEPARTMENT  
MANTRALYA MUMBAI-400 032.  
DATE : 16<sup>TH</sup> MARCH 2000.**

Maharashtra Regional and Town planning Act, 1966.

No. TPS 1198/2195/CR299/98/UD-9 – Where as, The Government of Maharashtra vide its Resolution, Urban Development Department No. TPS 1191/35/CR88/UD-9, Dated 28<sup>th</sup> June 1993, has sanctioned the Development Plan prepared for the area under the jurisdiction of Nashik Municipal Corporation, in part. While sanctioning the Development plan the Government has also sanctioned the Development Control Regulations for Nashik city (herein after referred to as “the said regulations”) and the same have come into force with effect from 16<sup>th</sup> November 1993.

And where as the Nashik Municipal Corporation (herein after referred to as “the said Corporation”) vide its Resolution No. 13/95, Dated 10<sup>th</sup> April 1995 has decided to initiate the modification proposal under section 37 of the said Act, so as to amend the provisions of the said regulations (Total 48 change). A notice for inviting suggestions and objections on above side modification was published in the Maharashtra Government Gazette part I, Nashik Division Supplement dated 9<sup>th</sup> May 1996 on Page No. 315.

And whereas, after following all legal formalities as stipulated under section 37 of the said Act, the said Corporation has submitted the modification proposal to the Govt. for final sanction on 31-08-1998, (herein after referred as “the said modification.”)

And whereas, after making necessary inquiry and consulting the Director of Town Planning, Maharashtra State, Pune Govt. is of the opinion that modifications suggested by

the said Corporation are in public interest and as such required to be sanctioned with certain modification.

And whereas, out of above modifications the Government in Urban Development Department vide resolution of even no. dated 13<sup>th</sup> Jan. 2000. has already sanction the modification at Sr. No. 44 regarding Transfer of Development Right.

Now therefore in exercise of power conferred by sub-section 2 of section 37 of the said Act and all other powers enabling it in that behalf the Government of Maharashtra here by sanctions, the change proposed by the said Corporation with certain changes as give in schedule appended here to and refuses to accord sanction the modification at Sr. No. 4, 13,16, 21, 29, 45, 46 (modification No. given by the Corporation)

After the last entry in the notification dated 28<sup>th</sup> June 1993 sanctioning the Development Plan of Nashik following new entry shall be added.

“In the Sanctioned Development Control Regulations of Nashik City, modification as given in schedule I, appended here to shall be included.”

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

(S. V. Deshpande)  
Deputy Secretary to Government.

## PART I : ADMINISTRATION

### 1. Short Title Extent and Commencement

These rules shall be called the Building Rules and Development Control Rules of the Municipal Corporation of the City of Nashik, 1986.

These rules shall apply to building activity and development work in areas under the jurisdiction of the Municipal Corporation of the City of Nashik.

These rules shall come into force with effect from the date of sanction of these rules (published in gazette) and if there is conflict between the requirements of these rules and existing rules, and regulations, the requirements of these rules shall prevail except (i) Area under CIDCO where CIDCO has been notified as Special Planning Authority. (ii) Area under M.I.D.C., notified as Special Planning Authority, and (iii) Certain final plot Nos. in T.P.S.-1 (First variation) where arbitrators has framed special regulations for such plots.

### 2. Definitions

#### **General**

**2.01** In these rules, unless the context otherwise requires the definitions given under 2.1 to 2.93 shall have the meaning indicated against each of them.

**2.02** Words and expressions not defined in these rules shall have the same meaning as in the -

- i) The Bombay Provincial Municipal Corporation Act, 1949; and
- ii) The Maharashtra Regional and Town Planning Act, 1966.

**Accessory Building** - A building separated from the main building on a plot and containing one or more accessory uses.

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

#### **Act shall Mean-**

- i) The Bombay Provincial Municipal Corporation Act, 1949 (i.e. B. P. M. C. Act, 1949); and
- The Maharashtra Regional and Town Planning Act, 1966 (i.e. M. R. and T. P. Act, 1966).

**Advertising Sign** - Any surface of structure with characters, letters or illustrations applied there to 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 of 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.

**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.

**Alteration** - Alteration as referred to in section 43(1) of M. R. and T. P. Act, 1966, shall not, include a change from one occupancy to another or structural change, including construction of, cutting into or removal of any wall, partition or a change in or closing of any means of ingress or egress, filling, re-filling and reclamation by any sort and all such operations not being exempt from the requirement of permission.

**Automatic Sprinkler System** - An arrangement of piping and sprinklers, designed to operate automatically by the heat of fire and to discharge water upon that fire and which may also simultaneously give automatic audible alarm.

**Balcony** - A horizontal cantilever projection including a handrail or balustrade to serve as passage or sitting out place.

**Basement or Cellar** - The lower storey of a building below or partly below ground level.

**Building** - The word building shall have the same meaning assigned thereto as under B. P. M. C. Act, 1949.

**Building, Height of** - 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 highest point of the building adjacent to the street wall and in the case of pitched roof, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of gables facing the road the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall excluded for the purpose of taking heights.

**Building Line** - The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the line prescribed if any, in any scheme and/or development plan.

**Cabin** - A non-residential enclosure constructed of non-load bearing non-masonry partition/s.

**Carpet Area** - The covered area of the usable rooms at any floor level (excluding the area of the walls).

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

**Chajia** - A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.

**Chimney** - The construction by means of which a flue is formed for the purpose of carrying the products of combustion to the open air. Chimney includes chimney stack and the flue pipe.

**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.

**Congested Area** - Relates to the existing congested area shown as such on the Development Plan.

**2.20 Court-Yard or Chowk** - A space permanently open to the sky, enclosed fully or partially by building and may be at ground level or any other level within or adjacent to a building.

**2.20.1 Chowk Inner** - A chowk enclosed on all sides.

**2.20.2 Chowk Outer** - A chowk where one of the side is not enclosed.

**2.21 Covered Area** - Ground area covered immediately above the plinth level by the building except the areas covered by rule no. 13.4.2.

**2.22 Detached Building** - A building whose walls and roofs are independent of any other building with pen space on all sides as specified.

**2.23 Development** - "Development" with grammatical variations means the carrying out of building, engineering, mining, or other operations in or over or under land or water, or the making of any material change, in the building or land, or in the use of any building or land, and includes re-development and layout and sub-division of any land, and 'to develop' shall be constructed accordingly.

**2.24 Development Plan** - The Development plan for the city of Nashik framed under the Maharashtra Regional and Town Planning Act, 1966 and amendments made from time to time.

**2.25 Drain** - The word 'drain' shall have the same meaning as per the B. P. M. C. Act, 1949.

**2.26 Drainage** - The removal of any liquid by a system constructed for this purpose.

**2.27 Enclosed Staircase** - A staircase separated by fire resistant walls and door/s from the rest of the building.

**2.28 Existing Building or Use** - A building, structure or its use existing authorized before the commencement of these rules.



- 2.29 Exit** - A passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety.
- 2.29.1 Vertical Exit** - A vertical exit is a means of exit used for ascensions or descensions between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
- 2.29.2 Horizontal Exit** - A horizontal exit is protected opening through or around a fire wall or a bridge connecting two buildings.
- 2.29.3 Outside Exit** - An outside exit is an exit from the building to a public way, to an open area leading to public way or to an enclosed fire resistive passage leading to a public way.
- 2.30 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.
- 2.31 Fire and/or Emergency Alarm System** - An arrangement of call points or detectors, sounders, and other equipment's for the transmissions 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.
- 2.32 Fire Lift** - One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.33 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.
- 2.34 Fire Resisting Material** - Material which has certain degree of fire resistance.
- 2.34.1 Fire Resistance** - The time during which it 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.
- 2.35 Fire Separation** - The distance in metres measured from any other building on the site, or from other site, or from the opposite side of a street or other public space of the building.
- 2.36 Fire Service Inlets** - A connection provided at the base of a building for pumping up water through in-built fire fighting arrangement by fire service pumps in accordance with the recommendations of Fire Services Authority.
- 2.37 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.
- 2.38 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 rule no. 15.4.2 by the area of plot -  
**F. S. I. :- Total covered area on all floors / plot area.**
- 2.39 Footing** - A foundation unit constructed in brick work, masonry or concrete under the base of at wall or column for the purpose of distributing the load over a large area.
- 2.40 Foundation** - That part of the structure which is in direct contact with and transmitting loads to ground.
- 2.41 Front** - The space between the boundary line of plot abutting the means of access, road, streets and the building line. In case of plots facing two or more means of access, roads, streets, the plot shall be deemed to front on all such means of access, roads, streets.
- 2.42 Gallery** - An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.43 Gaothan** - Relates to the tenure of the land and means an area free of assessments and entered as Gaothan land in property register card on the date of publication of Development Plan. It shall not include ex-Inam or Khalsa or Sarkari or any other tenure lands, but shall include such other congested areas which would be shown as such on the Development plan.
- 2.44 Garage Private** - A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.

- 2.45 Garage Public** - A building or portion thereof designed 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.
- 2.46 Holding Contiguous** - A contiguous piece of land in one ownership irrespective of separate property register cards.
- 2.47 Habitable Room (or Living Room)** - Habitable room OR Living room means a room constructed or intended for human habitation.
- 2.47 (A) Heritage building** - Means a building possessing architectural, aesthetic; historic or cultural values which is declared as heritage building by the Planning Authorities in whose jurisdiction such building is situated.
- 2.47 (B) Heritage Precinct** - Means an area comprising heritage building or buildings and precincts there of or related contiguous places.
- 2.48 Home Occupation** - Occupation other than that of operating an eating or drinking place offering services to the general public, carried on by a member of the family residing on the premises and in accordance with which there is no display that will indicate from the exterior that the building is being utilised in whole or in part for any purpose other than that as a residential (dwelling) use and in connection with which no article or service is sold or held up for sale except that produced, which is non hazardous and not affecting the safety of the inhabitants and neighbour hood by a member of the family residing on the premises and no mechanical equipment is used except as is customary for purely domestic or household purposes and/or employing licensable goods.
- 2.49 Ledge or Tand** - A shelf like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having a width more than half meter.
- 2.50 Licensed Architect Engineer/Structural Engineer** - A qualified architect, engineer, structural engineer who has been licensed by the Authority, or who is entitled to practice as an Architect under Architect's Registration Act, 1972.
- 2.51 Lift** - An appliance designed to transport person or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.
- 2.52 Loft** - An intermediary floor between two floors or a residual space in a pitched roof, above normal floor level which is constructed and adopted for storage purpose.
- 2.53 Mezzanine** - An intermediate floor, between two floor levels, above ground level.
- 2.54 Non Combustible** - 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.
- 2.55 Occupancy or Use Group** - The principal occupancy 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 a 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 buildings.  
The occupancy classification shall have the meaning given from 2.55.1 to 2.55.9 unless otherwise spelt out in Development Plan.
- 2.55.1 Residential Buildings** - These shall include any building in which a sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, hostels, dormitories apartment houses, and flats, residential hotels and private garages.

- 2.55.2 Educational Buildings** - These shall include any building used for school, college or day-care purposes for more than 8 hours per week involving assembly for instruction, education or recreation incidental to educational buildings.
- 2.55.3 Institutional Buildings** - These shall include any building or part thereof which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. It includes hospitals, sanatoria, custodial institution and penal institutions like jails, prisons, mental hospitals, reformatories.
- 2.55.4 Assembly Buildings** - These shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes; for example theatres, motion picture houses, drive-in- theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalayas, skating rinks, gymnasium, restaurants, eating houses, boarding houses, places of worship, dance halls, club rooms, gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.
- 2.55.5 Business Buildings** - These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional, establishments, court houses, libraries, shall be classified in this group in so far as principal function of these is transaction in public business and the keeping of books and records.
- 2.55.5.1 Office Buildings (Premises)** - The premises whose sole or principal use is to be used as an office or for office purpose ; 'office purposes' includes the purpose of administration, clerical work, handling money, telephone and telegraph operating and operating computers and 'clerical work' includes writing, book keeping, sorting papers, typing, filing, duplicating, punching cards or tapes, machine calculating drawing of matter for publication and the editorial preparation of matter for publication.
- 2.55.6 Mercantile Buildings** - These shall include any building or part of building, which is used as shops, stores, market, 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.
- 2.55.6.1 Wholesale establishments** - These shall include establishments wholly or partly engaged in wholesale trade, manufacturer's wholesale outlets including related storage facilities, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.55.7 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 assembly plans, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 2.55.8 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's, freight depots, transit sheds, store houses, public garages, hangers, truck terminals, grain elevators, barns and stables.
- 2.55.9 Hazardous Buildings** - These shall include any building or part of building which is used for the storage, manufacture, handling or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions for storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.

- 2.55.10 Public Buildings** - Except where otherwise defined, 'public building' means a building owned and used by Government or Semi-Government authority, public registered trust or such other public agency for public purposes such as public worship, education, health and public offices of Government or Semi-Government authorities.
- 2.56 Open Space** - An area forming an integral part of the site, left open to the sky.
- 2.57 Owner** - The owner shall have the meaning as assigned thereto in the Act.
- 2.58 Parapet** - A low wall or railing built along the edge of roof or a floor.
- 2.59 Parking Space** - An area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive-way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.
- 2.60 Partition** - An interior non-load bearing medium, one storey or part storey in height.
- 2.61 Partition Wall-it includes** - (a) A wall forming part of a building, and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or occupied or constructed or adopted to be occupied by different persons; or (b) A wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side on grounds of different owners.
- 2.62 Permanent Open Air Space** - Air space is deemed to be permanently open if ;
- (a) It is a street or it is encroached upon by no structure of any kind; and
- (b) It's freedom from encroachment in future by a structure of any kind is assured either by law or by contract or by the fact that the ground below it is a street or is permanently and irrevocably appropriated as an open space;
- Provided that in determining the open space required in connection with construction work on a building any space occupied by an existing structure may if it is ultimately to become a permanently open air space, be treated as if it were already a permanent open space.
- 2.63 Permit** - A permission or authorisation in writing by the competent authority of Nasik Municipal Corporation to carry out the work regulated by the rules.
- 2.64 Plinth** - The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground, as specified in Rule no. 15.1 to 15.9.4
- 2.65 Plinth Area** - The maximum built-up covered area measured externally at the floor level or the basement or of any storey, whichever is higher.
- 2.66 Porch** - A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.67 Road/Street** - Shall include any public or private street as defined in the B.P.M.C. Act, 1949.
- 2.68 Road/Street level or Grade** - The officially established elevation or grade of the central line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid-point.
- 2.69 Road/Street line** - The line defining the side limits of a road/street.
- 2.70 Room Height** - The vertical distance measured from the finished floor surface to the finished ceiling/slab surface. In case of pitched roofs, the room heights shall be the vertical distance measured from the finished floor surface upto the mid-point of the sloping roof.
- 2.71 Row Housing** - A row of houses with only front, rear and interior open spaces.
- 2.71.A. Residential Zone (R-1)** - Purely residential zone-residential plots on road less than 9 m. (30 ft.) in gaothan and congested area and on roads less than 12 m (40 ft.) in non-gaothan area.
- 2.71.B. Residential Zone (R-2)** - All properties fronting on roads 9 m. (30 ft.) and more widths in congested area and on roads 12 m. (40 ft.) and more width in non-congested area.
- 2.72 Semi-detached Building** - A building detached on three sides with open spaces as specified.

- 2.73 Group housing scheme** - Means a scheme for construction of more than two buildings in plot.
- 2.74 Service lane** - A road/lane provided at rear or side of a plot for service purposes.
- 2.75 Site or Plot** - A parcel/piece of land enclosed by definite boundaries.
- 2.76 Site, Corner** - A site at the junctions of and fronting on two or more intersecting streets.
- 2.77 Site, Depth of** - The mean horizontal distance between the front and rear site boundaries.
- 2.78 Site, Double Frontage** - A site having a frontage on two streets other than a corner plot.
- 2.79 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.
- 2.80 Smoke-stop door** - A door for preventing or checking the spread of smoke from one area to another.
- 2.81 Stair cover** - A structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- 2.82 Storage** - A place where goods are stored.
- 2.83 Store Room** - A room used as storage space.
- 2.84 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.
- 2.84 A. Stilt or Stilt Floor** - Stilt or stilt floor means ground level portion of a building consisting of structural columns supporting the super structure done without any enclosures and not more than 2.5 m. in height from ground level to bottom of slab of stilts floor, exclusively for the purpose of parking of vehicles.
- 2.85 Tenement** - An independent dwelling unit with a kitchen.
- 2.86 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.
- 2.87 Tower like Structure** - Structures shall be deemed to be tower like structures when height of tower like portion is at least twice the height of the boarder base.
- 2.88 Unsafe Building** - Unsafe buildings are those which are structurally unsafe, insanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.
- 2.89 Volume-piot ratio (V.P.R.)** - The ratio of volume of building measured in cubic metres to the area of plot measured in sq. metres and expressed in metres.
- 2.90 Water Closet (W.C.)** - A privy with arrangement for flushing the pan with water. It does not include a bathroom.
- 2.91 Water Course** - A natural channel or an artificial one formed by training or diversion of a natural channel meant for carrying storm and waste water.
- 2.91.1 Major Water Course** - A water course which carries storm water discharging from a contributing area of not less than 160 Ha.  
Note : The decision of the Authority as regards the calculation of the contributing area shall be final.
- 2.92.2 Minor Water Course** - A water course which is not a major one.
- 2.92 Width of Road** - The whole extent of space within the boundaries of road when applied to a new road, as laid down in the surveys of city or development plans 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.

- 2.93 **Window** - An opening to outside other than a door which provides all or part of the required natural light ventilation or both to an interior space.

### 3. **Applicability of the Rules**

3.1 In addition to the provisions contained in sections 44, 45, 58 and 69 of Maharashtra Regional and Town Planning Act, 1966 and sections 253 to 269 (Chapter XV) of Bombay Provincial Municipal Corporation Act, 1949, the building rules shall apply to the building regulation activity given under 3.2.

3.2 These rules shall apply to all 'Development'. Further, the rules shall apply to development work defined under rule no. 3.2.1 to 3.2.5.

3.2.1 Where a building is erected, these rules apply to the design and construction of the building.

3.2.2 Where the whole or any part of the building is removed these rules apply to all parts of the building whether removed or not.

3.2.3 Where the whole or any part of the building is demolished, these rules apply to any remaining part and to the work involved in demolition.

3.2.4 Where a building is altered these rules apply to the whole building whether existing or new except that the rules apply only to part if that part is completely self-contained with respect to facilities and safety measures required by the rules.

3.2.5 Where the occupancy of a building is changed, these rules apply to all parts of the building affected by the change.

3.3 **Existing building or use** - Nothing in the rules shall require the removal, alteration or abandonment, not prevent continuance of the lawfully established use or occupancy of existing building or use unless in the opinion of the Authority, such building is unsafe or constitutes hazard to the safety of the adjacent property.

### 4. **Interpretation**

4.1 In the rules 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 as an individual writing include printing and typing and 'signature' includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.

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

### 5. **Building Permit and Commencement Certificate required.**

5.1 No person shall carry out any development, erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permission, commencement certificate for each such development work/building from the Authority. Any change in the use of the land or building excluding those specified in clause (VII), (VIII) and (IX) of section 43 of the Maharashtra Regional and Town Planning Act, 1966 shall also require permission of the Authority.

5.1.1 The following operational construction of the Government whether temporary or permanent, which is necessary for the operation, maintenance, development or

execution of any of the following services may be exempted from the purview of the rules :

- (i) Railways.
- (ii) National Highways.
- (iii) National Waterways,
- (iv) Airways and Aerodromes,
- (v) Posts and Telegraphs, Telephones, Wireless, Broadcasting and other like forms of communication.
- (vi) Regional grid for electricity and
- (vii) Any other service which the State Government may, if it is of the opinion that the operation, maintenance, development or execution of such service is essential to the life of the community, by notification, declare to be a service for the purpose of this clause.

**5.1.1.1** However, the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under rule no.5.1.1.

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

**5.1.1.2** In the context of rule nos. 5.1.1 (i) and 5.1.1.1 (i) for the purpose of deciding what constitute 'Operational Construction' the following may be used as the basis :-

- (i) Repairs, renovation etc. to the following works in the existing installations, buildings, etc. of the railways: -
  - (a) All railways tracks in and outside the yards, including the formation, culverts, bridges, tunnel and side drains;
  - (b) Buildings, platforms, foot over bridges, sub-ways, sheds over platforms, yardmasters and train dispatchers offices, weighbridges, turntables, lifting-towers, gantries;
  - (c) Running (Loco) sheds, carriages and wagon depots, carriage washing arrangements, running rooms trains Examiner's Offices and depots in the yards, permanent way inspector's and Signal Inspector's stores in the yards, water tanks overhead and ground level, pipelines and pumping stations;
  - (d) Goods sheds, parcel offices, goods platforms;
  - (e) Store sheds, sub-stations;
  - (f) Signals, signal-cabins, control cabins in hump yards;
- (ii) Fencing or walling for protection of railway lines and yards.
- (iii) All overhead electrical equipment for electric traction.

*Note 1:* In the case of new railway lines, the Railway Administration should make a reference to the State Government for their views which will be given due consideration by the Railway Administration before finalizing the project.

*Note 2 :* For the construction of new station buildings, goods sheds parcel offices, goods platforms and workshops or their major remodeling as distinct from repairs renovations etc., referred to under item i (a) to (f) above, reference to the Authority will be necessary.

**5.2 Development permissions:**

(A) The building permit and commencement certificate shall remain valid for one year from the date of issue. Three renewals of one year each will be granted if the application is

made before the expiry date. After total period of 4 years permission shall have to be obtained afresh. Delay in renewal application will be allowed with delay fees of Rs.100/- per month or part thereof.

- (B) However, if the work is commenced and intimation of commencement of work is given during the validity period the permission shall remain valid for 4 years from the date of issue and in such cases renewal of permission shall not be necessary.
- (C) If the work is commenced within the validity period and is in progress and has reached unto plinth level and is not completed within 4 years, to avoid hardship, generally previously granted permission shall be continued on "Pre-Code" basis however in large schemes completion of all the plinths may not be rigidly observed. However if the land is affected by road widening or any development plan proposals, the permission will be granted with suitable alterations/changes so as not to affect road widening or development plan proposal. Without in any way contravening the rules pertaining to floor space index.

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

- (a) For building work including additions and alteration upto plinth level, in case for upper floors extension work is just started.
- (b) For layout, sub-division and amalgamation and provision of infrastructure and services upto the following stages:
- (i) Roads: Water bound macadam complete.
  - (ii) Streetlight: Installation or depositing amount as per estimate.
  - (iii) Water Supply: Depositing amount as per estimate.

## 6. Procedure for obtaining building permission and commencement certificate.

**6.1 Notice** - Every persons who intend to carry out development and erect, re-erect or make alterations in any place, in a building or demolish any building shall give notice in writing to the Authority of his said intention in the prescribed form (see appendix 'A') and such notice shall be accompanied by plans and statements in sufficient copies (see rule 6.1.1) as required under 6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type. Provided, however, that in the case of change in the use of land or building not entailing any construction work the owner shall submit a copy of the sanctioned plan of the premises in which the change in use is proposed showing the original and proposed uses.

**6.1.1 Copies of Plans and Statements** - Normally 4 copies of plans and statements shall be made available along with the notice. In case of building schemes, where the clearance is required, from other agencies like Nasik Fire Service (see rule 6.2.6.1) and others, number of copies of plans required shall be as decided by the Authority.

**6.2 Information Accompanying Notice** - The notice shall be accompanied by the key (location plan) site plan, sub-division plan, building plan, service plans, specifications and certificate of supervision and ownership title as prescribed in 6.2.1 to 6.2.12)

**6.2.1 Size of Drawing Sheets and Colouring of Plans.**

**6.2.1.1** The size of drawing sheets shall be any of those specified in table 1. Marginal variation shall be overlooked.

**6.2.1.2 Colouring Notations for Plans** - The plans shall be coloured as specified in Table 2. Further prints of plans shall be on one side of paper only.

**6.2.1.3 Dimensions** - All dimensions shall be indicated in metric units.

**TABLE I**  
*Drawing Sheet Sizes*



<b>Sr. No.</b>	<b>Designation</b>	<b>Trimmed size in mm.</b>
<b>1</b>	<b>2</b>	<b>3</b>
1	A O	841 X 1189
2	A 1	594 X 841
3	A 2	420 X 594
4	A 3	297 X 420
5	A 4	210 X 297
6	A 5	148 X 210

6.2.2 *Ownership Title* - Every application for a building permission and commencement certificate shall be accompanied by the following for verifying the proof of ownership.

(i) Attested copy of original Sale / Lease Deed.

OR

(i) Latest 7/12 extracts and/or the property register card; and

(ii) Other documents if required by the Authority.

**TABLE 2**

*Colouring of Plans (Rule 6.2.1.2)*

<b>Sr. No</b>	<b>Item</b>	<b>White plan</b>	<b>Site plan Blue Print</b>	<b>Ammonia Print</b>	<b>Building Plan</b>		
		White plan	Blue print	Ammonia print	White plan	Blue print	Ammonia print
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
1	Plot	Thick	Thick	Thick	Thick	Thick	Thick
	Lines	Black	black	black	Black	Black	Black
2	Existing	Green	Green	Green	--	--	--
3	street Future street if any	Green dotted	Green dotted	Green dotted	--	--	--
4	Permissible building	Thick dotted black	Thick dotted black	Thick dotted black	--	--	--
5	Open spaces	--	--	No colour	--	--	--
6	Existing work	Black (outline)	White	Blue	Black	White	Blue
7	Work .. proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8	Proposed work ..	Red filled in	Red	Red	Red	Red	Red
9	Drainage .. and sewerage work	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted

10	Water supply work.	..	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11	Deviations	..	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched
12	Recreation ground	..	Green wash	Green wash	Green wash	Green wash	Green wash	Green wash

**6.2.3 Key Plan (or Location) Plan** - A key plan drawn to a scale of not less than 1:10000 shall be submitted along with the application for a building permission and commencement certificate showing the boundary locations of the site with respect to neighbourhood land marks, if required by the Authority.

**6.2.4 Site Plan** - The site plan sent with an application for permission shall be drawn to a scale of 1:500 and shall show :-

(a) the boundaries of the site and of any contiguous land belonging to the owner thereof;

**Note:** to indicate details of site/building plan in proforma II of Appendix 'A';

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

(c) the name of the streets in which the building is proposed to be situated, if any;

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

(i) the boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others,

(ii) all adjacent streets buildings (with number of storeys and height) and premises within a distance, of 12 M of the site and of the contiguous land (if any) referred to in (a); and

(iii) if there is no street within a distance of 12 M of the site, the nearest existing street;

(e) all existing buildings standings on, over or under the site;

(f) the means of access from the street to the building, and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a);

(g) Space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purposes;

(h) the width of the street (if any) in front of the street (if any) at the side or rear of the buildings;

(i) the direction of north point relative to the plan of the buildings;

(j) any existing physical features, such as wells, drains, trees etc.

(k) the ground area of the whole property and the break up of covered area of each floor with the calculations for percentages covered in each floor in terms of the total area of the plot as required under the rules governing the coverage of the areas;

(l) aerial, electrical supply line, water supply and drainage line;

(m) such other particulars as may be prescribed by the Authority.

**6.2.5 Sub-division Layout Plan** - In the case of development work, the notice shall be accompanied by the Sub-division layout plan which shall be drawn on a scale not less than 1:500 containing the following: -

(a) scale used and North point;

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

- (c) Dimensions of plot;
- (d) the location of drains, sewers, public facilities and services and electrical lines, etc.;
- (e) Table indicating size, area, of all the plots in the sub-division layout plan;
- (f) A statement indicating the total area of the site, area utilised under roads, open spaces for parks, playgrounds, recreation places and development plan reservations, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided;
- (g) In case of plots which are sub-divided in built-up areas in addition to the above, the means of access to the sub-division from existing streets.

**6.2.6 Building Plan** - The plans of the buildings and elevations and sections accompanying the notice shall be drawn to a scale of 1:100. The building plan shall;

- (a) Include floor plans of all the floors together with the covered area clearly indicating the sizes of rooms, and the positions and width of staircase, ramps, and other exit ways, liftwells, lift machine rooms and lift pit details. It shall also include ground floor plans as well as basement plans. The details of parking space to be 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 buildings shall be shown on separate site plan sheet to a scale of 1:500.

\* **Note** : To indicate in proforma I in appendix ' A'.

However, in the case of a cluster of buildings on same site, the details of parking space 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 plot in figured dimensions along with accessory buildings can be shown on separate site plan sheet to scale 1:500.

- (b) show the use or occupancy of all parts of the building,
- (c) show exact location of essential services, for example, WC, sink, bath and the like.
- (d) include sectional drawings of the buildings showing all sectional details.
- (e) show all street elevations.
- (f) indicate details of basket privy (served privy) if any.
- (g) give dimensions of the projected portions beyond the permissible building line.
- (h) include terrace plan indicating the drainage and the slope of the roof.
- (i) give indications of the north point relative to the plan, and.
- (j) give dimensions and details of door, windows and ventilators.
- (k) such other particulars as may prescribed by the Authority.

**6.2.6.1 Building Plans for Special Buildings** - For special buildings like assembly, institutional industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies housing area more than 150 sq.m. The following additional information shall be furnished/indicated in the building plans in addition to the items (a) to (k) of rule 6.2.6.

- (a) access to the fire appliances /vehicles with details of vehicular turning circle and clear motorable access way around the buildings;
- (b) size (width) of main and alternate staircases alongwith balcony approach, corridor, ventilated lobby approach;
- (c) location and details of lift enclosures;
- (d) location and size of fire lift;
- (e) smoke stop lobby/door where provided;

- (f) refuse chutes, refuse chamber, service duct etc.;
- (g) vehicular parking spaces;
- (h) refuse area if any;
- (i) details of building services air conditioning system with position of fire dampers, mechanical ventilation systems electrical services, boilers, gas pipes etc.;
- (j) details of exit including provisions of ramps etc. for hospitals and special risks;
- (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 system built in fire protection arrangement 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 sprinkler's, wet risers, hose reels, drenches, Co 1/2 installations, etc. and;
- (q) Location and details of first aid fire fighting equipment/installations.

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

**6.2.8 Specifications** - General specifications of the proposed construction giving type and grade of materials to be used in the form of given in Appendix 'A' duly signed by licensed architect/engineer/structural engineer/supervisor as the case may be shall accompany the notice.

**6.2.9 Supervision** - The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix 'B' by the licensed architect/engineer/structural engineer/supervisor as the case may be. In the event of the said licensed technical/personnel ceasing to be employed for the development work the further development work shall stand suspended till a new licensed technical personnel is appointed and his certificate of supervision alongwith a certificate for the previous work erected either from the old architect or the new architect is accepted by the Authority.

**6.2.10 Building Permission Fee** - The notice shall be accompanied by an attested copy of receipt of payment of building permit application fee.

**6.2.11 Security Deposit fee** - For ensuring the faithful compliance of rules 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 Authority. The same shall be returned to the owner after submitting the completion certificate of the building.

**6.2.12 Clearance Certificate for Tax arrears** - The notice shall also be accompanied by an attested copy of clearance from the Assessment Department of Municipal Corporation for payment of tax arrears, where applicable.

**6.2.13 No Objection Certificates** - In case of certain occupancies requiring clearance of the Authorities like civilization authorities, railways, Directors of Industries, Maharashtra Prevention of Water Pollution Board, District Magistrate, Inspectorates of Boilers and Smoke Nuisance, etc., the relevant 'no objection certificates' from these authorities applicable to the occupancy shall also accompany the application, Provided, in exceptional cases the 'no objection certificates' may be produced subsequently but in no case before commencement of any sort of construction.

**6.2.14 Fire Prevention Fund:** For a building having height more than 15 m and for special buildings like public assembly, institution, industrial, storage and hazardous occupancies, fire prevention fund at the rate of Rs.10/- per sq.mt. of proposed built-up area (Min. Rs.5000/-) shall be recovered.

**6.3 Signing the Plans** - All the plans shall be duly signed by the owner and the licensed architect/engineer/structural engineer / supervisor as the case may be and shall indicate their names, addresses and license numbers allotted by the Authority.

**Note:** To indicate on plans as in pro forma II in Appendix 'A'.

**6.4 Qualifications and Competence of the Licensed Engineer/Architect/Structural Engineer/Supervisor** - Architects, Engineers, Structural Engineers and Supervisors referred to under rules 6.2.5, 6.2.6 and 6.3 shall be licensed by the Authority as competent to do the various works as given in Appendix 'C'. The qualifications and procedure for licensing the engineers, structural engineers and supervisors shall be as given in Appendix 'C'.

**6.5 Schedule of Fees** - The scale of fee for development of land/sub-division/layout of land and building permissions for various kinds of buildings shall be as determined/prescribed by the Municipal Corporation of the City of Nasik from time to time.

**6.6 Delegation of and Discretionary Powers:**

**6.6.1 Delegation of Powers** - Any of the powers, duties or functions, conferred or imposed upon and vested in the Commissioner by any of the forgoing rules may be exercised, performed or discharged under the Commissioner's control and subject to his revision and to such conditions and limitations, if any as shall think fit to prescribe, by any municipal officer, whom the commissioner generally or specially empowers in writing in this behalf and in each of the said rules the word "Commissioner" shall to the extent to which any municipal officer is so empowered be deemed to include such officer.

**6.6.2 Discretionary Powers** -

(a) In conformity with the intent and spirit of these rules, the Commissioner may :-

- (i) Decide on matters where it is alleged that there is an error in any order, requirement, decision determination or interpretation made by him in the application of these rules;
- (ii) Determines and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- (iii) Interpret the provisions of these rules where the streets layout actually on the ground varies from the streets layout shown on the development plan;
- (iv) Modify the limit of a zone where the boundary line of the zone divides a plot; and
- (v) Authorise the operational construction of public service building or use of undertaking for public utility purposes only, where he finds such and authorisation to be reasonably necessary for the public convenience and welfare even if it is not permitted in any land use classification.

(b) In specific cases where a clearly demonstrable hardship is caused the Commissioner may by special written permission and for reason to be recorded in writing :-

- (i) Permit any of the dimensions/provisions prescribed by these rules to be modified or relaxed provided the relaxation sought for does not violate the health, safety against fire, structure safety and public safety of the inhabitants, the buildings, and the neighbourhood.

Provided that no relaxation of F.S.I. will be permitted unless it is a case involving marginal increase in F.S.I. which has been caused in circumstances which do not reveal foul play or deliberate violation of F.S.I. rules.

Provided further that while granting permission as above, the Municipal Commissioner may impose condition regarding obligation of claim of compensation, payment of a deposit and its forfeiture for non-compliance and payment of premium amount.

- (c) If any question or dispute arises with regard to the interpretation of any of these regulations the matter shall be referred to the State Government which after considering the matter and if necessary, after giving hearing to the parties shall give a decision, on the interpretation of the provision of these regulations. The decision of the Government on the interpretation of these regulation shall be final and binding on the concern party or parties.

### **6.7 Grant of Permission or Refusal:**

**6.7.1** The authority may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions as it may deem necessary and thereupon shall communicate its decision to the person giving the notice in the prescribed form given in appendix 'D' and 'E'.

**6.7.2** If within 60 days of the receipt of the notice under 6.1 of the rule, the authority fails to intimate in writing to the person, who has given the notice, of its refusal or sanction, the notice with its plans and statements shall be deemed to have been sanctioned, provided nothing shall be constructed to authorise any person to do anything on the site of the work in contravention of or against the term of lease or titles of General Power or Attorney of the land or against any regulations, rules or ordinance.

**6.7.3** Once the plan has been scrutinized and objections have been pointed out, the owner giving notice shall modify the plans, comply with the objections raised and re-submit it. No new objections may generally be raised when they are re-submitted after compliance of earlier objections. The authority shall scrutinize the re-submitted plan and if there be further objections, the plan shall be rejected.

### **6.8 Revocation of Permission:**

**6.8.1** In addition to the provisions of section 51 of Maharashtra Regional and Town Planning Act, 1966, the Authority may revoke any building permission issued under the provisions of the rules, wherever there has been any false statement or any misrepresentation of material fact in the application on which the building permission was based, and the whole work shall be treated as unauthorized.

In the case of revocation of permission based on false statements or any material misrepresentation of fact in the application, no compensation should be paid.

## **7. Procedure during Construction:**

**7.1 Notice for Commencement of Work** - Within one year from the date of sanction of building permission, the owner shall commence the work for which the building permission has been awarded. The owner shall give notice to the Authority of the intention to start work on the building site in the proforma given in Appendix 'F'. The owner shall commence the work after 7 days from the receipt of such notice by the Authority. In case of inspection/direction by the Authority within 7 days, the work may be commenced earlier.

### **7.2 Documents on/at Site -**

**7.2.1** Where tests of any materials are made to ensure conformity with the requirements of the rules records of the test data shall be kept available for inspection during the

construction of the building and for such a period thereafter as required by the Authority.

**7.2.2** The persons to whom a permission issued shall during construction keep :

Posted in a conspicuous place on the site in respect of which the permission was issued, a copy of the building permission; and  
a copy of the approved drawings and specifications referred to in rule 6 on the site in respect of which the permit was issued.

**7.3 Checking of Plinth/Columns upto Plinth Level** - The owner shall give notice in prescribed form given in appendix 'G' to the Authority after the completion of the work upto plinth level with a view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plans. The Authority shall carry out inspection within seven days from the receipt of such notice and give them permission for carrying out further construction work as per sanctioned plans in prescribed pro forma given in appendix 'H'. Within the above period if the permission is not refused, the permission shall be deemed to have been given.

**7.4 Deviations during Construction** - If during the construction of a building, any departure which is not of a substantial nature from the sanctioned plan is intended to be made by way of addition which does not violate any provisions regarding general building requirements, structural stability and fire safety requirements of the rules, alteration may be made and sanction of the Authority shall be obtained immediately and in any case before application for occupation certificate and the procedure laid down for original plans shall apply to all such amended plans except the building permission fee.

Provided further that if any such alterations are likely to result in increasing the number of tenements, the built-over area/F.S.I. or change in the marginal open spaces or the height of the building no such alteration shall be carried out unless sanction to the amended plans in first obtained.

**7.5 Completion Certificate** - The owner through the licensed architect, engineer, structural engineer, as the case may be, who has supervised the construction shall give notice to the Authority regarding completion of work described in the building permission. The completion certificate shall be submitted in the prescribed pro forma given in appendix 'J' and shall be accompanied by three set of a completion plan.

**7.6 Occupancy Certificate** - The Authority, on receipt of the completion certificate, shall inspect the work and sanction or refuse an occupancy certificate, in the pro forma given in appendix 'K' within 2 days from the date of receipt of completion certificate, after which period it shall be deemed to have been approved by the Authority for occupation provided the building has been constructed as per the sanctioned plans. Where the occupancy certificate is refused, the various reasons shall be quoted for rejection at the first instance itself.

**7.6.1 Part Occupancy Certificate** - Upon the request of the holder of the building permit, the authority may issue a part occupancy certificate for a building or part thereof, before completion of the entire work as per building permission provided sufficient precautionary measures are taken by the holder of the building permission to ensure public safety and health safety. The part occupancy certificate shall be given by Authority subject to the owner identifying the Authority as per the pro forma given in Appendix 'L'.

**7.6.2 Occupancy Certificate (Fire Point of View)** - In the case of building identified in rule no 6.2.6.1 the work shall also be subject to the inspection of the Chief Fire Officer/Fire Superintendent/Fire Brigade and the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of the work from the fire protection point of view.

## **8. *Inspection:***

- 8.1** The authority shall have the power to carry out inspection of the work at various stages to ascertain whether the work is proceeding as per the provisions of the rules and sanctioned plan. Section 458 (5) of the B.P.M.C. Act, 1949 shall apply for the procedure for inspection by the Authority and for action to be taken by Authority arising out of the inspection carried out.

## **PART II GENERAL BUILDING REQUIREMENTS**

### **9. *Requirements of Sites:***

- 9.1** No piece of land shall be used as a site for construction of building;

If the Authority considers that the site is in sanitary or that it is dangerous to construct a building on it.

If the site is adjacent to any water sources shown on the development plan.

Provided however, that the Corporation may allow the construction of building in such a site after determining the waterway required and subject to the condition that a retaining wall (or such other protection work) is constructed by the applicant at his cost at the edge of such waterway.

Provided further that where a water source passes through a low lying land without well-defined bank, the owner of the property may be permitted by the Authority to restrict or divert the water source to and alignment and cross section as determined by the Authority.

Notwithstanding the above, the Authority shall be entitled to take cognizance of the existence of all water sources whether shown on the development plan or not while sanctioning layouts and no persons shall take any action without the permission of the Authority which results in reducing the waterway or closing or filling-up of any existing water source.

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

If the owner of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp.

If the building is for assembly use for cinemas and theatres as well as for public worship which has not been previously approved by the authority OR designated on Development Plan.

If the building is proposed on any area filled up with carcasses, excreta, filthy and offensive matter till the production of certificate from the Health Officer and Corporation Engineer to the effect that it is from the health and sanitary point of view fit to be built upon.

If the use of the said site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood. If the development work relates to an industrial building, it shall be accompanied by a 'no objection certificate' of the Industrial Development Department of the Government of Maharashtra.

If the building is nearer than 24.2 m. from the center line of the National Highway, State Highway or Major District Road in case of residential buildings and 36.5 m. in case of other buildings or any other provisions of Ribbon Development Rules.

If the plot has not been approved as a building site either by Authority or City Improvement Trust Board or Planning Authority.



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

If the level of the site is less than prescribed Datum level depending on the topography and drainage aspects.

9.2 *Distance of site from Power Lines - Vertically + Horizontally* - No verandah, balcony or the like 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 below in accordance with the current Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line: -

	Vertically- M.	Horizontally- M.
(a) Low and medium voltage lines and Service lines	2.5	1.2
(b) High voltage lines upto including 33,000 V.	3.7	2.0
(c) Extra high voltage beyond 33,000 V.	3.7	2.0
	(Plus 0.3 m for every additional 33,000 V.or part thereof)	(plus 0.3 m for every additional 33,000 V.or part thereof)

9.2.1 The minimum clearance ..... specified in clause 9.2 above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

## 10. Means of Access:

10.1 **Who must have?** Every building existing or proposed shall have public or internal means of access as required in these rules.

10.2 **Encroachment:** 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.

10.3 **Public means of access** - The plots shall abut on public means of access like street/roads. Plots which do not abut on a street shall abut/front on public means of access, the width and other requirements of which shall be as given below in Table 3.

**TABLE 3**

Sr. No.	Width of public means of access in M.	Length of public means of access in M.
<b>1</b>	<b>2</b>	<b>3</b>
(i)	7.50	150
(ii)	9.00	300
(iii)	12.00	Above 300

### Note -

If the development is only one on side of the means of access the above prescribed widths may be reduced by one meter in each case.

If the public means of access is in the torn of a loop, half the total length of the loop shall be considered for determining the corresponding minimum width of the public means of access.

Minimum Roads width for Commercials/Industrials Layouts shall be given below :-

Sr.No.	Length in Mtr.	Width in Mtr.
1	Upto 150 mt.	12 mt.
	Above 150 mt.	15 mt.

4. In cases of group housing schemes/row housing schemes minimum width of internal means of access shall be as under.

Maximum length of access (m)	Minimum width (m)
50	3
100	4.5
150	6
225	7.5
300	9

Above 300

As per Table 3.

Access below 6 m. width, not being public means of access shall be constructed and maintained by the owners/occupants to the satisfaction of the Authority.

In no case development on plots shall be permitted unless it is accessible by a public street of widths not less than 6 m. provided further that for all industrial buildings, theatres, cinema houses, assembly halls, stadia, educational buildings, markets, other buildings, which attract large crowd, the means of access shall not be less than 12 m. serving upto a length 200 m and for length higher than 200 m. the width shall not be less than 15 m. Further in no case shall means of access be lesser in width than the internal access ways in layouts and sub-division.

- 10.3.1 Pathways** - The approach to the buildings from road/street, internal means of access shall be through paved pathway of width not less than 1.5 m. provided its length is not more than 20 m. from the main/internal means of access. Provided further that there is a minimum set back of 1 m. between the edge of the pathway and front wall of the building.

- 10.3.1.1** In case of special housing schemes for low income group and economically weaker section of society developed unto two stories row housing scheme, the pathway width shall be 1.5m. which shall not serve more than 50m. and 8 plots on each side of pathway, provided that there is a minimum set back of 1m. between the edge of the pathway and front wall of the building.

- 10.3.2 Length Measurement** - The length of the means of access shall be determined by the distance from the further 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, provided that in the case of a 'U' loop the length shall be considered as half the length of the loop.

**Wider than Required** - In the interest of general development of an area the Authority may require the means of access to be of larger width than that required under rule no. 10.3 If such means of access is required to be continued for development of the adjoining properties the Authority may insist on such provision.

In a layout or sub-division if the owner/developer proposes to provide internal layout roads (other than D.P.roads) having width more than what is required as per the planning norms spelt out in these regulations, then he may be allowed to utilise additional FSI equivalent to the area covered under extra road width subject to the following conditions:

The benefit of this facility shall be made effective prospectively and in any case old cases shall not be reopened.

The extra FSI shall be utilised anywhere in the same layout subject to the other provisions of these regulations.

The benefit of FSI over the extra width shall not be given for the roads where roads width is otherwise required to be maintained as per the approved layouts of the adjoining lands.

The FSI benefit shall be given for only those roads which are essential from traffic circulation point of view.

**10.3.4 Private to Public** - 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 9.0 m. to a number of plots, the Commissioner may with the sanction of the Corporation/standing committee improve the passage at the Municipal cost and thereafter take steps under the provisions of Bombay Provisional Municipal Corporation Act to declare it as a public street, subject to the provisions of sections 223 and 224 of the Bombay Provisional Municipal Corporation Act, 1949.

**10.3.5 Narrow, Setbacks** - In Gaothan areas in the case of plots facing street/means of access less than 4.5 m. in width, the building shall be set back by 2.25 m. from the center line of street/means of access of a length not exceeding 100 m. and by 3.0 m. from the center line of the street/means of access way of a length of 100 m. and above, to give rise to a new street/means of access way width of 4.5 m./ 6 m. respectively.

**10.4 Ideal** - Means of access shall be free of encroachment by any structure or fixture so as not to reduce its width below the minimum required under rule no. 10.3 and shall be maintained in a condition to the satisfaction of the Authority.

**10.4.1 Responsibilities of Adjoining Land Owner** - If any private street or any other means of access to a building be not leveled, metalled flagged or paved, sewer, drained, channeled, lighted or laid with water supply line or provided with trees for shade to the satisfaction of the authority, he 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 or any or more of the aforesaid requirements in such manner as he shall direct.

**10.4.2 Obstruction** - If any structure or fixture is set upon a means of access so as to reduce its width below the minimum required, the authority may remove the same further and recover the expenses so incurred from the owner.

**Access from Highways / Important Roads** - No premises other than highway amenities like petrol pumps, motek, etc. shall have an access direct from highways and such other roads having a width of 30 m. or more. The above will be subject to the provisions of the State Highway Act, 1955 and National Highway Act, 1956, provided that in suitable cases, the Planning Authority may suspend the operation of this rule till service roads are provided.

**For Special Category Building** - For buildings identified in rule no. 6.2.6.1, the following additional provisions of means of access shall be ensured :-

The width of the main street on which the building abuts shall not be less than 12 meters and one end of this street shall join another street of width not less than 12 m. in width (See rule no. 10.3).

The approach to the building and open spaces on its all sides upto 6 m. width and the layout for the same shall be done in consultation with the Head of the Nashik City Fire Brigade and the same shall be of hard surface capable of taking the weight of fire engine weighing upto 18 tonnes. The said open space shall be kept free of obstructions and shall be motorable.

Main entrance 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 meters. 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.

**Rules for development of land into land sub-division and layout -**

**11.1 Layouts or sub-division proposed shall be submitted for the following: -**

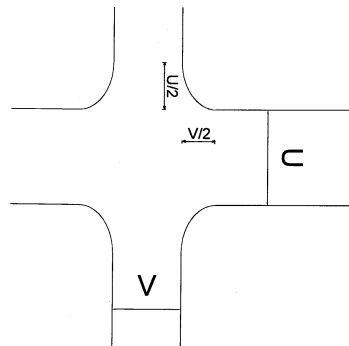
- (i) When more than one building is proposed on any land excepting for accessory buildings in the case of residential buildings, the owner of the land shall submit proposal for proper layout of the building of sub-division of his entire continuous holding.
- (ii) When development and re-development of any tract of land which includes division and sub-division into plots for various land uses within a colony.
- (iii) Development permission for land shall be considered in a two-step. Viz. Tentative and Final Approval as per the terms and conditions specified by planning authority.

**11.2 Roads/Streets in Land Sub-Division or Layout.**

**11.2.1 Required Road Widths** - The width of roads/streets/public and internal access way including pathway shall conform to provisions of rule no. 10.3 to 10.5.

**11.2.2 Cul-De-Sacs** - In addition to the provisions of rule no.10.3, Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. will be allowed only in residential areas, provided cul-de-sacs would be permissible only on straight roads and further provided that the cul-de-sacs and shall be higher in level than the level of starting point of such dead and roads. The turning space in which case shall be not less than 81 sq.m. in area with a maximum width of 9 m.

**11.2.3 Intersection of Roads** - At junctions of roads meeting at right angles, the rounding off of intersection shall be done, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve being  $1/2$  the road width across the direction of tangent as given below: -



**11.2.3.1** For junctions of roads meeting at other than right angles, the rounding off or cut off or similar treatment shall be done, to the approval of the Authority, depending upon the widths of roads, the traffic generated, the sighting angles, etc.

**11.3 Open Spaces:**

In any layout or sub-division of land admeasuring upto 0.4 H. no open space is required.

For layout or sub-divisions of land admeasuring above 0.4 H. 10 per cent of the entire holding recreation O/S shall be provided which shall be as far as possible, be provided in one place. However, if more O/S are provided none shall be less than 400 sq.m.

**11.3.1.1 Minimum Size** - No such recreational spaces shall admeasure less than 400 Sq.M.

**11.3.1.2 Minimum Dimension** - The minimum dimension of such recreational space shall in no case be less than 7.5 m. on any side and if the average width of such recreational space is less than 24 m. the length thereof shall not exceed 2 1/2 times the average width.

**11.3.1.3 Structures to be Permitted** - The structures to be permitted in the open spaces shall be as per following provisions:

There shall be single storeyed structure with maximum built-up area not exceeding 10% of open space. This shall be subject to maximum of 200 sq.m. This facility shall be available for open space having an area 500 sq.m. and above only.

The structures shall be used for the purpose of pavilion or gymnasium or other activity which are related to open spaces; and

No detached toilet block shall be permitted.

**Electric sub-station** - In every case of development/re-development of any land, building or premises, provision for electric sub-stations may be permitted as under if the requirement for the same is considered necessary by the concerned power supply authority.

Sr.No.	Plot Area	Maximum requirements
1	Plot upto 500 sq.m. each	Depending on land One single transformer sub-station of the size of 5m. X 5m. and height of not more than 5m.
2	Plot of 501 sq.m. to 1500 sq.m.	One single transformer sub-station of the size of 8m. X 5m. and height of not more than 5m.
3	Plot of 1501 sq.m. To 3000 sq.m.	One single transformer sub-station of the size of 12m. X 5.5m. and height of not more than 5m.
4	Plot of 3001 sq.m. to 2 ha.	Two numbers, single or two transformers sub-station or combination Thereof of the size Stipulated in serial No.3 above.
5	Layout or sub-division of a plot measuring 2 ha. or more.	A suitable site for an electric sub-station (11kv/33kv/110kv.) as decided by the Commissioner.

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 margin open spaces or prescribed width or internal access or larger open space or as may be decided by the Commissioner.

**Note:** This would be exempted from F.S.I./Built-Up area calculation. Every such plot and recreational open space shall have an independent means of access.

**11.3.1.4 Handing over area under Roads and Outstanding** - Whenever called upon by the planning authority to do so under provisions of section 202,203 of B.P.M.C.Act, 1949 areas under roads and open spaces in rule no 10.3 to 10.5 and 11.3 shall be handed over to the planning authority after development of the same, for which nominal amount (of Re.1) shall be paid by the planning authority. In case of the owners who

undertake to develop the open spaces for *bonafide* reasons as recreational community open spaces, the authority may permit the owner to develop the open space unless the authority is convinced that there is misuse of open spaces in which case the authority shall take over the land.

**11.3.2** In the case of sub-division of land in industrial zones of area 0.8 hect. Or more, 5% of the total area shall be reserved as amenity open space which shall also serve as a general parking space, when such amenity open space exceeds 1500 sq.m. and the excess area could be utilised for the construction of buildings for banks, canteens, welfare centers and such other common purposes, considered necessary for the industrial user, as approved by the authority.

**11.3.2.1** Further in all industrial plots admeasuring 1000 sq. m. or more in re, 10% of the total area shall be provided as an amenity open space to a maximum of 2500 sq.m. Such an amenity open space shall have a proper means of access and shall be so located that it could be conveniently utilised as such by the persons working in the industry.

**11.4 Sizes of Plots:**

**11.4.1. Low Income Group (L.I.G)** - For special housing schemes undertaken by Public Agencies for Low Income Group Economically Weaker Section of the Society and Slum Clearance Schemes, the minimum plot size shall be 30 sq.m. With a minimum width of 3.5 m.

**11.4.2 Industrial Zone** - The width of plot shall not be less than 15 m. and the size of the plot shall not be less than 300 sq.mt.

**11.4.3 Other Buildings** - The minimum size of plots for buildings for other uses like business, educational, mercantile, assembly (cinema theatre), mangal karyalaya, petrol filling station etc., shall be as decided by the Authority subject to rule no 11.4.3.1 to 11.4.3.3.

**11.4.3.1 Cinema Theatres/Assembly Halls** - Minimum size of plot for cinema theatres / assembly buildings shall be on the basis of seating capacity of the building at the rate of 3 sq.m. Per seat.

**11.4.3.2 Public Entertainment Hall/Mangal Karyalaya:** The minimum size of plot shall be less than 1000 sq.m.

**11.4.3.3 Petrol Filling Station** - The minimum size of the plot shall be: -

(a) 30.50 x 16.75 m. in the case of petrol filling station with Kiosk without service bay.

(b) 36.5 x 30.5 m. in the case of petrol filling station with service bay.

**11.4.4 F.S.I / Built-up Area Calculation on net plot area** - For the purpose of F.S.I. / Built-up area calculations, the net area of the plot shall only be considered. In the case of a layout such net area shall be calculated after deducting from the gross area of plot, the areas covered by means of access and secreational space.

**11.5** Any layout or sub-division shall take into account the provisions of the development plan and if the land is affected by any reservation including roads for public purposes, the Authority may agree to adjust the location of such reservations to suit the development without altering the area of such reservation, provided that no such shifting of the reservation shall be permitted.

**11.6 Convenience Shopping** - In the case of layouts or sub-division of areas in access of 2 Ha. In residential and commercial zones, provisions shall be made for convenience shopping. Such shopping area shall not, however, exceed 5 % of the area of the plot.

Further, the following provisions shall apply: -

The convenience shopping may be distributed within the layout for area, so that it is available within 300 m. from any part of the layout.

Such convenience shop shall not have an area more than 20 sq.mt. Each and shall comprise of following shopping activities only -  
 Foodgrain shops (ration shops) and groceries and general provisions.  
 Pan shops.  
 Tobacconist.  
 Shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments.  
 Darners.  
 Tailors  
 Hair dressing saloon and beauty parlors.  
 Bicycles hire and repairs.  
 Vegetable and fruit stalls.  
 Milk shops.  
 Floweriest.  
 Bangles and other articles needed by women.  
 Small bakeries.  
 Newspaper stalls.  
 Books and stationery etc.  
 Medicine and chemist shops.  
 The Municipal Commissioner may from time to time add to, alter or amend the above list.

**11.7 Amenity space:** In every layout of 3 ha. or more 5 % of the total area shall be provided as amenity plot.

While developing this amenity plot 20 percent of its area shall be earmarked for open parking space. The remaining area of this amenity plot can be developed by the owner or authority with prior approval of the Municipal Commissioner for the purpose of nursery schools, police post, Post Office, Bank, Community Centre, Gymnasium, Health Club, Dispensary, Baby Sitter, as may be decided by the Commissioner.

**12. Land use Classification and Uses Permitted:**

**12.1 Land use classification** - The various land use classifications shall be in the following zones:

- |                                      |  |
|--------------------------------------|--|
| (i) Residential Zone                 | Residential (R-1)<br>Residential (R-2) |
| (ii) Commercial Zone                 | Commercial area (C)                    |
| (iii) Industrial Zone                | Industrial Area (I)                    |
| (iv) Agricultural Zone<br>Green Belt | No Development Zone                    |
| (v) Reservations.                    |  |

Land uses and the manner of development: The uses of all lands situated within the municipal limits of corporation, which have been allocated, designated or reserved for certain purposes in the development plan, shall be regulated in regard to type and manner of development/re-development, according to table hereunder:

**TABLE**  
**LAND USES AND THE MANNER OF DEVELOPMENT**

Sr.No	Use (Allocation, designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible
1	2	3	4
I	Residential (R) Residential (R-1) Residential with shop line (R-2) Public Housing (PH) and Housing for dishoused (HD).	Owner Owner Corporation or Public / Semi-public authority or Owner.	1) The Corporation or Public or Semi-Public authority may develop the land after acquiring it in accordance with law, OR 2) If the owner desires to develop his land under reservation, then in the layout of land (i) 50% of the net plotted area shall be kept for maximum plot size upto 100 sq.m. And out of these plots, area of such plots accounting for minimum 10% of gross area shall be handed over to Corporation free of cost. OR (ii) if the owner desires to construct multi storied buildings 50% of the total permissible floor area shall be developed for tenement of 30 sq.m. Size and out of these tenements, such numbers of tenements accounting for 10% of the total permissible floor area shall be handed over to Corporation free of cost. The plots/tenements handed over to Corporation shall be granted to the authorized persons, who have been dishoused by implementation of the other proposals of development plan.
	Municipal Staff Quarters / Municipal Housing.	Corporation	-----
	Government Staff Quarter / Housing.	Government or Semi-Govt. organizations.	-----
II	Commercial (C) (a) (i) Local Commercial	Owner	-----



(C-1).  
(ii) District  
Commercial  
(C-2).

Corporation or Public  
/ Semi-public  
authority or owner.

If Owner develop the land, he shall prepare layout of the land as per the following table :

Sr. No.	User	% of net area
1	Public amenity (fire station, Water reservoir etc.)	15 %
2	Local Commercial use.	30%
3	Shops on ground floor and Office / Residential user on Upper floors.	55%

**Note:** For C-1 and C-2 Zone

1) As far as possible, separate blocks of plots, for various uses such as

Full commercial use

Building with shops on ground floor and offices / residence on upper floors (mixed use) and

Full residential use etc. shall be provided.

Minimum plot area for various uses shall be:

Full commercial use: 500 sq.m.

Mixed use : 250 sq.m.

Full residential use: As per

Provisions in table 23(1).

3) Minimum width of internal (colony) roads in layout / sub-division shall be as:

Full commercial use: 12 mtrs.

And Mixed uses

Full residential uses: As per

Provisions in Table 3.

4) For lands admeasuring 3 Ha. Or more 5% Amenity space, as per Rule No.11 (8) will not be necessary in District Commercial Zone (C-2) besides what is provided for as in table for C-2 Zone.

5) For lands admeasuring upto 0.4 Ha. for which 10% recreational open space is observed. However, F.S.I. of such open space shall be granted in same layout subject to the provision in rule No.N-2.10. In such cases, area of recreational open spaces shall be minimum 200 sq.m.

(b) Market and Shopping Center (MSC) Corporation or Owner

- 1) Corporation can acquire the land and develop it for reserved purpose OR
- 2) If the owner desires to develop the land under reservation he will construct / develop market on 20% land and hand it over to Corporation free of cost as per norms and conditions decided by the Municipal Commissioner in respect of design, specification and condition. And landowner can utilise permissible FSI of the total reserved land in remaining land.

Shopping Center (SC) Corporation or Owner

- 1) Corporation can acquire the land and develop it for reserved purpose OR
- 2) If the owner desires to develop the land under reservation he will hand over 25% of the total shop area to the Corporation on payment at the rate of construction cost plus 15% of construction cost amount by Corporation or this 25% shop area shall be handed over to Corporation by grating the equivalent additional FSI in lieu of these shops. The 25% shop area to be handed over to Corporation will be decided by the Municipal Commissioner in respect of design, specification and conditions.

Corporation

(a) Open market  
(b) Municipal Market

III Industrial  
(a)

(i) Service Industries (I-1)	Owner		
(ii) General Industries (I-2)	Owner		
(iii) Special Industries (I-3)	Owner		
(b) Industrial Estate (I-E)	Public Authority or Owner	or	The Public Authority may, acquire the land and develop the Industrial Estate. OR The owner may develop the industrial estate on his agreeing to give 25% of the galas to the Corporation for the purpose of rehabilitation of such industries which are to be rehabilitated from non-conforming areas or zones or who are displaced from sites reserved for public purposes or amenities in the development plan or other projects on payment of cost of construction plus 15% of the cost of construction. As above
(c) Service Industrial Estate (SIE)	Public Authority or Owner	or	As above
(d) Godown/ Ware-housing/ Cold Storage	Public Authority or Owner	or	As above
(e) Transportation, Parking (P)	Corporation/ Public Authority / Public Organization/ Owner	or	(1) The Corporation may acquire the land and develop, operate and maintain the parking. OR (2) The land owner or public authority will develop the reservation as per the design, specification and conditions decided by the Divisional Deputy Director of Town Planning and the use permissible in the surrounding area shall be permitted in the land reserved for parking lot within the limit of the permissible F.S.I.

IV Public, Semi-Public Institutional

(a) Dispensary and Maternity Home (DMH)	Corporation or Owner	or	(1) The Corporation may acquire, develop and maintain the amenity as a reservation. OR (2) The land owner may develop the reservation as per the design specifications and conditions decided by the Divisional Deputy Director of town Planning. Owner shall hand over the built-up area equivalent to at least 15% of the total area under reservation for dispensary an 25% of the
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total area for maternity home to Corporation free of cost. If for both these uses there is singular composite reservation, then the built-up area equivalent to at least 20% of the total area under reservation shall be handed over to Corporation free of cost and the owner will be allowed to utilise full permissible F.S.I. of the total area under reservation and the uses permissible in the surrounding area will be permitted in the land under reservation.

(b) Hospital (H) Corporation or Public Authority or Owner The development of the reservation will be done as per the norms to be specified by the Divisional Deputy Director of Town Planning in consultation with the Deputy Director of Health of the concern division.

Govt. Offices/ Semi Govt. Offices Municipal purpose Govt. / Semi Govt. Institute/ Corporation

V

Educational  
 (a) Municipal Primary School Corporation or Owner (for construction purpose only) (1) The Corporation may acquire and develop the reservation. OR (2) The eligible registered educational institute may be permitted to developed the land under reservation.  
 (b) Private Primary School Public Authority or Owner (1) The owner may permitted to develop the land under reservation and run the institution himself or may hand over the same to some authorized educational institutional for functioning. OR (2) The land under reservation can be acquired for eligible educational institution or for running an educational institution the land under reservation can be leased out to some authorized educational institution.  
 (c) High School -do-  
 (d) College -do-  
 (e) Polytechnic -do-  
 (f) Technical School -do-

VI

Assembly and Recreation  
 (a) Cinema Theatre (CTH) Corporation or Owner (1) The Corporation or the authorized organization, as required, can acquire the land under reservation and develop the same as per the prevailing development control rules.  
 (b) Drama Theatre (DTH) -do-  
 (c) Open Air Theatre -do- (2) For the purpose of Cinema Theatre, Drama Theatre and Children's Theatre it should be designed for at least 300 seats.  
 (d) Children Theatre -do-

(e) Museum	-do-		For redevelopment of Cinema Theatre/ Drama Theatre, 33% of the existing number of seats or above-mentioned 300 seats, whichever is more should be provided. For this purpose if the F.S.I. required is less than the permissible F.S.I. in the land under development, then the remaining F.S.I. shall be utilised for residential, commercial and office purpose, provided the other relevant development control rules are followed. The provision for other allied requirements shall be made as per the norms and conditions decided by the Municipal Commissioner.
(f) Gymnasium / Gymkhana	-do-		
(g) Club	-do-		
(h) Swimming Pool	-do-		
(i) Recreational Ground	-do-		
(j) Play Ground	-do-		
(k) Garden	-do-		
(l) Park	-do-		
(m) Sports complex with Shopping center		Corporation or Owner	
(n) Library (L)			

- (1) The Corporation can acquire the land reservation and develop it. OR
- (2) The owner can be permitted to develop the land under reservation provided the owner will construct the library on the area equivalent to 20% of the land under reservation as per the norms, design, specifications and conditions decided by the Divisional Deputy Director of Town Planning and hand over the same to Corporation free of cost. The location of the library shall be ground floor or first floor. Similarly the landowner will be allowed to utilise full permissible F.S.I. of the total area under the reservation and the uses permissible in the surrounding area will be permitted in the land under reservation.

VII Public utilities

(a) Post Office (PO)	Concerned Dep't. Or Owner	Govt.	<ol style="list-style-type: none"> <li>(1) Concerned Government Department can acquire the land under reservation and develop it. OR</li> <li>(2) The landowner may develop the land under reservation and hand over such construction to the concerned Government Department free of cost as constructed according to the norms, design, specifications and conditions of the concerned Government Department. In lieu of this constructed part to be handed over, the land owner will be allowed to utilised full permissible F.S.I. of the total area under reservation and the uses permissible in the surrounding area will be permitted in the land under reservation.</li> </ol>
(b) Post and Telegraph Office	-do-		
(c) Telephone Exchange	-do-		
(d) Police Station/ Police Chowki	-do-		

**Explanation:**

- (i) Where the owner is permitted to develop the land under reservation the development shall be in accordance with the norms, design, specifications and conditions to be decided by the Municipal Commissioner.
- (ii) An owner, who, in terms of column (3) of above table, is permitted to develop certain categories of allocations, designations or reservations, shall provide the required parking spaces for the same, in addition to those required for developments he is permitted to undertake.

**12.2** The various building uses and occupancies and premises to be permitted in the various zones shall be given in appendix 'M'

**12.3** No building or premises shall be changed or converted to a use not in conformity with the provisions of rule no. 14.2 and the sub-rules.

**12.4 Uses as specifically designated on Development Plan**

**12.4.1** Where the use of site is specifically designated on the Development Plan, it shall be used only for the purpose so designated.

**12.4.2 Users to be in Conformity With the Zone** - Where the use of building or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall.

Provided that any lawful use of premises existing prior to the date of enforcement of these rules shall continue;

Provided that a non-conforming industrial use shall be shifted to a conforming use zone within a period of 5 years from the date on which the sanctioned/revised Development Plan comes in force.

Provided further that non-conforming cattle stables shall be shifted to a conforming area within such period as may be decided by the Municipal Commissioner.

**12.4.3 Widths of Roads in the Development Plan** - Notwithstanding anything contained in the Development Plan the Commissioner may from time to time prescribe after following the procedure in the B.P.M.C. Act, 1949 regular lines of streets wider than the prevailing regular lines of the respective street. Such regular lines of the street will have the same effect of road lines in the Development Plan.

**12.5 Non-Conforming Uses:**

**12.5.1 Industries** - Where a non-conforming industry has been granted a written permission without condition for its shifting to a conforming zone at the end of a specified period, additions thereto for the manufacture of a new article or for starting new process may be permitted by the Authority (Commissioner) when:

- (a) Such schemes form an integral part of and are directly connected with the process carried on in the existing unit;
- (b) Such schemes of additions do not envisage more than 5 per cent increase in the employment and do not result in increasing existing authorized floor space for the industrial use;
- (c) Such addition is for preventing undue loss or for improving the working efficiency or the conditions of existing unit or for balancing the existing production units for the industry;
- (d) Open spaces of 6 m. are maintained from the boundaries of the plot as well as between two buildings;
- (e) Satisfactory means of access as required under these rules for industrial zones is provided and maintained; and

- (f) Parking and loading - unloading spaces are provided according to these rules.  
 Before permitting any such additions, the Commissioner shall first satisfy himself that the degree of nuisance from the existing unit will in no way be increased by such additions;

**12.5.2 Others (non-conforming users other than industries)** - Where non-conforming user existing prior to the date of enforcement of these rules is allowed to be continued in the Development Plan, any additions to such non-conforming use (other than those provided in rule no.12.5.1) not exceeding the permissible Floor Space Index. Total permissible built-up area for the zone or the normal floor space index for the non-conforming user, whichever is less, may be permitted subject to the following terms and conditions, namely: -

- (a) The whole building is owned and occupied by one establishment only;
- (b) The proposed additions are for preventing undue loss or for improving working efficiency or conditions of existing user;
- (c) The additions and alterations are meant for the existing user and not proposed to be let out;
- (d) Open spaces and parking spaces required under the Development Control Rules shall be provided; and
- (e) The change in ownership of the establishment shall be permissible provided there is no change of user.

**13. Open Spaces, Area and Height Limitations:**

**13.1 Exterior Open spaces** - The provisions for open spaces in the front, side and rear of the buildings, depending upon occupancy, plot size, nature of development (namely row building, semi-detached and detached), width of road fronting the plot, the locality shall be as given in Appendix 'N'.

**13.1.1 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 was fronting each such street.

**13.1.2 Open spaces separate for each building or wing** - The open spaces required under these rules shall be separate or distinct for each building and where building has two or more wings, each wing shall have separate or distinct open spaces according to these rules for the purposes of light and ventilation of the wings.

**13.1.3 Accessory Building** - However, in case of single storeyed accessory buildings to residential buildings, the separation between accessory buildings shall be not less than 1.5 m.

**13.2 Interior Open Spaces (Chowks):**

**13.2.1 Inner chowk for congested and other area** - The whole of one side of one or more rooms intended for human habitation including kitchen and not abutting on either the front, rear or side(s) open spaces (see rule no 15.13.4) shall abut on an interior open space (courtyard, inner chowk), whose minimum width shall be 2.4 m.

Inner chowk shall be as below: -

<b>Table</b>		
Maximum height of the building (m.)	Minimum area (Sq.m.)	Minimum dimension (m.)
1	2	3
7.5 M	6.00 Sq.m.	2.40 M.
10.0 M	9.00 Sq.m.	3.00 M.

12.5 M	12.00 Sq.m.	3.00 M.
15.0 M	15.00 Sq.m.	3.60 M.
18.0 M	18.00 Sq.m.	3.60 M.
21.0 M	21.00 Sq.m.	4.00 M
24.0 M	24.00 Sq.m.	4.00 M

**13.2.1.1 Ventilation Shafts** - Where only water closet and bathrooms are abutting on the interior open space, the size of the interior open space shall be in line with the provisions for ventilation shafts as given in rule no. 15.13.5.

**13.2.2 Outer chowk for congested and other area** - The minimum width of outer chowk (as distinguished from its depth) shall be as per the table for inner chowk. In the case of outer chowk, if the width of notch is equal or more than the depth, the provisions of outer chowk shall apply for the open spaces. However, if the depth of notch is more than the width of notch the provisions of rule no.13.1.2 shall apply for the open spaces to be left between the wings. For various heights of building the size of outer chowk shall be as per the Table in rule no 13.2.1

**13.3 Area and Height Limitation** - The area and height limitation through covered area, height of buildings and number of storeys, tenement density, Floor Space Index for various occupancies, facing different road widths shall be as given in Appendix 'N'

**13.3.1** In certain circumstances, the development potential of a plot of land, may be separated from the land itself and may be made available to the owner of the land, in the form of "Transferable Development Rights (T.D.R)" These rights may be made available and be subject to the Regulations given below:

The owner or lessee of a plot of land, which is reserved for a public purpose, in the Development plan and lands affected by the road/ street widening lines, declared under the provision of Transferable Development Rights (TDR). However, in case of an existing or retention user or compulsory recreational open space, the owner shall not be given, in the form of floor space index (FSI).

Development Rights (DR's) shall be available for prospective development only. Where development of reservation is started/implemented, DR's shall not be available.

Wherever applicable, the owner shall obtain a clearance certificate from the Competent Authority, under Urban Land (Ceiling & Regulations) Act, 1976, regarding the retainable/non-retainable areas of the land. For retainable areas, DR's will be for full areas of lands. In case of non-retainable lands, DR's will be granted to the extent, subject to the stipulations/ conditions, laid down by the Government.

DR's shall be granted for the gross area of the land, subject to provision in clause II.1 below. FSI granted for such gross area shall be in accordance with the rules, specifying maximum permissible FSI of such gross surrendered land where from, the TDR has originated.

Development Rights Certificates (DRC's) shall be issued by the commissioner himself. these shall state in figures and words, the F.S.I. credit in square meters of the built up areas, to which the owner of such reserved land is entitled, the place and user zone in which the DR's are earned and the areas in which such credit will be utilised.

When the owner also develops/constructs the amenity on the surrendered plot at his cost, subjects to such stipulations as may be prescribed by the commissioner/Appropriate Authority, as the case may be, to their satisfaction and hands over the said developed / constructed amenity, to the Corporation/ Appropriate Authority free cost, he may be granted further DR by the commissioner. This DR shall be in the form of F.S.I. as per the regulations given below. The owner, who desires to use FSI credit of the constructed amenities, shall attach documents of valid permission and completion.



The surrendered reserved land, for which a DRC is to be issued, shall absolutely vest in the corporation/ appropriate Authority.

Where the Corporation is the Appropriate Authority, the land shall absolutely vest in the corporation.

Where the State Government, Govt./Undertaking/Organisation/Department etc. is the appropriate authority, the land shall be absolutely vest in the State Government. The State Government shall allot the land to the Appropriate Authority on such terms and conditions as the State Government may decide.

Where the Appropriate Authority is other than in (a) and (b) above, the land shall absolutely vest in the Corporation shall hand over the said land to the Appropriate Authority. In such cases, the Corporation shall be entitled to receive service charges. Such service charges shall be equal to the market value of the surrendered land.

**No TDR for Town planning scheme reservations/proposals shall be allowed.**

**Floor Space Index/ Built up area computation.**

II 1. Total plot area shall be reckoned in F.S.I./ built up area computed as under. This shall be applicable only to new development, to be undertaken herein after.

Gross plot area in Sq.m. computation.	Area in Sq.m. for F.S.I.
-----	-----
For plot less than 4000 Sq.m.	90% Area
For plot 4000 Sq.m. and more	75% Area

II. 2 For this purpose the city has been divided into four sectors, namely A,B,C & D sectors.

- |            |   |     |  |
|------------|---|-----|--|
| Sector 'A' | : | i)  | Congested area within the limits of the Nasik Municipal Corporation shown as such in the development plan excluding the area under Gaothan / congested area of village Makhamalabad, Mhasurl, Adgaon, Manpur, Dasak, Panchak, Anandwali, Gangapur, Satpur, Kamathwada, Ambad Khurd, Wadale, Chededi, Deolali, Pimpalgaonkhamb, Dahegaon etc. which are situated at the outskirts of the Corporation limit. |
|            |   | ii) | Area under Town planning scheme, Nasik No. 1   |
| Sector 'B' | : | i)  | Area under Town planning scheme, Nasik No. 2   |
|            |   | ii) | Area of village Deolali, bounded within the limits,<br>as given below.   |

Towards East :	By Railway line
Towards North :	By Nasik Pune Road

wards South

Towards West : By Mahatma Gandhi Road (Lam Road)  
: Subhash road from

M.G. Town hall to  
Railway station.

**Sector 'C' :** Areas within the limits of the earstwhile Municipal  
Councils Nashik, Nashikroad, Deolali & Satpur  
excluding areas of sectors A & B.

**Sector 'D' :** Remaining areas within the  
limits of Nashik  
Municipal Corporation.

**Note:** The map of showing these sectors is enclosed herewith. The area under the gaothan/congested area situated at the outskirts of the Corporation limit i.e. Makhamalabad, Mhasurl, Adgaon, Manpur, Dasak, Panchak, Anandwali, Gangapur, Satpur, Kamathwada, Ambad Khurd, Wadale, Chededi, Deolali, Pimpalgaonkhamb, Dahegaon etc. as shown on the plan shall be treated to be included in the respective sector and the TDR generated from such gaothan.congested area shall be utilised in the in the same zone or in the inferior zone.

III. Utilisation of DR's originated from surrendered plots, shall not be permitted to be utilised, in the following areas irrespective of wherefrom, these are originated.

- a) All congested areas/gaothans within the limits of Corporation, shown on the development plan.
- b) Area under TPS Nashik No. 1
- c) On plots, sanctioned for housing for slum – dwellers, where F.S.I. 2.5 is permitted. Area within the limits of CIDCO and M.I.D.C. so long as, these are special planning Authority.

Within the 40 meters of the boundary of following roads.

- i) Bombay Agra Road, NH No. 3.
  - ii) Nashik Pune Road NH No. 50
  - iii) Old Bombay Agra Road, between Ashokstambh and Old Bombaynaka (Nasardi river)
  - iv) Sharanpur Road between S.T. central bus station and Canada corner.
  - v) College Road between Canada corner and Bhosala military school (up to 30m road connecting Trimbak road and Gangapur road).
  - vi) Gangapur road between Ashokstambh and Sharanpur cross Road (Road connecting Trimbak Road and Gangapur Road, via Canada corner)
  - vii) Jail road between Nashik Pune road and Aurangabad Road.
- Mahatma Gandhi Road (Lam road) between Nashik Pune road and Limit of Corporation (limit of village vihitgaon ).

From shivaji statue to Bytco point along Nashik-Pune Road .

Dr. Ambedkar Road :- Between Nashik Pune Road and Dr.Ambedkar Chowk.  
Road from Sarda circle to Dwarka point.

- IV. 1. Subject to clause III above, utilisation of DR's shall be permitted in manner given below.

Sector from which D.R. originated	Sector and zone where D.R. can be utilised
-----	-----
Sector 'A' D	R2 & R1 zones in sectors B, C & D
Sector 'B' D	R2 & R1 zones in sectors B, C & D
Sector 'C'	R2 & R1 zones in sectors C & D
Sector 'D'	R2 & R1 zone in sector D

**Note :** Utilisation of DR's (F.S.I.) on the receiving plots shall be subject to use Provisions of the respective zone and other provisions in the DC Rules.

- IV. 2** The DR's may be fully or partly (but not less than 50 Sq.m.) used in one or more Receiving plots. The utilizations of this DR, shall not exceed 0.4 over the Permissible F.S.I., i.e. FSI permissible in accordance with DC rules, applicable to Receiving plot.
- IV. 3** DR's shall be granted and DRC's shall be issued only after the land is surrendered to the Corporation free of cost and free of encumbrances. The owner shall level the land to the surrounding ground level; provide 1.5m high barbed wire fencing and Gate specified by the commissioner, to the satisfaction of the Corporation. The cost of these and of any transactions involved shall be borne by the owner.
- V.** The procedure to be followed for grant of DR's and issue of DRC's.
- a) The owner shall apply to the commissioner, for the grant of DR's and issue of DRC's, in respect of land under reservation own by him. He shall state particulars of land and particulars of reservations. He shall also satisfy the Corporation, Regarding the clear title, clear and vacant possession of the land under reservation etc.
- b) He shall also comply fully, with the provision in the clause IV-3 above.
- c) He shall surrender the land to the Corporation / Appropriate Authority, as per the provision in the clause I-7 (a), (b), (c) above, as the case may be and complete all the documents etc.
- VI.** If any contiguous land in addition to the land under reservation for which TDR is given, remains unbuildable, the Commissioner may grant TDR for such land also. Such land shall be utilised for amenities like recreational open space, public toilet etc.

(G. N. Iwarkar)  
Section Officer

### 13.4 **Exemptions to open spaces covered area.**

#### 13.4.1 **The following exemption to open spaces shall be permitted.**

- (a) *Projection into Open Spaces* - Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice chajja, roof or whether shade more than 0.75 m. wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required.
- (b) A canopy / porch not exceeding 5 m. in length and 2.5 m. in width in the form of cantilever and unclosed, over the main entrance providing a minimum clear height

of 2.1 m. below the canopy. The canopy shall not have access from upper floors (above floors) for using as a sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy.

In one storied residential buildings only one such canopy shall be permitted for each individual detached block. In more than one storied buildings, two canopies shall be permitted over ground floor/higher floor entrance.

(c) In residential buildings in R-1 and R-2 zones a balcony or balconies at roof level above floor-1 (including stilt floor) of a width of 1.2 m. from building line (measured perpendicular to building line) to the outermost line of balcony may be permitted overhanging set backs with one's own land and courtyards and this shall be subject to a maximum of 10 percent of the area of respective floor of the building subject to the following conditions :

(1) No balcony shall reduced the minimum marginal open space to less than 3 mt. At the rear and sides.

(2) Balconies may be allowed to be enclosed with written permission of the Commissioner. When balconies are enclosed 1/3 of the area of their faces shall have louvers. Glass Shutters or Grills on the top and the rest of the area accept the parapet shall have glazed shutter.

**13.4.1.1 Accessory Building** - The following accessory building may be permitted in the marginal open spaces: -

For the purpose of this provision, garage shall mean a detached ground floor structure in the compulsory open space of plot, or open space on the ground floor of a building or any part thereof or space in the basement or any upper floor of a building or any part of thereof and intended to be used for the parking or sheltering of mechanically propelled vehicles where repairs to such vehicles (not being repairs requiring motive power including gas or electric welding operations) may be carried out.

(a) In existing Building, sanitary block of one storey in height in the rear and side open space at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permitted where facilities are not adequate. The Authority may reduce the 1.5 m margin in rare cases to avoid hardship.

(b) Parking lock-up garages 2.4 m. in height shall be permitted in the side or rear open spaces at a distance of 7.5 m. from any road line or the front boundary of the plot. If the height of the parking garages is more than 2.4 m. there shall be a minimum distance of 1.5 m. from rear or side boundaries.

Parking lock up garages when located within the main building shall be 7.5 m. away from the road line and shall be of such construction giving fire resistance of 2 hours.

The areas of sanitary blocks and parking lock up garages shall be taken into account for the calculation of F.S.I. and covered area calculations subject to the provisions of the rule no.13.4.2 (g) and (h)

**13.4.2 In addition to rule no 13.4.1 (a), (b) and (c) and 15.6.3 the following shall not be included in covered area for F.S.I. and built-up area calculations -**

(a) A basement of cellar space used as parking space, and for air-conditioning plant room used as incidental to the principal use.

Space under a building (Stilt) used as parking space unenclosed on sides, where these are used as parking space maximum permissible height shall be 2.5 meter from floor to ceiling.

Parking and A/C Equipment's in basement may be permitted free of FSI, however when the basement is used for the following uses it shall be counted in FSI.

1) Bank cellar, Strong Room.

- 2) Storage incidental to principal use.
- 3) Uses other than Residential/Industrial/Hazardous.

**Note:** No basement should be used for purposes envisaging human habitation.

- (b) Electric cabin of substation, watchman's booth of maximum size of 1.6 sq.m. With minimum width or diameter of 1.2 m. pump house, garbage shaft, space required for location of fire hydrants, electric fittings, and water tank and such other requirements required for the same purposes.
- (c) Projections as specifically exempted under these rules.
- (d) Common Staircase of minimum width of 1.2 m in Residential Buildings and minimum 1.5 m in Non-Residential buildings as well as Staircase room and / or lift rooms above the topmost storey, architectural features and elevated tanks of dimensions as permissible under the rules. However staircase in individual bungalows and duplex flats, which do not act as a common passage, are not exempted.

Provided that where the permissible FSI has not been exhausted in case of existing building and cases decided by the corporation prior to coming into force of these regulations, the exclusion of FSI computation as in this regulation will be available for construction of balance potential.

**Note:** The shaft provided for lift shall be taken for covered area calculations only on one floor upto the minimum required as per the rules.

- (e) One room admeasuring 3.6 X 3 m. on the ground floor of Co-operative housing societies or apartment owner's co-operative societies buildings and other multi storeyed buildings as office-cum-letter box room. However, in case of bigger co-operative housing societies, having 20 or more flats, area of such office room upto 20 sq.m. May be permitted. Provided in case of developed property such area of office room may be allowed on upper floors.
- (f) Rockery well and well structures, plant, nursery, waterpool, swimming pool, (if uncovered platforms round a tree tank), fountain, bench chabutra, with open tops and unenclosed sides by walls, ramps, compound wall gate, slide, swing, overhead water tank on the top of buildings.
- (g) In residential buildings, the area of one garage of size 2.5 x 5 m. plus one garage for every 400 sq.m. of the plot area.
- (h) Sanitary block with independent water closet of 1.1 x 0.9 m and built-up area not more than 4.0 sq.m.

13.5 The height and number of storeys shall be governed by the provision of Appendix N and the following clauses :-

- (i) In the case of Gaothan plots abutting roads upto 6 m.(20') width the maximum of building shall not exceed the sum of 1.5 times the width of the road plus the front marginal space within the premises.
- (ii) In the case of Gaothan plots abutting on roads of width between 6 m. to 10 m.(20' to 30') the maximum height of the building shall be 10 m (30') plus the front marginal open spaces within the premises.
- (iii) In the case of Gaothan plots abutting on other roads, the maximum height of the building shall not exceed the sum of the width of the road plus the front marginal open space within the premises.
- (a) The maximum height of the building shall not exceed 18 mtrs. in any case. Rule no. 13.5 (iii) (d) notwithstanding any earlier provision, the absolute height of a building shall not be more than 18 mtrs. However, to consume



	For every 150 sq.m. of built-up area or part thereof.	1	4
4	Institutional (Hospitals, Medical Institutions): For every 10 beds or part thereof.		
		1	2
5	Assembly (Theatres etc.): For every 40 seats or part thereof.	1	5
6	Government, Semi-public, private Business buildings: For every 100 sq.m. or part thereof.	1	4
7	Wholesale establishments, storage, Godown, Warehouses: For every 100 sqm. of built-up area or part thereof.	1	2
8	Industrials : For every 200 sqm. of built-up area or part thereof.	1	2

**Note:**

In the case of auditoria for Educational Buildings parking spaces shall be as per Sr.no. 5.

For plots upto 100 sq.m. as in the case of shops, parking spaces need not be insisted.

In case the entire ground floor is used as stilt for parking, the floor above it shall be deemed to be ground floor for purpose of computing number of permissible floors.

While calculating the total built-up area of mercantile users areas of basements, other than parking shall be taken for computation of parking requirements.

Where to be accommodated: The parking spaces may be provided -

(a) Underneath the building, in basement within its stilted portions.

(b) In the side and rear open spaces but not in the amenity spaces if -

(i) They are enclosed but uncovered except as provided in Rule No.13.4.1.1.(b)

(ii) They do not consume more than 50% of the open space.

(iii) A minimum distance of 3.0 m. around the building is kept free of parking for proper manouvreing of vehicles.

Notwithstanding anything contained in these rules the parking lockup garages provided in the basement of a building or under a building constructed on stilt or within a building shall be included in the calculation for floor space for FSI calculation.

**Note:** These rules shall not be applicable for the building proposals where occupancy/Completion certificates have been granted prior to 16<sup>th</sup> November 1993. Provided further that where a permissible FSI has not been exhausted in the case of existing buildings and cases decided by the Corporation, prior to coming into force of these modified regulations, provisions about the exclusion from FSI computation as in these regulations will be available for construction of remaining balance FSI on site as on 16<sup>th</sup> November 1993.

- 7) Where a particular rule is changed in these bye-laws, the corresponding correction to any other rule shall be considered as having been done as per the rule.
- 14.2.2 Other Type of Vehicles** - For non-residential and non-assembly occupancies in addition to the parking areas provided under rule no 16.2.1 above 25% additional parking space shall be provided for parking other types of vehicles. of this a minimum of 20% shall be set apart exclusively for scooter and 5% for cycles.
- 14.3** Off-street parking space shall be provided with adequate vehicular access to a street; and the areas of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these rules.
- 14.4** If the total parking space required by these rules is provided by a group of property owners for their mutual benefits, such use of this space may be construed as meeting the off-street parking requirements under these rules; subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted, if a common parking space is proposed for the groups of buildings, and the owners of such buildings shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for parking space will be kept inbuilt and will be developed as a parking lot.
- 14.5** In addition to the parking spaces provided for buildings of Mercantile (Commercial) like office, markets, departmental stores, industrial and storage, loading and unloading spaces shall be provided at the rate on one motor vehicle parking space for each 1000 sq.m. On floor area or fraction thereof exceeding the first 200 sq.m. of floor area, shall be provided. The space shall not be less than 3.6 X 7.5 m.
- 14.6** Parking lock-up garages shall be included in the calculation for floor space for F.S.I. calculations unless they are provided in the basement of a building, or under a building constructed on stilts with no external wall.
- 14.7** Parking spaces shall be paved and clearly marked for different types of vehicles.
- 14.8** In the case of parking spaces provided in basements, at least two ramps of adequate width and slope (see rule no.17) shall be provided, located preferably at opposite ends.

## 15. Requirements of Parts of Buildings

### 15.1 Plinth:

- 15.1.1 Main Buildings** - The plinth or any part of a building or out-house shall be so located with a respect to surrounding ground level that adequate drainage of the site is assured but not a height less than 45 cms.
- 15.1.1.1** In the case of special Housing Schemes put up by Public Agencies for low-income group and economically weaker section of society, the minimum height of plinth shall be not less than 30 cms.
- 15.1.2 Interior Courtyards** - Every interior courtyard shall be raised at least 15 cms, above the surrounding ground level and shall be satisfactorily drained.

### 15.2 Habitable Rooms

- 15.2.1 Size** - No habitable room shall have a floor area of less than 9.5 sq.m. except those in the hostels attached to recognized educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 sq.m. the minimum width of a habitable room shall be 2.4 m. Where there are two rooms one shall be not less than 9.5 sq.m. and other 7.5 sq.m.



**15.2.1.1** In the case of special Housing Schemes put up by Public Agencies for Low Income Group Economically Weaker Section of Society; the size of the single room tenement shall not be less than 12.5 sq.m. With a minimum width of 2.4 m.

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

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

However, the maximum room height shall be 4.75 m. in case of all buildings excepting Assembly, Industrial, Institutional, Educational, Industrial Hazardous and storage occupancies, and in case of portion common to two floor of the duplex flats. Duplex flats shall mean a residential flat divided into two floors with an internal staircase connecting the two floors. In case height of the room is more than 4.75 m. an additional 50% of F.S.I. (Built-up area) is deemed to have been consumed.

### **15.3 Kitchen**

**15.3.1 Size** - The area of the kitchen shall not be less than 5.5 sq.m. with a minimum width of 1.8 m. A kitchen which is also intended for use as dining room shall have a floor area not less than 9.5 sq.m. with a minimum width of 2.4 m.

**15.3.1.1** In the case of Special Housing Schemes as given in rule no 15.2.1.1 no provisions of kitchen is necessary. In the case of double room tenements, the size of kitchen shall not be less than 4.0 sq. m. with a minimum width of 1.5 m.

**15.3.2 Height** - The room height of kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m. subject to provisions of rule 15.2.2

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

Unless separately provided in a pantry, means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe.

Window of not less than 1 sq.m. in area, opening directly on to an interior or exterior open space, but not into shaft. (see rule no.15.13.5)

### **15.4 Bathrooms and Water Closets :**

**15.4.1 Size** - The size of the bathroom shall not be less than 1.8 sq.m. with a minimum width of 1.2 m. The minimum size of water closet shall be 1.1 sq.m. with minimum width of 0.9 m. If it is a combined bathroom and water closet, the minimum area shall be 2.8 sq.m. with a minimum side of 1.2 m.

**15.4.1.1** In the case of Special Housing Schemes given in rule no. 15.2.1.1, the side of bathroom and water closets shall be as follows: -

(a) Independent water closet : 1.1 x 0.9 m.

(b) Independent bathroom : 1.3 x 1.1 m.

(c) Combined bathroom and water closet : 2.0 sq.m. with minimum width of 1.1 m.

**15.4.2 Height** - The height of a bathroom or water closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.2m.

**15.4.3 Other Requirements** - Every bathroom and water closet shall :-

(a) be so situated that at least one of its walls shall open to external air (see rule no 15.13.5);

(b) 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;

- (c) have the platform or seat made of water-tight non-absorbent material;
  - (d) 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 1m. above the floor of such a room; and
  - (e) be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards varandah or any other room;
- 15.4.4** No room containing water closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely closing the entrance to it.
- 15.5 Loft** - The maximum height of a loft shall be 1.5 m. and the loft shall be provided over residential, kitchens, bathroom, corridors and over shop floors. Built-up to an area 25 % over kitchens and full space of bathrooms, water closets and corridors. In shops with width upto 3 m. lofts of 33-1/3 % of the covered area may be provided. In shops with width above 3 m. 50 % of the covered area may be provided.
- 15.5.1** the clear head room under the loft shall be not less than 2.2 m.
- 15.5.2** Loft in commercial areas and industrial buildings shall be located 2 m. away from the entrance.
- 15.6 Ledge / Tand**
- 15.6.1 Size** - A ledge of Tand in a habitable room shall not cover more than 25% of the area of head door on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.
- 15.6.2 Height** - The ledge shall be provided at a minimum height of 2.2 m.
- 15.6.3 Projection, Cupboards / Shelves** - The Projections (cantilever) of cupboards and shelves may be permitted and would be exempted from covered area calculations. Such projections may project upto 60 cms. in the set backs more than 2.25m for residential buildings provided the width of such cupboards / shelves does not exceed 2.4 m. and there is not more than one such cupboard/shelf in each room.  
Notwithstanding the above, continuous cupboards/shelves with 60 cms projection shall be permitted provided the same is constructed underneath the sill portion of the window (not exceeding 90 cms. from floor) and over the lintel of windows (at height of 2.00 m. above floor level).
- 15.7 Mezzanine Floor**
- 15.7.1 Size** - The aggregate area of the mezzanine floor shall not exceed 50 % of the built-up area of the floor. The minimum size of a mezzanine floor if it is used as living room shall be not less than 9.5 sq.m.
- Note:** Mezzanine floor area is counted towards Floor Space Index.
- 15.7.2 Height** - 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. (see rule no.15.2.2.2)
- 15.7.3 Other Requirements** - A mezzanine floor may be permitted over a room or a compartment provided that: -
- it conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.5 sq.m. or more.
  - it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
  - such mezzanine floor or any part of it shall not be used as kitchen;
  - in no case a mezzanine floor shall be closed so as to make liable to be converted into unventilated compartment; and
  - 'no objection certificate' from the Director of Industries will be necessary for additional floor area in case such mezzanine floor is constructed in industrial zone.

**15.8 Store Room:**

**15.8.1 Size** - The area of a storeroom where provided in residential building shall not be more than 3 sq.m.

**15.8.2 Height** - The height of a storeroom shall not be less than 2.2 m.

**15.9 Garage**

**15.9.1 Garage-Private** - The size of private garage in residential building shall not be less than 2.5 m. x 5 m. The garage may be permitted touching the rear and / or side boundary provided no light and ventilation should be derived from the adjacent plot. Similarly the slope of the roof should be such that it is not draining water into the adjacent plot. The minimum distance between the main building and garage shall be 1.5m.

**15.9.2 Garage-Public** - The size of the public garage shall be calculated based on the number of vehicles to be parked (as per Table 5) and the minimum parking spaces for each vehicle as specified in rule no.14.1

**15.9.3 Height** - The minimum headroom in a garage shall be 2.4 m.

**15.9.4** The plinth of garage located a ground level shall not be less than 15 cms. Above the surrounding ground level.

**15.9.5** The garage shall be set back behind the building line for the street/road on to which the plot abuts, and shall not be located affecting the access ways to the building.

**15.9.5.1 Corner site** - When the site fronts on two streets, the frontage would be as on the street having the larger width. In cases where the two streets are of the same width, then the large depth of the site will decide the frontage and open spaces. In such cases the location of a garage (in a corner plot) if provided within the open spaces shall be located diagonally opposite the point of intersection.

**15.10 Roofs**

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

**15.10.2** The Authority may require rain-water pipes to be connected to a drain or sewer through a covered channel formed beneath the public footpath to connect the rain-water pipe to be road gutter or in any other approved manner.

**15.10.3** Rain-water pipes shall be affixed to the outside of the walls of the buildings of in recesses or cheses out or formed in such walls or in such other manner as may be approved by the Authority.

**15.11 Basement**

**15.11.1** The construction of the basement shall be allowed by the Authority in accordance with the use and other provisions specified under the Development Control Rules.

**15.11.1.1** Basement may be put to only the following uses to be constructed within the prescribed setbacks and prescribed building lines and subject to coverage on floor-1 (entrance floor)

(a) Storage of house-hold or other goods for ordinarily combustible material;

(b) Strong rooms, bank cellars, etc.;

(c) Air-conditioning equipment and other machines used for services and utilities of the building; and

(d) Parking spaces.

**15.11.1.2** The basement shall not be used for residential purposes.

**15.11.2** The basement shall have following requirements: -

- (a) Every basement shall be in every part maximum clear 2.4 m. in height from the floor to the underside of the roof slab or ceiling.
- (b) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to rules. Any deficiency may be met by providing adequate mechanical ventilation in form of blowers, exhaust fans, air-conditioning systems, etc.;
- (c) The minimum height of the ceiling of any basement shall be 0.9 m. and maximum of 1.2 m. above the average surrounding ground level;
- (d) Adequate arrangements shall be made such that surface drainage does not enter the basement;
- (e) The walls and floors of the basement shall be watertight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate dump-proofing treatment is given; and
- (f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous 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 (d).

#### **15.12 Chimneys**

**15.12.1** Chimneys, where provided shall conform to the requirements of 1645-1966 Indian Standard Code of Practice for Fire Safety of building (General): Chimneys, Flues, Flue pipes and Hearths.

**15.12.2** Notwithstanding the provisions of rule no.15.3.1 the chimneys shall be built at least 0.9 m. above flat roofs provided the top of the chimneys shall not be below the tops of adjacent parapet wall. In the case of sloping roofs, the chimney top shall not be less than 0.6 m. above the ridge of the roof in which the chimney penetrates.

#### **15.13 Lighting and Ventilation of Rooms**

**15.13.1** Lighting and ventilation of rooms: All habitable rooms including kitchen shall have, for the admission of light and air, one or more apertures, such as windows and fan lights, opening directly to the external air or into an open verandah, not more than 2.4 m. in width.

**15.13.2** 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 Part VIII Building Services Section 1 Lighting and Ventilation of National Building Code of India published by Indian Standards Institution. 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.

**15.13.3** Notwithstanding the above, the minimum aggregate area of opening of habitable rooms and kitchens excluding doors, shall be not less than 1/8 of floor area for places which are neither dry hot nor wet hot.

**15.13.4** 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 that portion.

**15.13.5 Ventilation shaft** - For ventilating the spaces for water closets and bath rooms, if not opening on the front, side, rear and interior open spaces, shall open on to the ventilation shaft, the size of which shall not be less than the values given below: -

Height of buildings in M.	Minimum area of Ventilation shaft in Sq.m.	Minimum dimension of shaft in M.
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1	2	3
Upto 7.5	1.44	1.2
Upto 10.0	2.20	1.2
Upto 12.0	2.50	1.5
Upto 15.0	3.00	1.5
Upto 18.0	4.00	1.8
Upto 21.0	4.50	1.8
Upto 24.0	5.00	2.0

**15.13.5.** In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per rule no.15.13.2, the size of the ventilation shaft may be relaxed by the Authority.

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

**15.15 Cabin** - The size of cabins shall not be less than 3.0 sq.m. The clear passages within the divided space of any floor shall not be less than 0.6 m. and the distance from the farthest space in a cabin to any exit shall not be less than 20 m. In case the sub-divided cabin does not derive direct lighting and ventilation from any open spaces mechanical means, the maximum height of the cabin shall be 2.2 m.

**15.16 Wells** - Wells intended for supply of water for human consumption or domestic purposes, where provided, shall comply the requirements of rules nos. 15.16.1 and 15.16.2.

**15.16.1 Location** - The well shall be located -

Not less than 15 m. from any ash pit, refuse, pit, earth closet or privy and shall be located on a site upwards from the earth closet or privy.

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

That contamination by the movement of sub-soil or other water is unlikely and.,

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

**15.16.2 Requirements - The well shall -**

Have a minimum internal diameter of not less than 1 m.

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 or 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.

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

The interior surface of the lining of 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.

**15.17 Septic Tanks** - Where a septic tank is used for sewage disposal, the location design and construction of septic tank shall conform to requirements of rules no.15.17.1 and 15.17.2

**15.17.1 Location of Septic Tanks and Sub-surface absorption system** - A sub-soil 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.

### 15.17.2 **Requirements -**

- (a) *Dimension of septic tanks:* Septic tanks shall have minimum width of 75 cms. Minimum depth of one meter below the water level and minimum liquid capacity of one cubic meter. Length of tanks shall be 2 to 4 time the width;
- (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by the Authority;
- (c) Under not 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 degrees with the direction of flow in main pipe;
- (e) The gradients of land drains, under rainage as well as the bottom of dispersion trenches and soakways should be between 1:300 and 1:400.
- (f) Every septic tank shall be provided with ventilating pipe of at least 50m.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 mtrs.

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 90 cms and not less than 100 cms 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 cms 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 at depth of 90 cms from the top as an anti-mosquito measure and

- (g) When disposal of septic tank effluent is to a dispersion trench the dispersion trench shall be 50 cms. to 100 cms. deep and 30 cms to 100 cms wide excavated to a slight gradient and shall be provided with 15 cms to 25 cms of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30m. and trenches should not be placed closer than 1.8 m.

**15.18 Boundary Wall** - The requirement of the boundary wall is given below:

- (a) Except with the special permission of the Authority, the maximum height of the compound wall shall be 1.5 m. above the central line of the front street. Compound wall upto 2.4 m. height may be permitted if the top 0.9 m. is of open type construction of a design to be approved by the Authority.
- (b) In 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 intersections and the remaining height of 1.5 m. if required in accordance with (a) may be made up of open type construction (through railings) and of design to be approved by the Authority; and

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

(d) Compound gates should open entirely inside the property and shall not open on Access/pathway/road/street.

**15.19 Office-cum-Letter Box Room** - In the case of multi-storeyed multifamily dwelling apartments, constructed by co-operative Housing Societies or apartment owners Co-operative societies, an office-cum-letter box room of dimensions 3.6 m. x 3 m. shall be provided on the ground floor. In case the number of flats is more than 20, the minimum size of the office-cum-letter box room shall be 20 sq.m.

### ***Provisions of Lifts***

**16.1** Provision of lift shall be made in all types of buildings where the height exceeds 15.0 mtrs. (Ground floor/stilt floor + four upper) and in Hospital building exceeding 8 m. in height subject to provisions in rule no.17.4.7. and 23.2

### ***Exit Requirements***

**17.1 General** - The following general requirements shall apply to exits: -

- (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency.
- (b) In every building exits shall comply with the minimum requirement of this part except those not accessible for general public use.
- (c) All exits shall be free from obstructions.
- (d) No building shall be altered so as to reduce the number width or protection of exits to less than required.
- (e) Exits shall be clearly visible and the routes to reach the exit shall be clearly marked and sign posted to guide the population to floor concerned.
- (f) All exit ways shall be properly illuminated.
- (g) Fire fighting equipment were provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit ways.
- (h) Alarm devices shall be installed for buildings above 15 m. in height (see rule no.P-11) to ensure prompt evacuation of the population concerned through the exits.
- (i) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;
- (j) Exits shall be so arranged that they may be reached without passing through another occupied unit, except in the case of residential buildings.

### ***17.2 Type of Exits***

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

**17.3 Number and Size of exits** - The requisite number and size of various exits shall be provided, based on the population in each room area and floor based on the occupant load, capacity of exits, travel distance and height of buildings as per provisions of rule no. 17.3.1 to 17.3.3

**17.3.1 Arrangements of exits** - Exits shall be so located so that the travel distance on the floor shall not exceed 22.5 m. for residential, educational, institutional and hazardous occupancies and 30 m. for assembly, business, mercantile, industrial and storage occupancies. Whenever more than one exit is required for a floor of a building exits shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

**17.3.2 Occupant Load** - The population in rooms, areas of floors shall be calculated based on the occupant load given in Table - 6.

**17.3.3 Capacity of exits** - The capacity of exits (door and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cms. shall be as given in Table 7.

**17.3.4** For all residential buildings excepting single and multi-family dwellings above 15 m. in height, and other buildings above 9.0 m. in height, there shall be minimum of two staircases and one of them shall be an enclosed stairway and the other shall be on the external walls of buildings and shall open directly the exterior, interior open spaces or to any open place for safety.

**17.3.5** notwithstanding the detailed provision for exit as per rule nos. 17.3.1 to 17.3.3 the following minimum width provisions shall be made for stairways.

(a) Residential buildings . . . 1.00 m.

**Note:** For row housing with 2 storeys . . . 0.75 m.

(b) Assembly buildings like Auditorium, theatres and cinemas . . . . . 1.50 m.

**TABLE 6**  
(Rule 17.3.2)  
**Occupant Load**

Sr. No.	Group of Occupancy	Occupant Load Gross Area* in Sq. m./persons
1	2	3
(1)	Residential	12.5
(2)	Educational	13
(3)	Institutional	15*
(4)	Assembly -	
	(a) with fixed or loose seats and dance floors	0.6**
	(b) without seating facilities including dining rooms	1.5+
(5)	Mercantile-	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
(6)	Business and industrial	10
(7)	Storage	30
(8)	Hazardous	10

X 1 \*The gross area shall mean plinth area or covered area.

\*\* Occupant load in dormitory portions of homes for the aged, orphanages, insance asylums etc. where sleeping accommodation is provided shall be calculated at not less than 7.5 sq.m. Gross area / persons.

+ The gross area shall include, in addition to the main assembly room or space, any occupied connecting room, or space in the same storey or in the storeys above or below, where entrance is common to such rooms and spaces and they are available for use by the



occupants of the assembly place. No deductions shall be made in the gross area for corridors, closets or other sub-divisions; one area shall include all space serving the particular assembly occupancy.

**TABLE 7**  
(Rule 17.3.3)

**Occupants For Unit Exit Width**

Sr. No.	Groups of occupancy	Number of occupants	
		Stairways	Doors
1	2	3	4
1	Residential ..	25	75
2	Educational ..	25	75
3	Institutional ..	25	75
4	Assembly ..	60	90
5	Business ..	50	75
6	Mercantile ..	50	75
7	Industrial ..	50	75
8	Storage ..	50	75
9	Hazardous ..	25	40

(c) Institutional Buildings like hospitals.

Up to 10 beds 1.50 m.

More than 10 beds 2.00 m.

(d) Educational buildings like Schools 2.00 m.

(e) All other buildings 1.50 m.

**17.4 Other requirements of Individual Exits** - The detailed requirements of individual exits area given in rules no. 17.4.1 to 17.4.5

**17.4.1 Doorways**

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit on a corridor or passage way providing continuous and protected means of egress;
- (b) No exit doorway shall be less than 100 cms in width. Doorways shall be not less than 200 cms. in height Doorways for bathrooms, water closet, stores, etc., shall not be less than 75 cms wide.
- (c) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when opened shall reduce the required width of stairway or landing to less than 90 cms, overhead or sliding doors shall not be installed.
- (d) Exit door shall not open immediately upon a flight of stairs a landing equal to at least the width of the door shall be provided in the stairway at each doorway level of landing shall be the same as that of the floor which it serves and.
- (e) Exit doorways shall be openable from the side, which they serve without the use of key.

**Revolving Doors**

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

When revolving doors considered as required exit way the following assumptions shall be made:

- (i) each revolving door shall be credited one-half a unit exit width and
- (ii) revolving doors shall not be located at the foot of a stairway. And stairway served by a revolving door shall discharge through a lobby or foyer.

#### **17.4.3 Stairways**

- (a) Interior stairs shall be constructed of non-combustible materials throughout.
- (b) Interior staircase shall be constructed as self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed. Provided in case of bungalows / duplex houses where staircase is an internal staircase with in the bungalow / duplex house/apartment, etc., the above provisions may not be strictly observed.
- (c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of fire-resistance rating as that for type of construction itself. For building more than 16 m. in height the staircase location shall be to the satisfaction of the Head of Nashik Municipal Corporation Fire Brigade.
- (d) Hollow combustible construction shall not be permitted.
- (e) The minimum width of an internal staircase shall be 100 cms subject to provisions of rule no 17.3.5.
- (f) The minimum width of treads without nosing shall be 25 cms for an internal staircase for residential buildings. In the case of other buildings the minimum tread shall be 30 cms The treads shall be constructed and maintained in a manner to prevent slipping.
- (g) The maximum height of stair riser shall be 19 cms in the case of residential buildings and 15 cms. in the case of other buildings. They shall be limited to 12 per flight for Low Housing Scheme in narrow plots and buildings having floor height of 4 m. and above the number of riser per flight shall be limited to 12 per flight.
- (h) Handrails shall be provided with a minimum height of 90 cms. from the center of the tread.
- (i) The minimum headroom in a passage under the landing of a staircase shall be 2.2 m.
- (j) No living space, store or other fire risk shall open directly into the staircase or staircases.
- (k) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to for a draught lobby.
- (l) In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided 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 making signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipment's. Further all landings of floor shall have floors indication board indicating the number of floor as per rule no. 2.35. The floor indications boards indicating the number of floor as per rule no 2.35 shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5 x 0.5 m.

(m) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels provided the same is separated at ground level by either a ventilated lobby of a cut-off screen wall without opening having a fire resistance of not less than 2 hours with discharge point of two different ends or through enclosures (see rule no. 15.11.2). It shall also be cut off from the basement areas at various basement level by a protected and ventilated lobby/lobbies.

The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open space shall be 0.3 sq.meters per landing.

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

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

**17.4.5 Ramps** -

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

The minimum width of the ramps in hospitals shall be 2.25 m.

Handrails shall be provided on both sides of ramps.

Ramps shall lead directly to outside open space at ground level or courtyards or safe place.

**17.4.6 Corridors** -

The minimum width of a corridor shall not be less than 75 cms, in the case of 2 storey row housing residential building and 100 cms in the case of other building and actual width shall be calculated based on the provisions of rule no.17.3.1 to 17.3.3.

In case of more than one main staircase of the building inter-connected 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.

**17.4.7 Lifts** -

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

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

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

In case of the existing building for construction of one additional floor the existing lift may not be raised to additional floor.

### **Fire Protection Requirements**

Building shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV Fire Protection of National Building Code of India, unless otherwise specified in these rules. In the case of buildings identified in rule no 6.2.6.1 the building schemes shall also be cleared by the Head of Nasik Fire Brigade.

### **19. Special Requirement of Occupancies**

### **19.1 Special requirements of Educational Buildings**

19.1.1 No classroom shall admeasure less than 38 sq.m. with a minimum dimension of 5.5 m.

19.1.2 The height of any classroom shall not be less than 3.6 m.

19.1.3 **Exit Requirements** - This shall conform to rules no. 17 and 17.3.5.

19.1.4 *Requirements of Water Supply, drainage and Sanitation* - These shall conform to requirements of rule no. 24.2 and 24.3 and Tables 8 and 13.

19.1.5 **Parking Spaces** - This shall conform to rule no. 14 and Tables 5.

### **19.2 Special requirements of Institutional Buildings (Hospitals, Maternity Homes and Health Centres, Sanitaria)**

19.2.1 Any special room in the hospital building shall not admeasure less than 9.5 sq.m. in area with no side less than 3 m.

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

19.2.3 **Exit Requirements** - This shall conform to rules no 17 and 17.3.5

19.2.4 *Requirements of water supply, drainage and sanitation* - This shall conform to requirements of rules no. 24.2 and 24.3 and Tables 8 &13.

19.2.5 **Parking Spaces** - This shall conform to rule no. 14 and Table 5.

### **19.3 Special requirements of Cinema Theatres (Assembly Halls)**

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

**Exit Requirements** - This shall conform to rules no. 17 and 17.3.5.

*The requirements of Water Supply, Drainage and Sanitation* - This shall conform to the requirements of rules no. 24.2 and 24.3 and Tables 8, 9 and 18.

**Parking Spaces** - This shall conform to rules no. 16 and Table 5.

### **19.4 Special requirements of Mercantile Buildings**

19.4.1 Minimum area of shop shall be 6 sq.m. With minimum width of 2 m. in R-1 and R-2 zones and 10 sq.m. in C-1 and C-2 zones. However the total area of convenience shopping in R-1 zone shall not exceeds 5% of the plot area.

### **19.5 Special requirements of Industrial Buildings**

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

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

**Exit requirements** - This shall conform to rules no. 17 and 17.3.5.

**Requirements of Water Supply, Drainage and Sanitation** - This shall conform to rule no. 24.2 and 24.3 and Tables 8, 9 and 21.

**Parking, Loading and Unloading Spaces** - This shall conform to rules no.14, 14.5 and Table 5.

19.6 (New) Conservation of listed buildings, conservation areas, artefacts, structures and precincts of historical, aesthetical, architectural and heritage significance :

- (1) **Classification:** The classification of listed buildings, conservation areas, artefacts, structures of precincts (hereinafter referred to as "listed buildings or conservation areas") will be based on the aesthetical, architectural, historical or cultural value, period, association, with persons, personalities or events, unique value or distinctive

features and include vistas of natural or scenic beauty. Listed buildings and conservation areas shall be initially published by Government in the Official Gazette for giving an opportunity for public objections and suggestions and of hearing persons likely to be affected thereby and considering the same in such manner as may be considered appropriate.

- (2) **Restriction on development/redevelopment, etc.:** No development or redevelopment or engineering operation or additions, alterations, repairs, renovation including painting of buildings, replacement of special features or plastering of any listed building or conservation area which involves damage to or has impact on or affects the aesthetical of any listed building or conservation area or changes of appearance of such listed buildings or conservation areas or part thereof, shall be allowed except with the written permission of the Commissioner. The Commissioner shall take into consideration the recommendations of the Heritage Conservation Committee appointed by Government.
- (3) **Preparation of list of buildings and conservation areas, etc.:** The list of buildings, conservation areas, artefacts, structures and precinct of historical, aesthetical, architectural or heritage significance to which this Regulation applies shall be the list prepared by the Heritage Conservation Committee and approved by Government. Provided, however, this list shall not form part of the Development Control Regulations. It may be supplemented, altered, deleted or modified from time to time by Government on receipt of proposals from the Heritage Conservation Committee, suo moto or on the recommendations of the Commissioner.
- (4) **Power to alter, modify or relax Regulations:** With the approval of Government and after consultation with the Heritage Conservation Committee, the Commissioner shall have the power to alter, modify or relax the provisions of any of these Regulations, if it is needed for the conservation, preservation or retention of historical, aesthetical heritage or architectural quality of any listed building or conservation area.
- (5) **Hearing etc. to persons likely to be affected :** Where it is brought to the notice of the Government by the Planning Authority or the Commissioner, or by any person, that the operation or implementation of any of these Regulations causes or is likely to affect urban heritage or aesthetics or environment and ecology, the Government may, after giving an opportunity of hearing to the affected persons and the Heritage Conservation Committee if necessary, and for reasons to be recorded in writing, by order, vary or relax any of the provisions of the Regulations and give any directions, subject to such conditions as may be specified in the order, if it is needed for the conservation, preservation and retention of the historical, architectural aesthetic or heritage quality of any listed building or precinct;
- (6) **Grant of Transferable Development Rights in cases of potential loss of development rights:** If, because of any restrictions imposed by the Commissioner or Government, there is any potential loss of development rights to any owner of any building, conservation area, artefact, structure or precinct of historical, architectural, aesthetical or heritage significance, the said owner may be compensated by grant of Development Rights Certificate as in the scheme of Transferable Development Rights in rule No.13.3.1. The extent of Development Rights, Certificate to be granted may be determined by the Commissioner in consultation with the Heritage Conservation Committee till Regulations for this purpose are framed and approved by the Government in consultation with said Committee.

### **PART III - STRUCTURAL SAFETY AND SERVICES**

## **20. Structural Design**

**20.1** The Structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with part VI Structural Design, Section 1 - Loads, Section 2 -Foundation, Section 3 - Wood, Section 4 - Masonry, Section 5 - Concrete, Section 6 -Steel, of National Building Code of India.

### ***Quality of Materials and Workmanship***

All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standards Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety of National Building Code of India.

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

## **22. Alternative Materials, Methods of Design and Construction. and Tests.**

**22.1** The provisions of these Rules are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the rules provided any such alternative has been approved.

**22.1.1** The provisions of these rules are also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

**22.2** The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conforms to the provision 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 and water resistance, durability and safety.

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

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

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

## **23. Building Services**

- 23.1 The planning, design and installation of electrical installations, air conditioning and heating work shall be carried out in accordance with Part VIII Building Services Section 2 - Electrical Installations, Section 3 - Air conditioning and Heating of National Building Code of India.
- 23.2 The planning, design including the number of lifts, type of lifts, capacity of lifts, depending on occupancy of building, population of building shall be in accordance with Section 5 - Installation of Lifts and escalators of National Building Code of India.

#### **24. Plumbing Services**

- 24.1 The planning, design, construction and installation of water supply, drainage, and sanitation and gas supply systems shall be in accordance with the provisions of Water Supply and Drainage rules of Municipal corporation of the City of Nashik and Part IX Plumbing Services Section 1 - Water Supply, Section 2 - Drainage and Sanitation and Section 3 - Gas Supply, of National Building Code of India.
- 24.2 Requirements of water supply in buildings. - The requirements of water supply for various occupancies shall be as given in Tables 8, 9 and 10 or as specified by the authority from time to time.
- 24.2.1** The total requirements shall be calculated based on the population as per details given below: -
- (a) Residential Building : 5 persons / tenement.
  - (b) Other buildings : No. of persons based on occupant load and area of floors given in Table 6.
- 24.3 Requirements of sanitary fittings.**-The sanitary fittings and installations for different occupancies shall be as given in Tables 11 to 22.
- 24.3.1 The total requirements shall be calculated based on the population as per rule no. 24.2.1.
- The provision of providing installation of Solar Assisted Water Heating Systems as Primary Unit with necessary backup of conventional systems.
- (a) Shall be made in case of hospitals and hotel buildings.
  - (b) Should be recommended for Guesthouses, Police/Army barracks, Canteens, hostels, Laboratory and Research Institutions buildings wherever there are a continuous requirement of hot water supply.

#### **25. Signs and Outdoors Display Structures**

- The display of advertising signs on building and land shall be in accordance with Part X Signs and Outdoor Display Structures of National Building Code of India.
- In addition to provisions of Rule No. 25.1 the following provisions shall be complied with for permitting advertising signs in different land zones ( see rule No. 12.1).
- (i) *Residential zone R-1.* - The following non-flashing and non-neon signs with illumination not exceeding 10 feet candles.
    - (a) One name plate with an area not exceeding 0.1 sq.m. for each dwelling unit.
    - (b) For other users permissible in the zone, one identification sign or bulletin board with an area not exceeding 1.6 sq.m.
    - (c) 'For sale' or 'For rent' signs for real estates not exceeding 2 sq.m. in area provided they are located on the premises offered for sale or rent.

- (ii) *Residential zones R-2.* - Non-flashing business signs placed flat against the wall and not exceeding 2 sq.m. in area per establishment.
- (iii) *Commercial zones-C.* - Flashing or non-flashing business signs placed flat against the wall, not exceeding 5 sq.m. in area and covering not more than 15 per cent of the area of such wall including door and windows, and overhanging signs which project not more than 0.9 m. from the wall, provided that such overhanging signs shall be in conformity with the following and provided that such signs do face residential buildings :-
- (a) Not more than one overhanging sign may be permitted for each 4.5 m. of plot frontage; and
- (b) The area of such overhanging signs shall not be more than 1 sq.m. except that for each 0.9 m. plot frontage above the first 4.5 m. an increase in area of 0.2 sq. m. shall be permitted.

**TABLE 8**  
**(Rule No. 19)**

**PER CAPITA WATER REQUIREMENT FOR VARIOUS OCCUPANCIES / USES**

Sr. No.	Type of occupancy	Consumption per head Per day (in litres)
1	2	3
1	Residential-	
	(a) In living units	135
	(b) Hotels with lodging accommodation (per bed)	.. 180
2	Educational-	
	(a) Day Schools	45
	(b) Boarding Schools	.. 135
3	Institutional (Medical Hospitals) -	
	(a) No. of beds not exceeding 100	.. 340
	(b) No. of beds exceeding 100	.. 450
	(c) Medical quarters and hostels	.. 135
	4 Assembly - Cinema Theatres, Auditoria, etc.	.. 15
	(per seat of accommodation.)	
5	Government or Semi-Public business	.. 45
6	Mercantile (Commercial) -	
	(a) Restaurants ( per seat )	.. 70
	(b) Other business buildings	.. 45
7	Industrial	
	(a) Factories where bathrooms are to be provided	.. 45
	(b) Factories where no bathrooms required to be provided	.. 30
	8 Storage (including warehousing)	.. 30
	9 Hazardous	.. 30
10	Intermediate/Stations (excluding mail and express stops)	.. 45 (25) *
11	Junction Stations	.. 70 (45) *
12	Terminal/Stations	.. 45
	13 International and Domestic Airports	. 70

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



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

**TABLE 9**  
(Rule 19)  
**FLUSHING STORAGE CAPACITIES**

Sr. No.	Classification of Buildings	Storage capacity
1	2	3
1	For tenements having common convenience	900 litres net per W.C. seat
2	For residential premises other than tenement having common convenience	270 litres net for one W.C. seat and 180 litres for each additional seat in the same flat.
3	For factories and workshops	900 litres per W.C. Seat and 180 litres per urinal seat.
4	For cinemas, public assembly halls, etc.	900 litres per W.C. seat and 350 litres per urinal seat.

**TABLE 10**  
(Rule 19)  
**DOMESTIC STORAGE CAPACITIES**

Sr. No.	No. of floors	Storage capacity	Remarks
1	2	3	4
<b>FOR PREMISES OCCUPIED AS TENEMENTS WITH COMMON OCCUPIED CONVENIENCES:</b>			
1	Floor 1 (Ground)	Nil	Provided no downtake fittings are installed.
2	Floor 2, 3, 4, 5, and upper floors	500 litres per tenement	-
<b>FOR PREMISES OCCUPIED AS FLATS OF BLOCKS :</b>			
1	Floor 1	Nil	Provided no downtake fittings are installed.
2	Floors 2, 3, 4, 5 and upper floors	500 litres per tenement	-

**Note.** -

- (a) If the premises are situated at a place higher than the road level in front of the premises storage at ground level shall be provided on the same lines as on floor 2.
- (b) The above storage may be permitted to be installed provided that the total domestic storage calculated on the number of downtake fittings according to the scales given below: -

Bath Tubs	..	200 litres each
Downtake taps	..	70 litres each
Showers	..	135 litres each

**TABLE - 11**  
**(Rule 24.3)**  
**SANITATION REQUIREMENTS FOR SHOPS AND COMMERCIAL OFFICES**

Sr. No.	Fitments	For personnel
1	2	3
1	Water closet	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.
2	Drinking water fountain	One for every 100 persons with a minimum on one of each floor.
3	Wash basin	One for every 25 persons or part thereof.
4	Urinals	Same as Sr. no. 3 of Table 13.
5	Cleaner's Sink	One per floor minimum, preferable in or adjacent to sanitary rooms

**Note.** - No. of customers for the purposes of the above calculation 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 - 12**  
**(Rule-24-3)**  
**SANITATION REQUIREMENTS FOR HOTELS**

Sr. No.	Fitments	For Residential Public & Staff	For Public Rooms		For Non-Residential Staff	
			For Males	For Females	For Males	For Females
1	2	3	4	5	6	7
1	Water	One per 8 per- 1 for 1-15	One per 8 per- 1 for 1-12 Closets	sons omitting	One per 100 persons	2 for upto persons, upto 200 occupants of 35, per- persons, 4 for 65, 41-57 persons part there
	1 for 1-15	persons, persons. 400 persons, persons over 26-40, add at the rate of 1 per	persons. 2 for persons over 2 for 16- the room with for over 400 attached sons, 100 persons for 36- 250 persons or	2 for 16- 13-25 persons for over 400 200 add at the W.C, 3	persons, 3	3
	3 for	rate of 1 per	minimum of 2	rate of 1 as	100 persons	for 36- 250 persons or
	persons, 4 for	persons	in both sexes	lodged.	or part there	of. 4 for 66-

of. 100 persons.

2.	Ablution	One in each	One in each	One in each	One in
each	One in each	taps	W.C.	W.C.	W.C.
W.C.					

One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the Vicinity of Water closets and urinals.

3.	Urinals	-----	1 for 50 per-	-----	Nil upto 6	----
--			sons or part			
			thereof			

persons 2  
21-45 per-  
sons, 3 for  
46-70 pers-  
ons 4 for 71-  
100 persons.

4.	Wash Basin	One per 10 persons omitting the wash	One per W.C. and urinals provided	One per W.C. provided	1 for 1-15 persons 2 for 16-35 persons, 3	1 for 1-12 persons. 2 for 12-25 persons, 3 for 26-40 persons, 4 for 41-57 persons, 5 for 58-77 persons, 6 for 78-100 persons.
		basins installed in the room suite			for 36-65 persons. 4 for 66-100 persons	

5	Baths	One per 10 persons omitting occupants of	-----	-----	-----	---
-----						

the room with  
bath in suite.

6.	Slope sink	One per 30 bed rooms (1 per floor min.)	-----	-----	-----	-----
7.	Kitchen Sink & Kitchen dish washers	One in each Kitchen	One in each Kitchen	One in each Kitchen	One in each Kitchen	One in each Kitchen

**Note:** It may be assumed that Two-Thirds of the number are males and one-Third Female.

**TABLE - 13  
(Rule 24.3)  
SANITATION REQUIREMENTS FOR EDUCATIONAL OCCUPANCY**

No.	Sr.	Fitments	Nursery Schools	Boarding Institutions		Other Educational Institutions	
				For boys	For girls	For boys	For girls
	1	2	3	4	5	6	7
	1	Water Closet	One per 15 pupils and part thereof.	One/every 8 pupils or part thereof	One/every 6 pupils or part thereof.	One/40 pupils or part thereof.	One/25 pupils or part thereof.
	2	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
			One water tap with draining arrangement shall be provided for every 50 pupils or part thereof in the vicinity of W.C. and urinals.				
	3	Urinals	-	One per every 25 pupils or part thereof	-	One per every 20 pupils or part thereof.	-
	4	Wash basins	One per 15 pupils or part thereof.	One for every 8 pupils or part thereof.	One for every 8 pupils or part thereof.	One per 40 pupils or part thereof.	One per 40 pupils or part thereof.
	5	Drinking water	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.
	6	Baths	One bath sink per 40 pupils.	One for every 8 pupils or part thereof.	One for every 6 pupils or part thereof.	-	-
	7	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum

**Note.** - For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office building (Table 8).

**TABLE - 14**

**(Rule 24.3)**  
**SANITATION REQUIREMENTS FOR INSTITUTIONAL  
(MEDICAL) OCCUPANCY-HOSPITALS**

Sr. No.	Fitments	Hospitals with indoor patients wards	Hospital with outdoor patient wards		Administrative buildings	
		For males and females'	For male	For female	For males personnels	For females personnels
1	2	3	4	5	6	7
1	Water Closets	One for every 8 beds or part thereof.	One for every 100 persons or part thereof.	Two for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.						
3	Wash basins	2 upto 30 beds; 1 for every additional 30 beds or part thereof.	1 for every 100 persons or part thereof.	1 for every 100 persons or part thereof.	1 for every 25 persons or part thereof.	1 for every 25 persons or part thereof.
4	Baths with Shower	One bath with shower for every 8 beds or part thereof.	--	--	One on each floor	One on each floor
5	Bed pan washing sinks	One for each ward	--	--	--	--
6	Cleaner's sinks	One for each ward	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum
7	Kitchen sinks and dish washers (where kitchen is provided)	One for each ward	--	--	--	--
8	Urinals	--	One for every 50 persons or part thereof.	--	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of 3% for over 200 persons add at the rate of 2.5%.	--
9	Drinking water fountain	1 per 100 persons or part thereof with a minimum of 1 on each floor.				

**TABLE 15**  
**(Rule 24.3)**  
**SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY**  
**(STAFF QUARTERS AND HOSTELS)**

Sr. No.	Fitments	Doctors' Dormitories		Nurse's Hostel
		For male staff	For female staff	
1	2	3	4	5
1	Water closets ..	One for 4 persons	One for 4 persons	One for 4 persons or part thereof.
2	Ablution taps ..	One in each water closet	One in each water closet	One in each water closet
3	Wash basins ..	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4	Bath.. (with shower)	One for 4 persons or part thereof.	One for 4 persons or part thereof.	One for 4-6 persons or part thereof.
5	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum
6	Drinking water .. Fountains	--	1 per 100 persons or minimum of one on each floor.	part thereof with a

**TABLE 16**  
**(Rule 24.3)**  
**SANITATION REQUIREMENTS FOR GOVERNMENTAL AND PUBLIC BUSINESS OCCUPANCIES AND OFFICES**

Sr.No.	Fitments	For male personnel	For female personnel
		3	4
1	Water closets ..	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2	Ablution taps ..	One in each water closet One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.	One in each water closet
3	Urinals ..	Nil upto 6 persons One for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of 3 per cent. For over 200 persons add at the rate of 2.5 per cent.	--
4	Wash basins ..	One for every 25 persons or part thereof.	--
5	Drinking water .. fountains	One for every 100 persons with a minimum of one for each floor.	--
6	Baths ..	Preferably one on each floor	--
7	Cleaner's sinks ..	One per floor minimum preferably	--

in or adjacent to sanitary rooms.

**TABLE 17**  
(Rule 24.3)  
**SANITATION REQUIREMENTS FOR RESIDENCES**

Sr. No.	Fitments	Dwellings with individual conveniences		Dwellings without individual conveniences	
		1	2	3	4
1	Bath room	..	1 provided with water tap		1 for every two tenements
2	Water closet	..	1		1 for every two tenements
2	Water closet	..	1		1 for every two tenements
3	Sink (or Nahani) in the floor	..	1		--
4	Water tap	..	1		1 with draining arrangements in each tenement. 1 in common bathrooms and common water closets.

**Note.** -- Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated.

**TABLE - 18**  
(Rule 24.3)  
**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS (CINEMAS, THEATRES AND AUDITORIA)**

Sr. No.	Fitments	For public		For staff	
		3	4	5	6
1	Water closets	1 per 100 persons upto 400 persons. For over 400 persons add at the rate of 1 per 250 persons or part thereof.	3 per 100 persons upto 200 persons. For over 200 persons add at the rate of 2 per 100 persons or part thereof.	1 for 1-15 persons, 2 for 16-35 persons.	1 for 1-12 persons, 2 for 13-25 persons.
2	Ablution taps	1 in each water closet. One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.	1 in each water closet.	1 in each water closet.	1 in each water closet.
3	Urinals	1 for 25 persons or part thereof.	--	Nil upto 6 persons, 1 for 7-20 persons, 2 for 21-45 persons.	--
4	Wash basins	1 for every 200 persons or part thereof.	1 for every 200 persons or part thereof.	1 for 1-15 persons, 2 for 16-35 persons.	1 for 1-12 persons, 2 for 13-25 persons.

5 Drinking water fountains 1 per 100 persons or part thereof.

Note. -- It may be assumed that two-thirds of the number are males and one-thirds females.

**TABLE - 19**  
(Rule 24.3)  
**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BLDG.**  
**(ART GALLERIES, LIBRARIES, MUSEUMS )**

Sr.No	Fitments	For public Males	For public Females	For staff Males	For staff Females
1	Water closets	1 per 200 persons up to 400 persons For over 400 persons add at the rate of 1 per 250 persons or part thereof	1 per 100 persons up to 200 persons For over 200 persons add at the rate of 1 per 150 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2	Ablution taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet

One water tap with draining arrangements shall be provided for every 50 persons or part thereof in their vicinity of water closets and urinals.

3	Urinals	1 for 50 persons or part thereof	-----	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	-----
4	Wash basins	1 for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 250 persons or part thereof.	1 for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 150 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
5	Cleaner's sinks		1 per floor minimum		

Note. - It may be assumed that two-thirds of the number are males and one-thirds females.

**TABLE - 20**  
(Rule 24.3)  
**SANITATION REQUIREMENTS FOR RESTAURANTS**

Sr.No	Fitments	For public Males	For public Females	For staff Males	For staff Females
1	Water closets	1 for 50 seats upto 200 seats For over 200	1 for 50 seats upto 200 seats For over 200	1 for 1-15 persons 2 for 16-35	1 for 1-12 persons 2 for 13-25



		seats add at the rate of 1 per 100 seats or part thereof	seats add at the rate of 1 per 100 seats or part thereof	persons 3 for 36-65 4 for 66-100 persons	persons 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 persons
2	Ablution taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet

One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.

3	Urinals	1 per 50 seats	-----	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons
4	Wash basins		One for every water closet provided	
5	Kitchen sinks and dish washers		One in each kitchen	
6	Slope or service sink		One in the restaurant	

Note. -- It may be assumed that two-thirds of the number are males and one-thirds females.

**TABLE 21**  
(Rule 24.3)  
**SANITATION REQUIREMENTS FOR FACTORIES**

Sr. No.	Fitments	For male personnel	For female personnel
1	2	3	4
1	Water closets	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons From 101 to 200 persons, add at the rate of 3 per cent. From over 200 persons, add at the rate of 2.5 per cent.	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 From 101 to 200 persons add at rate of 5 percent. From over 200 persons add at the rate of 4 per cent.

- 2 Ablution tap 1 in each water closet 1 in each water closet.  
One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.
- 3 Urinals Nil upto 6 persons --  
1 for 7 - 20 persons  
2 for 21-45 persons  
3 for 46-70 persons  
4 for 71-100 persons.  
From 101 to 200 persons, add at the rate of 3 percent. From over 200 persons, add at the rate of 2.5 percent.
- 4 Washing taps with draining arrangements. 1 for every 25 persons or part thereof. 1 for every 25 persons or part thereof.
- 5 Drinking water Fountains 1 for every 100 persons with a minimum of one on each floor.
- 6 Baths (preferable with showers ) As required for particular trade or occupation.

Note. -- For many trades of a dirty or dangerous character, more extensive provisions are required. Crèches, where provided shall be fitted with water closets (one for 10 persons or part thereof) and wash basin (one for 15 persons or part thereof) and drinking water tap with draining arrangements ( one for every 50 persons or part thereof).

**TABLE 22**  
(Rule 24.3)  
**SANITARY REQUIREMENTS FOR LARGE STATIONS AND AIRPORTS**

Sr.No	Place	W.C. for Males	W.C. for Females	Urinals for Males only
1	Junction stations intermediate stations and bus stations	3 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	4 for every 1000 persons and 1 for every additional 1000 persons	4 for every 1000 persons and 1 for every additional 1000 persons
2	Terminal stations and bus terminals	4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	5 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	6 for every 1000 persons and 1 for every additional 1000 persons or part thereof.
3	Domestic airports- Min.	2*	4*	2*
	For 200 persons	5	8	6
	For 400 persons	9	15	12
	For 600 persons	12	20	16
	For 800 persons	16	26	20
	For 1000 persons	18	29	22
4	International airports			
	For 200 persons			
	For 600 persons	6	10	8
	For 1000 persons	12	20	16

Note.-- Provision 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.

\* At least one Indian Style water closet shall be provided in each toilet. Assume 60 males to 40 females in any area.

**TABLE 23 (1)**

(Appendix N.2.1)

**FOR LAYOUT / SUB-DIVISIONS**

Sr. No.	Category of Road	Min. plot Size sq. Mtrs.	Min. plot frontage Mtrs.	Min. front set back mt.	Type of Development
1	2	3	4	5	6
1	National and State Highways	750	18	25 mts. from the Centre of road or as prescribed in the Ribbon development rules from Time-to-time subject to ¼ ht. of the building but min. 6.00 mtrs. from the boundary of plot.	Detached Building
2	Roads of 24.0 mt. or more width.	600	18	¼ ht. of the building subject to min. 6.00 mt.	Detached Building
3	Roads of mt.0.24 more width.	500	15	¼ ht. of the building subject to min. 4.50 mt.	Detached Building
4	Other roads below 15 m. width.	250	12	¼ ht. of the building subject to min. 3.00 mt.	Detached Building
5	Roads of width of 12 m. and below.	150	8	3.00	Detached
6	Roads of width of 12 m. and below.	100	8	3.00	Semi-Detached
7	Row housing on roads of width of 12 m. and below	50	4	2.50	Row Housing
8	Row housing of EWS/LIG	30	4	2.50	Row Housing

by public agencies,  
registered apartment  
societies on roads of  
width 12 m. and below.

**Note :-** Where on the width of the plot does not front on the road, minimum width of the excess to the plot shall be 4.50 mt.

**TABLE 23(2)**

**FOR CONSTRUCTION OF BUILDINGS.**

Sr. No.	Min. plot size (sum.)	Max. Ht. of Bldg. Mts.	Min. side & rear set back Distance mtrs.	Type of Development	Maximum Ground coverage
1	2	3	4	5	6
1	750	24	¼ ht. of the building subject to min.3.0 mt.	Detached	1/3 of plot Area.
2	600	24	¼ ht. of the building subject to min.3.0 mt.	Detached	1/3 of plot Area.
3	500	24	¼ ht. of the building subject to min.3.0 mt.	Detached	1/3 of plot Area.
4	250	15	¼ ht. of the building subject to min.2.25 mt.	Detached	1/3 of plot Area.
5	150	10	2.25	Detached	½ of plot
6	Area. 100	10	2.25	Semi-Detached	½ of plot Area.
7	50	7.5	Rear 2.25 side Nil	Row	½ of plot Housing Area.
8	50	7.5	Rear 2.25 side Nil	Row Housing	Full plot area after set backs

**Foot Notes for Table Nos. 23(1) and 23(2) :**

1. For semi-detached building, side margin shall be on one side only. Plots for semi-detached buildings shall be in pairs.
2. For Row houses, marginal open spaces shall be in the front and rear side only.
3. Full non-residential uses shall be permitted in R-2 zones subject to min. marginal spaces on front, rear and sides as :

	Min. front distance	Min. side and rear distance
Gaothan and congested area.	¼ ht. of the building subject to min.3.0 mtrs.	¼ ht of the building subject to min.3.0 mtrs.
Other areas	¼ ht. of the building subject to min.4.5 mtrs.	¼ ht of the building subject to min.4.5 mtrs.

4. No structure in the above mentioned marginal distances shall be permissible at ground level. Adequate provision for required parking shall be made in Basement and stilt. If open space for min. parking is kept stilt will not be compulsory.
5. Max. permissible F.S.I. shall be "One".
6. Subsidiary structures such as garages, outhouses, independent sanitary blocks etc. shall be permitted only in plots of 250 sq.m. or more area.
7. Where two main buildings are constructed in one plot, distance between them shall be the sum of marginal distances required building.

**8. Row Housing Schemes**

- a) A row housing plot at the junction of two roads shall be larger to enable set backs from both roads being left and subjects further to the condition that not more than 8 and less than 4 plots shall be allowed in each block of the row.
- b) A clear distance of 6.0 mts. shall be left between two blocks of row plots.
- c) A clear distance of 1.5 mtrs. shall be left between the end row houses and the boundary of the end row plot where adjacent plot is not a block of row plots.
- d) Where end row plot abuts on public means of access minimum set back of the end row house from the boundary of plot shall be as per provisions in Table 23(1) where it abuts on other internal means of access, set back shall be as per provisions in note 9(d) (front set back).

**9. Group Housing Schemes**

- a) Where more than two buildings are constructed in one plot it shall be considered as Group Housing Scheme.
- b) Max. permissible F.S.I. shall be as under:
  - i) For Group Housing Schemes in plots/amalgamated plots of a sanctioned layout maximum permissible F.S.I. shall be 'One' of the plot area.
  - ii) In other cases, maximum permissible F.S.I. shall be 'One' of the 'Net Area' for plots with less than 4000 sq.m. area. Net area shall be gross plots area minus sum of area of internal means of accesses. For plots of 4000 sq.m. or more are net area shall be gross area less 10 per cent open space and area of internal means of accesses.
  - iii) Where widths of internal means of accesses is provided as per provisions in Rule No.10.3.3.1, the owner shall be entitled to F.S.I. for the area of internal means of accesses.

Front, rear and side margins from the boundary of the plot shall be as per provisions in Table 23(2).

Minimum front set back distance from the internal means of accesses and the distance between building shall as under :

Max. Ht. of bldg.	Min. front set back	Min. dist. Between bldg.
7.5	1.5	3.00
10.0	2.25	4.50
15.0	3.00	6.00
Above 15.0	3.00 plus 0.50 mts. for every 3.0 mts. addl. ht. of the building.	6.00 mt. plus 1.00 mt. for every 3.0 mts. addl. ht. of the building.

- e) Minimum width of internal means of accesses shall be as per provisions in Rule No.10,3, note 6 (New).

- f) For Group Housing Schemes in plots between 2000 sq.m. and 4000 sq.m. area 10% organised open space shall be provided in one block. This should be easily accessible from internal means of access. This area shall not be deducted for computation of F.S.I.
- g) For Group Housing Schemes in plots of 3 Ha. or more area 5% of the plots shall be provided as amenity space.
10. In group housing Schemes, row housing schemes, where internal means of access from planning point of view, are required to be continued for proper development of adjoining lands the Authority may insist on larger width, in such cases, front set backs shall be as per provision in Table 23(1).
11. In every plot having more than 5 tenements space for properly covered dust bin shall be provided which should be easily accessible to the cleaning staff. Minimum Size shall be 1.00 x 1.00 x 0.75. the floor should be above ground level.
12. The maximum tenement density shall be 250 tenements per ha. in general in congested area and non-congested area. It may be allowed upto 400 tenements per Ha. in row housing scheme for EWS LIG, subject to size of tenements between 20 sqm. to 30 sqm.

**APPENDIX A**  
**(Rule No. 6.1 and 6.5)**

Form for First application for Development under Section 44, 45, 58 and 67 of Maharashtra Regional and Town Planning Act, 1966 and To Erect a Building under Section (253) of (B. P. M. C.) Act, 1949.

To  
The Commissioner/Administrator,  
Nasik Municipal Corporation,  
Nasik.

Sir,

I hereby give notice that I intend to carry out development in the site/to erect, to re-erect/to demolish/to make material alteration in the building ..... on/in plot No..... land, Town and Revenue No. .... Block No..... situated at Road/Street..... City ..... and in accordance with Sections 44, 45, 58 and 69 of Maharashtra Regional and Town Planning Act, 1966 Section (253) of (B. P. M. C.) Act, 1949.

\* I forward herewith the following plans and statements (items 1 to 6) wherever the applicable, in quadruplicate signed by me and (Name in Block letters) ..... the Licensed Architect / Engineer / Structural Engineer / Supervisor-License No. .... who have prepared the plans, designs and a copy of other statements/documents/as applicable (items 7 to 9).

1. Key plan ( location plan ).
2. Site plan.
3. Sub-division/Layout plan.
4. Building plan.
5. Service plan.
6. Particulars of Development in Form.
7. Ownership Title.



- (c) What industrial classification does it fall under, giving reference to relevant rule No. ?
  - (d) Is the proposal for relocation of an existing industry and if so, give the name and address of the existing industry ?
  - (e) If the proposal is for the establishment of a new industry or for the expansion of an existing industry, is a copy of the 'No objection certificate' from the Director of Industries enclosed vide rule no. 9.1 wherever applicable ?
  - (f) Will the buildings be at least 9 m. away from the boundary of residential or commercial zone ?
  - (g) Is the proposal for a service industrial estate on a plot reserved for service industries?
  - (h) Nature and quantum of industrial waste/effluents and methods of disposal.
- 9. (a) What is the average :**
- (i) Prescribed, and
  - (ii) Existing width of the street?
- If the plot abuts two or more streets, the above information in respect of all the streets should be given.
- (b) What is the height of the building?
- (i) Above the center of the street;
  - (ii) Above the average ground level of the plot;
  - (iii) Does it comply with rule no 13.5?
- 10. (a) If there are existing structures on the plot :**
- (i) are they correctly marked and numbered on the site plan?
  - (ii) are those proposed to be demolished immediately coloured yellow?
  - (iii) What is the Plinth area and total floor area of all existing structures to be retained? Please append statement as in Statement I giving details.
  - (iv) What is the number of existing tenements in structures to be retained?
- (b) What is the plinth area and total floor area of the proposed work? Please append statement as per Statement II giving details.
- (c) What is the number of tenements proposed?
- Note -** To Indicate details on the Building Plan as in Proforma I.
11. (a) Please state the Plinth area and total floor area, existing and proposed (total of items no. 10 (a) (iii) and 10 (b).
- (b) Please state the overall F.S.I. [item 11 (a) divided by item 3 (e)].
  - (c) Does the work consume the full F.S.I. of the plot as given in item 6 (b)? If not, why not?
  - (d) Is the building proposed with setbacks on upper floors?
  - (e) What is the total number of tenements (items 10 (a) (iv) plus item 10 (c)).
- Note: –** To Indicate Details On the Buildings Plan as In Pro forma I.
- 12. (a)** What is the width of the front open space? If the building abuts two or more streets does the front open space comply with rule no. 13.1.1?
- (b) Please state which of the following rules is applicable for the front open space: N.2.1 to N.2.8 and does the front open space comply with that rule?
- 13.** What is the distance from the centerline of the street?
- 14. (a) What is:**
- (i) the width of side open space (s)?
  - (ii) the width of rear open space (s)?
  - (iii) the distance between building?



- (b) Are there two or more wings to the building and if so are the open spaces separate or distinct for each wing as required under rule no 13.1.6?
15. If the plot is narrow, which clause under rule do you propose to take advantage of wherever applicable?
16. (a) What are the dimensions of the inner or outer chowk ?  
 (d) (i) Is any room dependent for its light and ventilation on the chowk ? If so are the dimensions such as are required for each wing of the building?  
 (ii) If not, is the area equal to square of minimum width for the height as per rule no.13.2?
17. If the height of the building is greater than 16 m. above the average ground level is provision for lift (s) made?  
 (a) If so, give details of lift:
- | Type                      | Passenger Capacity | No. of lifts | Types of doors |
|---------------------------|--------------------|--------------|----------------|
| (b) Details of Fire Lift. |                    |              |                |
18. (a) Does the building fall under the purview of rule no. 6.2.6.1 ?
19. (a) (i) What are the requirements for parking spaces under the rules ?  
 (ii) How many are proposed?  
 (iii) How many lock-up garages are proposed ?  
 (b) (i) Are loading-unloading spaces necessary under rule no. 14.5 ?  
 (ii) If so, what is the requirement?  
 (iii) How many are proposed?
- Note:** - Indicate Details On Building Plan As In Pro forma 1.
20. (a) (i) what are the maximum widths of balconies ?  
 (ii) Will they reduce the required open space to less than the provisions of rules?  
 (iii) Do they serve as a passage to any part of the building?  
 (iv) What is their total area ?  
 (b) What is the maximum width of weather-frames, Sun-shades (Chajja), Sun-breakers, Cornice, eaves or other projection ?  
 (c) (i) Are any porches proposed ?  
 (ii) Are they in compliance with rule no. 13.4.1?
21. (a) What is the width of the means of access ?  
 (b) What is its clear-height?  
 (c) Will it be paved, drained and kept free of encroachment ?
22. Is recreational or amenity open space provided as required under rule no. 11.3.1 and 11.3.2?
23. (a) Are any accessory buildings proposed ? If so, for what purpose ?  
 (b) What are their heights ?  
 (c) Are they 7.5 m. away from the street or front boundary and if located within the open spaces, 1.5 m. from other boundary?  
 (d) Is their area calculated in F.S.I. ?
24. (a) What is the proposed height of the compound wall ? Is it at a junction ?  
 (b) Is it in compliance with rule no. 15.16?
25. (a) (i) Is the proposal in the Airport zone ?  
 (ii) Is a 'No objection certificate' for height and character of smoke from chimneys obtained from Chief Inspector of Boilers and Smoke Nuisance?
26. Does the proposal fall in any of the restricted zones?
27. (a) Does any natural water course pass through the land under development ?  
 (b) Is the necessary setback provided as per rule no. 9?

28. Please explain in details in what respect the proposal does not comply with the Building rules and Development Control Rules and the reasons therefore, attaching a separate sheet, if necessary.
29. (a) Is the plinth level proposed to be above the level of the surrounding ground level ?  
 (b) Is the plot proposed to be filled up to the level of the abutting road ?
30. The materials to be used in construction with specifications :  
 Roofs .....  
 Floors .....  
 Walls .....  
 Columns .....
31. The number of water closets, urinals, kitchens, baths, to be provided:  
 Water Closets      Baths      Urinals      Kitchen  
 Existing:  
 Proposed:
32. The source of water to be used in the construction.
33. Distance from the sewer.
34. How much municipal land will be used for stacking building materials?

I hereby declare that I am the owner-leasee / mortgage in Possession / ..... of the plot on which the work is proposed and that the statement made in this form are true and correct to the best of my knowledge.

Date:

Address:

Signature of the Applicant

**Form of Certificate to be signed by the Licensed Architect / Engineer / Structural Engineer / Supervisor employed by the Applicant**

I (Name) ..... have been employed by the applicant as his licensed Architect / Engineer / Structural Engineer / Supervisor. I have carefully perused his covenant or conveyance in respect of this plot and examined the boundaries and the area \* of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner / leasee / mortgage in possession of the plot and in the above form and the attached statements I and II and found them to be correct.

Date:

Address:

Signature of Licensed Architect/Engineer/  
Structural Engineer/Supervisor.

\* Note: To indicate in Building Plan as in Form II.

**FORM OF STATEMENT I**

[Sr. No. 10 (a) (iii)]  
Existing Building to be retained

Existing Building No.	Floor	Area	Total floor area of existing building	Use or occupancy of floors
1	2	3	4	5

### FORM OF STATEMENT II

[Sr. No. 10 (b)]  
Proposed Buildings

Building No.	Floor	Area	Total floor area of Proposed work	Use of occupancy of floor
1	2	3	4	5

### PRO FORMA I

(At Right Hand Top Corner Of Site/Building Plan At Floor I Level)

A.	Area Statement	Sq. m.
1	Area of plot	
2	Deductions for: (a) Road acquisition area (b) Proposed Road (c) Any reservation Total (a + b + c)	
3	Net gross area of plot (1-2)	
4	Deductions for: (a) Recreation ground as per rule no. 11.3.1 (b) Internal roads Total (a + b)	
5	Net area of plot (3-4)	
6	Addition for F.S.I. (total built-up area) purpose (a) 100% of setback area	
7	Total area (5+6)	
8	Total F.S.I. permissible	
9	Permissible Total floor area (7x8)	
10	Existing floor area	
11	Proposed area	
12	Excess balcony area taken in total floor area	

Calculations (as per B (c) Below)

- 13 Total Built-up area proposed (10+11+12)
- 14 Total Built-up area consumed (13/7)
- B. A-Balcony area statement
- (a) Permissible balcony area per floor
  - (b) Proposed balcony area per floor
  - (c) Excess balcony area (Total)
- C. Tenement Statement
- (a) Net area of plot item (7) above
  - (b) Less: deduction of non-residential area (shops,etc.)
  - (c) Area of tenements (a-b)
  - (d) Tenements permissible (as per 60/80/100 per acre) 150/200/250 per Ha.
  - (e) Tenements proposed
- D. Parking statement
- (a) Parking required by Rule
  - (b) Garages permissible
  - (c) Garages proposed
  - (d) Total Parking provided
- E. Loading/unloading statement
- Loading/unloading required
- Total loading/unloading provided.

## PROFORMA - II

( At Right hand Bottom Corner of Plan/Below Proforma - I )

*Contents of Sheet*

*Stamp of Date of Receipt of Plans*

*Stamp of Approval of Plans*

REVISION	DESCRIPTION	DATE	SIGNATURE
----------	-------------	------	-----------

## 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.Act.

Signature of Licensed Architect/  
Engineer/Structural Engineer/  
Supervisor.

*Description of proposal and Property*

NAME OF OWNER

JOB NO.      DRG. NO.      SCALE      DRAWN BY      CHECKED BY

Signature, name and address of  
Architect/Engineer/Structural  
Engineer/Supervisor.

*North Line*

**APPENDIX - B**

(Rule no. 6.2.9)

**FORM FOR SUPERVISION**

To ,

The Commissioner/  
Administrator  
Nasik Municipal Corporation  
Nasik.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/or building no. \_\_\_\_\_ in Block no. \_\_\_\_\_ situated at Road/Street \_\_\_\_\_ City No. \_\_\_\_\_ shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with and that the work shall be carried out according to the sanctioned plans, I shall be responsible for the execution of the work in all respects.

Signature of Licensed  
Architect/Engineer/  
Structural Engineer/  
Supervisor.

.....

Name of Licensed  
Architect/Engineer/  
Structural Engineer/  
Supervisor. ....

License No. and date of validity of Licensed. (in Block Letters)

Architect/Engineer/  
Structural Engineer/  
Supervisor.

Date:

## APPENDIX - C

### QUALIFICATION OF LICENSED TECHNICAL PERSONNEL FOR PREPARATION OF SCHEMES FOR BUILDING PERMIT AND SUPERVISION

#### C.1 GENERAL:

**C-1. 1** The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Rules no. C-2 to C-6. The procedure for licensing the technical personnel is given in Rule no. C-6.

#### C.2 ARCHITECT :

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

**C.2.2 Competence** - The Architect shall be competent to carry out work related to Building permit, as given below and shall be entitled to submit:

- (a) all plans and related information connected with the building permit;
- (b) structural details and calculations for buildings on plot upto 500 sq. m. and upto 3 storeys or 11 m. and
- (c) certificate of supervision and completion for all buildings.

#### C.3 ENGINEER:

##### C.3.1 Qualifications:

- (a) A degree in Civil Engineering or equivalent qualification of a recognized University / Institution. **OR**
- (b) A degree in Civil Engineering or equivalent qualification of university / institution which makes a person eligible for ASSOCIATE / CORPORATE membership of The Institution of Engineers, India.

**C.3.2 Competence:** The licensed engineer shall be competent to carry out the work related to building permit as given below and shall be entitled to submit -

- (i) All plans and related information connected with building permit.
- (ii) Structural details and calculations for buildings on plots upto 500 sq.m. and 5 storeys (ht. Upto 16 m.)
- (iii) Certificate of supervision and completion for all buildings.

#### C.4 SUPERVISOR:

#### **C.4.1 Qualification -**

- (a) A person practicing as a licensed Surveyor / Supervisor with the Nasik Municipal Corporation for at least 5 years before date of publication of these rules.
- (b) A diploma in Civil Engineering awarded by The Board of Technical Education, Maharashtra State with minimum 5 (Five) years experience.
- (c) A Diploma in three years Architecture assistance ship with 5 years experience / intermediate in Architecture with 10 years experience.

**C.4.2. Competence** - The licensed supervisor shall be competent to carry out the work related to building permit as given below and shall be entitled to submit -

- (a) All plans and related information connected with building permit on plots upto 500 sq.m.
- (b) Certificate of supervision and completion of building on plots upto 500 sq.m.

#### **C.5 STRUCTURAL ENGINEER:**

**C.5.1 Qualifications** - Qualification for licensing of structural engineers shall be the following with minimum 3 years experience in structural engineering practice with designing and field work:

- (a) A Graduate in Civil Engineering of recognized Indian or Foreign University and Chartered Engineer or Associate Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and
- (b) Associate Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution possessing exceptional merits. The three years experience shall be relaxed to 2 years in the case of Post-Graduate Degree of recognized Indian and Foreign University in the Branch of Structural Engineering, In the case of Doctorate in Structural Engineering, the experience required would be one year.

**C.5.2 Competence** - Structural Engineers shall be competent to submit the structural details and calculations for all buildings and supervision.

**C.5.2.1** In case of complicated buildings and sophisticated structures, as decided by the Authority which are within the horizontal areas and vertical limits under C.2.2 (b) and C.3.2 (b) and C.4.2 (a) (i), shall be designed only by Structural Engineers.

#### **C.6 LICENSING:**

**C.6.1 The Technical Personnel to be Licensed** - The qualified technical personnel group as given in rule C.3, C.4 and C.5 shall be licensed with the Authority and the license shall be valid for one calendar year ending 31st December after which it shall be renewed annually.

**C.6.2 FEES FOR LICENSING** -- The annual licensing fee shall be as follows:

For Engineers and Structural Engineers	.. Rs. 250/- p.a.
For Supervisors : S-I	.. Rs. 100/- p.a.
For Supervisors : S-II	.. Rs. 50/- p.a.

**C.6.3 Duties and responsibilities of Licensed technical personnel or Architect** -- The duties and responsibilities of licensed technical personnel shall be as follows :-

- (1) It will be incumbent on every licensed technical personnel or Architect in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Municipal Commissioner of Nasik and other Municipal Officer in

carrying out and enforcing the provisions of the Bombay Provincial Municipal Corporation Act, 1949 and of any rules for the time being in force under the same.

- (2) Every licensed Technical Personnel or Architect shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends for due compliance with the provisions of Chapters.. (XII, XIII, XIV and XV) of the B.P.M.C. Act, 1949 and of any rules for the time being in force under the said Act, or such of the cases and in particular it will be obligatory on him to satisfy himself that a qualified and competent Mastery or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
- (3) In every case in which a Licensed Technical Personnel or Architect professionally concerned in connection with any building or work upon any premises, in respect of which right to require a set-back has accrued or is about to accrue to the Commissioner under the provisions of Section 210 and 211 of the B.P.M.C. Act 1949 or any of them, it will be incumbent on such Licensed Technical Personnel or Architect to ascertain whether "The regular line of the street" has been prescribed under Section 210 and whether any portion of the said premises is required for the street and no Licensed Technical Personnel must on any account or under any pretence whatever, be a party to any evasion or attempted evasion of the set-back (*if any*) that may be required.

#### **APPENDIX - D**

#### **(Rule no. 6.7.2)**

#### **FORM FOR SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE**

To

Sir,

With reference to your application no. ....dated .../.../... for the grant of sanction of Commencement Certificate under Section 45 and 69 of MR and TP Act 1966 to carry out development work/and building permit under Section 253 of B.P.M.C. Act, 1949 to erect building no. .... on/in plot no. .... Block no..... situated at Road/Street.....City No..... the Commencement Certificate/Building Permit is granted 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 permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Building Permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
- 5.
- 6.
- 7.



8.

Yours faithfully,

Commissioner/Administrator  
Authority, Nashik Municipal Corporation,  
Nashik.

Office no.  
Office stamp.

Date.

**APPENDIX - E**

**(Rule no. 6.7.2)**

**FORM FOR REFUSAL OF BUILDING PERMIT AND COMMENCEMENT  
CERTIFICATE**

To

Sir,

With reference to your application no ..... dated .../.../.... for the grant of sanction for the development work/the erection of a building/execution of work in Building no ..... Plot no..... situated at Road/Street. .... City no. .... I have to inform you that the sanction has been refused on the following grounds :-

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

Yours faithfully,

Commissioner/Administrator  
Authority, Nashik Municipal Corporation,  
Nashik.

Office no.  
Office stamp.  
Date:

**APPENDIX - F**

**(Rule no. 7.1)**

**FORM FOR NOTICE FOR COMMENCEMENT OF WORK**

To,

The Commissioner/Administrator,  
Nashik Municipal Corporation,  
Nashik.

Sir,

I hereby certify that the development work / erection / re-demolition or material alteration erection in / of building no..... on / in plot no..... Block no..... situated at ..... Mohalla / Road ..... City no. .... will be commenced on ..... as per your permission *vide* office communication no. .... dated ..... under the supervision of ..... Licensed Architect / Engineer / Structural Engineer / Supervisor, Licence no. .... and in accordance with the plans sanctioned.

Signature of owner  
(Name of owner)  
(in Block Letters)  
Address of owner :

Date :

**APPENDIX - G**

**(Rule no. 7.3)**

**FORM FOR INFORMING COMPLETION OF WORK UPTO PLINTH LEVEL**

To,

The Commissioner/Administrator,  
Nashik Municipal Corporation,  
Nashik.

Sir,

I hereby inform that the construction upto plinth/column upto plinth level has been completed in Building no. .... on/in plot no. .... situated at ..... Road/Street ..... City no. .... as per your permission *vide* office communication no. .... dated ..... under my supervision and in accordance with the sanction plan.

The completed work may be checked and permission given to proceed with the further work.

Signature of Licensed Architect/Engineer/Structural Engineer/Supervisor

Name of Licensed Architect/Engineer/Structural Engineer/Supervisor (in Block Letters)  
Address of Licensed Architect/Engineer/Structural Engineer/Supervisor.

Date :

### **APPENDIX - H**

**(Rule no. 7.4)**

#### **FORM FOR APPROVAL OF WORK UPTO PLINTH LEVEL**

To

Sir,

With reference to your intimation no. .... dated ..... regarding the completion of construction work upto Plinth/columns upto plinth level in Building no. .... on/in plot no. .... Block no. .... situated at ..... Road/Street. .... City no. .... I have to inform that the further work may be proceeded with as per sanctioned plans/shall not be proceeded with as the construction upto plinth level is not as per sanctioned plans.

Yours faithfully,  
Commissioner/Administrator,  
--The Authority--  
Nashik Municipal Corporation,  
Nashik.

Office communication no.  
Office stamp.

Date :

### **APPENDIX - J**

**(Rule no. 7.5)**

#### **FORM FOR COMPLETION CERTIFICATE**

To,

The Commissioner/Administrator,  
Nashik Municipal Corporation,  
Nashik.

Sir,

I hereby certify that the erection/re-erection or part/full development work in/on Building/part building no. .... on/in Plot no. ...., Block no., ..... situated at .....Road/Street .....City no. .... has been supervised by me and has been completed no ..... according to the plans sanctioned, vide office communication no. ....dated ..... The work has been completed to my best satisfaction, the workmanship and all the materials (*type and grade*) have been used strictly in accordance with general and detailed specifications. No provisions of the Act or the Building Rules, no requisitions made, conditions prescribed or orders issued hereunder have been transgressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted. 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 and give permission for the occupation of the building.

Signature of Licensed Architect/  
Engineer/Structural Engineer  
Supervisor.

Name of Licensed Architect/  
Engineer/Structural Engineer/  
Supervisor (in Block Letters)

License no. of Architect/  
Engineer/Structural Engineer/  
Supervisor.

Address of Licensed Architect/  
Engineer/Structural Engineer/  
Supervisor.

Date:

**APPENDIX - K**

**(Rule no. 7.6)**

**FORM FOR OCCUPANCY CERTIFICATE**

To

Sir,

This is to certify that the part/full development work/erection/re-erection or alteration in/of building/part building no. .... on/in Plot no. .... Block no. .... situated at ..... Road/Street ..... City no. .... completed under the supervision of ..... Licensed Architect / Engineer / Structural Engineer / Supervisor, License no. .... is permitted to be occupied subject to the following conditions :-

- 1.
- 2.
- 3.
- 4.
- 5.

Yours faithfully,

Commissioner/Administrator,  
Authority  
Nashik Municipal Corporation,  
Nashik.

Office communication no. :

Office stamp :

Date :

#### **APPENDIX - L**

(Rule no. 7.6)

#### **FORM FOR INDEMNITY FOR PART OCCUPANCY CERTIFICATE (ON STAMP \* PAPER)**

To,

The Commissioner/Administrator,  
Nashik Municipal Corporation,  
Nashik.

Subject:

Sir,

While thanking you to allow me to occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved under Communication no. .... dated .../.../...

I hereby indemnify the Municipal Corporation of Nashik against any risk, damage and danger which may occur to occupants and users of the said portion of building and also

undertake to take necessary security measures for their safety. We say that this undertaking will be binding on me/us, our heirs, and administrators to our assignees.

Yours faithfully,

Owner,  
+

Witness:

Date:

+ Name and Address.

## APPENDIX - M

### (Rule no. 12.2)

#### LAND USE CLASSIFICATION AND USES PERMITTED.

##### **M.1 Purely Residential Zone - (R-1)**

Residential plots on roads less than 9 m. (30') in Gaothan area and 12 m. (40') in non-gaothan area.

##### **M.1.1 The following uses shall be permitted in buildings or premises in pure residential zones: -**

- (i) Any residence.
- (ii) Customary home occupations i.e. occupations customary-the members of the 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 HP.
- (iii) Medical and Dental Practitioner's Dispensaries, but on ground floor of a building or on first floor level where building is on stilts.
- (iv) Maternity homes in independent buildings or parts of buildings but on separate floors thereof with the special written permission of the Commissioner who will take into consideration the suitability of the site, size and shape of the site, means of access, water and sanitary arrangements, etc. before granting the permission.
- (v) Professional offices and studies of a resident of the premises and incidental to such residential use not occupying a floor area exceeding 20 sq. m.
- (vi) Public Libraries and Museums, in independent structures or restricted to ground floor.
- (vii) Club Houses not conducted as a business in independent structures restricted to ground floor.
- (viii) Public parks or Private parks which are not utilised for business purposes;
- (ix) Bus shelters.
- (x) Play fields and foodgrain shops (*ration shops*) pan shops, tobacconist, shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments, Darner tailers, groceries, confectionary and other general provisions. Hair dressing saloon and beauty parlor, bicycle hire and repairs, vegetable and fruit stalls, milk shops, dispensaries, floweriest, bangles, newspaper

stalls, small wood coal and fuel merchants, book and stationery, etc. Medicine and chemist shops with the approval of the Corporation. The Commissioner may from time to time add to, alter or amend the above list.

- (xi) Places for disposal of human bodies subject to the approval of the Corporation/Standing Committee.
- (xii) Police station, telephone exchanges, Government and Municipal Sub-offices, Post and Telegraph Offices, Branch Offices of Banks, with safe deposit vaults, electrical sub-stations, fire stations, Civil Defence Warden Posts and First-aid Posts along with Home guards and Civil Defence Centres, pumping stations and water installations and ancillary structures thereof required to cater to the local area facing on road of width not less than 12 m.
- (xiii) Electronic industry of the assembly type (not manufacturing type) with the following restrictions: -
  - (a) Motive power should not exceed 1 HP.
  - (b) Area occupied shall not exceed 50 sq.m.
- (xv) Flour Mills and Book binding not using more than 10 Hp motor power with no floor above on ground floor with the special written permission of the Commissioner if :
  - (a) Adequate care has been taken in structural design.
  - (b) It does not cause any nuisance to the neighbors and residents on upper floors.

### ***M.2 Residential Zone - (R-2)***

All properties fronting on roads more than 9 m. (30') in gaothan area and on roads more than (40') in non-gaothan area.

**M.2.1** All uses permitted in R-1 zone shall be permitted in R-2 zone.

#### ***M.2.2 Additional Users Permissible in R-2***

A building or premises in R-2 zone may be used only for the purposes indicated at

##### **M.2.2.1 and subject to the following conditions: -**

- (a) The additional uses permissible hereunder shall be restricted to a depth of 7.5 m. measured from the building line and only on the ground floor of the building in the front portion abutting the street with maximum area of 100 sq. m. unless otherwise stipulated. Notwithstanding anything contained above, a pedestrian shopping precinct extending to a depth of more than 12 m. (40') may be provided, subject to the condition that no shop in such pedestrians 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 ballads 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 Authority.
- (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 gaothan area and 12 m. in non-gaothan area.
- (c) All goods offered for sale shall be displayed within the building and shall not be kept in the passages.
- (d) Wherever motive power is not specifically indicated the same shall not exceed 5 HP in all (individually not exceeding 2 HP).

##### ***M.2.2.1 Use Provisions: -***

- (i) Stores or shops for the conduct of retail business including departmental stores. Stores and sale of combustible materials and intoxicants shall not normally be permitted except with the special permission of the Commissioner.
- (ii) Personal services establishments.
- (iii) Hair dressing saloon and Beauty parlors.
- (iv) Frozen food lockers
- (v) Hat repair, shoe repair and shining shops.
- (vi) Professional offices.
- (vii) Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments.
- (viii) 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 HP and total HP not exceeding 3.
- (ix) Cleaning and pressing establishments for clothes and not employing solvents with a flash point lower than 138 Deg. F machines with dry load capacity exceeding 130 kg and more than 9 persons; and provided that the total power requirement does not exceed 4 KW.
- (x) Shops for goldsmith, locksmiths, watch and clock repairs, bicycle rentals and repairs, optical glass grinding and repairs, musical instruments repairs, picture framing, radio and household appliances repairs, umbrella repair and upholstery work not employing more than 9 persons and diamond cutting and polishing not employing more than 6 persons with individual motors not exceeding 1 HP and total HP not exceeding 3.
- (xi) Coffee grinding (as per schedule of service industry)
- (xii) Restaurants, eating houses, cafeterias, ice cream and milk bars with area not exceeding 100 Sq. m.
- (xiii) Bakeries with no floor above, not occupying for production an area in excess of 75 Sq. m. and not employing more than 9 persons, provided that the power requirement does not exceed 4 KW.
- (xiv) Establishments for preparation and sale of eatables not occupying for production an area in excess of 75 Sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 HP shall also come under this sub-rule.
- (xv) Printing press with aggregate motive power not exceeding 10 HP not employing more than 9 persons in the industrial activity and individual electric motors of more than 2 HP.
- (xvi) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, glare, heat or other objectionable influences; provided that the motor driving school shall not be permitted.
- (xvii) Flour mill and book binding not using more than 20 HP motor power, on ground floor with no floor above, ground floor with the special written permission of the Commissioner if:
  - a) Adequate care has been taken in structural design.
  - b) It does not cause any nuisance to the neighbors and residents on upper floors.
- (xviii) Vegetable, fruit, flower, fish or meat shop.
- (xix) Accessory uses customarily incidental to any permitted principal use including storage upto 50 per cent of the total floor area for the principal use.



- (xx) Photographic studios and laboratories with not more than 50 Sq. m. area not employing 9 persons and not using power more than 5 HP.
- (xxi) Battery charging and repairing not employing more than 6 persons, with an area not more than 25 Sq. m. and not more than 2 chargers.
- (xxii) Showroom for distribution and sale of LPG gas, storage of LPG gas shall not exceed 150 kgs at any time.
- (xxiii) Coal, firewood, shops.
- (xxiv) Electronic industry of assembly type and not manufacturing type with special permission of the Commissioner with following restrictions: -
  - (1) Restricted on ground floor only with area not exceeding 50 Sq. m.
  - (2) Total electric power inclusive of motive power and heating load not exceeding 5 HP.
  - (3) Number of persons employed not exceeding 9.
- (xxv) Diamond cutting and polishing (as per schedule of service industry).
- (xxvi) Group medical centers on separate floors, preferably ground floors.
- (xxvii) Art galleries.
- (xxviii) Repairing garage not employing more than 9 persons and 2 HP motive power in the industrial activity with no floor above with the special written permission of the Commissioner.
- (xxix) Storage and sale of liquefied petroleum gas in cylinder 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 Planning Authority.
- (xxx) Public libraries and Museums, in independent structures or restricted to ground floors.
- (xxxi) Correctional and mental institutions, institutions for hospitals in independent buildings facing on roads of width not less than 15 m. (except veterinary hospitals) with the special written permission of the Commissioner, provided that these principally for contagious diseases, the instance or correctional purposes shall be located not less than 45 m. from any boundaries.

**Note:** - The user of cinema/drama theatre shown as existing user on Development Plan should be regarded as designated user and in case of re-development of property a similar user with similar or more capacity shall be provided along with any other user that may be permissible in accordance with zoning applicable for the particular plot.

Foot Note: Before issuing permission for any small scale industry in R-1 and R-2 zone and C-1 and C-2 zone with 2 HP or more electric power, public notice in local news paper shall be published at the expenditure of applicant for calling objection/ suggestions from the residents within 50m from the place of such user.

### ***M.2.3. Uses to be permitted in independent Premises/Buildings.***

The following uses shall be permitted in R-2 zones, which should be located in independent premises/buildings different from the restrictive uses in the shop lines on entrance floor with residential uses on upper floors.

- (i) Drive-in-theatres, theatres, cinema house, club houses, assembly or concert halls, dance and music studios and such other places of entertainment with special written permission of the Commissioner.

- (ii) Petrol filling and service stations not employing more than 9 persons with the special written permission of the Commissioner.
- (iii) Trade or other similar schools.
- (iv) Bulk storage of kerosene with the special written permission of the Commissioner.
- (v) Parking of automobiles and other light vehicles on open plots even as a business.
- (vi) Vegetable, fruit, flower, fish or meat market place with the approval of the Corporation/Standing Committee.
- (vii) Boarding and lodging houses.
- (viii) General Agriculture and Horticulture (including domestic poultry) up to the use of 20 birds per plot and with a space requirement of 0.25 Sq.m. per bird.
- (ix) Service industries (Class 'A'). Photographic studios and laboratories not using power more than 5 HP; and
- (x) Radio broadcasting stations, stadium.
- (xi) Storage and sale of country liquor with special permission of the Commissioner.

**M.2.4** As regards development permissions, within the conservation area (as denoted on Development Plan) within the radius of 300 meter from the boundary of S.No. 286 Pathardi (which actually houses the caves) N.O.C. from the Archaeological Survey of India, Aurangabad circle is necessary. Condition imposed for development are as follows:

- 1) Only ground floor structure is permissible.
- 2) No Industrial Complex be allowed in the area to meet the pollution which may affect the caves.
- 3) Declaration is necessary as prescribed by Archaeological Survey of India.

### **M.3 COMMERCIAL ZONE - 'C'**

**M.3.1** In commercial zones, buildings or premises shall be used only for the uses and purposes given in M.3, subject to the following conditions: --

- (a) All goods offered for sale shall be displayed within the building excluding passages.
- (b) When the commercial zone boundary falls short of a street the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets, and
- (c) When use other than those permissible in residential zone (R-1) have an access from the side or rear open spaces, the width of such open spaces shall not be less than 7 m.

#### **M.3.2 Uses Provisions**

Any uses permitted in residential zone R-2.

Bakeries and establishments for the preparation and sale of eatables (as per schedule of service industries).

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

Repairing garages with the special written permission of the Commissioner, with no residential and institutional uses above and space not more than 50 Sq. m. employing not more than 9 persons using power not more than 5 HP and not carrying out spray painting operations.

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

Clubhouses or other recreational activities conducted as business.

Storage of furniture and household goods.

Retailing of building materials, open or enclosed with not more than 500 sq.m. of area per establishment.

Veterinary dispensaries and hospitals and kennels.

Electronic industry of assembly type (and not manufacturing type) with special permission of the Commissioner with following restrictions: -

Restricted on ground floor only with area not exceeding 50 sq. m.

Total electric power inclusive of motive power and heating load not exceeding 5 HP.

Number of persons employed not exceeding nine.

(xi) Pasteurising and milk processing plant not employing more than 9 persons and 25 HP motive power in these industrial activities.

(xii) Printing, bookbinding, engraving and block making with an area not exceeding 120 sq.m. and motive power not exceeding 10 HP per establishment.

(xiii) Animal pounds.

(xiv) Repairs, cleaning shops and analytical experimental or testing laboratories not employing more than 15 persons in the industrial activity, but not including cleaning or dyeing establishments using cleaning and dyeing fluid having a flash point lower than 138 Deg. F and machines with dry load capacity of 130 kg. for any establishment carrying on activities that are noxious or offensive because of emission of dour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 Hp.

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

(xvi) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 HP.

(xvii) Mattresses making and cotton cleaning not employing more than 6 persons, with motive power not exceeding 3 HP.

(xviii) Establishments requiring power for sealing tins, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 HP.

(xix) Art galleries, aquariums;

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

(xxi) Ice factories with area not more than 250 sq. m. and power not more than 45 HP.

#### **M.4 DISTRICT COMMERCIAL ZONE (C-2)**

Provision of M.3.1 shall apply for premises/buildings in District Commercial zone (C-2) further the uses permitted in C-2 shall be as follows:

(i) Any uses permitted in Local Commercial Zone (C-1)

(ii) Business offices and exchanges.

(iii) Wholesale establishments with storage not exceeding 200 sq. m. subject to fire protection-requirements.

- (iv) Printing, book-binding, engraving and block making on an unrestricted scale regarding area and motive power if the same are in an independent building, subject to any special condition to be prescribed by the Commissioner in the interest of the adjoining development.
- (v) Major public utility buildings.
- (vi) Headquarters organizations.

**M.5 SERVICE INDUSTRIES ZONE:**

**M.5.1 Service industries Class A:** - The Services industries of class A to be permitted either in R-2 or an independent building (in independent plot) in R-2 zones as will as indicated in C. along with the limitation of area permitted, maximum number of persons to be employed, maximum permissible power requirement and the special conditions shall be as given in the Schedule for Service Industries Class A.

**M.5.2 Service industries Class B in zone I.** The service industries of class B to be permitted in service Industries Zone I, along with limitation of area, permitted maximum number of persons to be employed, maximum permissible power requirement, etc. shall be as given in the Schedule for Service Industries Class B.

Further watchman's quarters, canteen, banking spaces, can be permitted within the premises of building for service industries in Service Industries Zone I.

**M.6 INDUSTRIAL ZONE**

**M.6.1 Industries** - The General Industries shall include any building or part of a building or structure, in which products or materials of all kinds and proportion are fabricated, assembled or processed, for example; assembly plants, laboratories, dry-cleaning plants, power plants, pumping stations, smoke houses, industries, gas plants, refineries, dairies and saw-mills, etc.

**M.6.2 Use provisions in Industries Zone, Industries Zone (I)** -- Building or premises in industrial zone may be used for any industrial as also accessory uses like banks, canteens, welfare centers and such other common purposes considered necessary for the industrial workers, except for any dwelling other than dwelling quarters of watchman, caretakers or other essential staff required to be maintained on the premises as may be allowed by the Commissioner.

The following industries may be permitted only with the special permission of the Commissioner 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, Commissioner may prescribe special condition about minimum size of plot and minimum buffer open spaces from the Industrial building /Industrial use space which shall not however, be 25 m. (75').

**(a) GENERAL INDUSTRIES**

- (i) Acetone manufacture.
- (ii) Acetylene gas manufacture and storage.
- (iii) Acid manufactures.
- (iv) Aircrafts (including parts) manufacture.
- (v) Alcohol manufacture.
- (vi) Ammonia manufacture.
- (vii) Aniline Dyes manufacture.
- (viii) Arsenals.
- (ix) Asphalt manufacture or refining.

- (x) Automobiles, trucks and trailers (including parts) manufacture and engine re-building, except motor body building not employing pneumatic riveting.
- (xi) Blast furnace.
- (xii) Bleaching powder manufacture.
- (xiii) Boiler works manufacture or repairs, excepting repairs to boilers with heating surface not exceeding 5 sq.m.
- (xiv) Brick, tiles or terra cotta manufacture.
- (xv) Building materials such as prefabricated houses, composite wall boards, partitions and panels manufacture.
- (xvi) Carbine manufacture.
- (xvii) Caustic soda and compound manufacture.
- (xviii) Cement manufacture.
- (xix) Celluloid or cellulose manufacture or treatment and articles manufacture.
- (xx) Manufacture of charcoal and fuel briquettes.
- (xxi) Coke manufacturing ovens.
- (xxii) Chlorine manufacture.
- (xxiii) Concrete products manufacture including concrete control mixing and proportioning plants.
- (xxiv) Cotton ginning, cleaning, refining or pressing and manufacture of cotton wadding or line; except cotton cleaning for the purpose of preparing mattresses.
- (xxv) Creosote manufacture or treatment.
- (xxvi) Disinfectants manufacture, except mixing of prepared dry ingredients.
- (xxvii) Distillation of bones, coal or weed.
- (xxviii) Dye stuff manufacture except mixing of dry powders and wet mixing.
- (xxix) Exterminator or post poison manufacture, except mixing of prepared ingredients.
- (xxx) Emery cloth and sand paper manufacture.
- (xxxi) Explosive or fire works manufacture or storage except storage in connection with retail sales.
- (xxxii) Fat rendering.
- (xxxiii) Fertilizer manufacture.
- (xxxiv) Flour mill with motive power exceeding 25 HP grain crushing or processing mill with motive power exceeding 50 HP masala grinding mill with motive power exceeding 15 HP or a combination of any of the above mills with aggregate motive power exceeding 60 HP and each one mill using motive power in excess of the above limits.
- (xxxv) Forges, hydraulic and mechanically operated.
- (xxxvi) Garbage offal or dead animals reduction, dumping or incineration.
- (xxxvii) Gas manufacture and storage in cylinders except manufacture of gas as an accessory to a permissible industry.
- (xxxviii) Glass manufacture except manufacturing of glass products from a manufactured glass.
- (xxxix) Glue sizing material or gelatin manufacture.
- (xl) Graphite and graphite products manufacture.

- (xli) Gypsum or plaster of Paris manufacture.
- (xlii) Hair, felt fur and feather, bulk processing, washing, curing and dyeing.
- (xliii) Hydrogen and oxygen manufacture.
- (xliv) Printing ink manufacture.
- (xlv) Industrial alcohol manufacture.
- (xlvi) Junk (iron, aluminum, magnesium or zinc), cotton waste or rags storage and bailing.
- (xlvii) Jute, hemp, sisal, choir, kokum products manufacture.
- (xlviii) Lamp, black carbon, black, or bone black manufacturing.
- (xlix) Lime manufacture.
- (l) Match manufacture.
- (li) Metal foundries with an aggregate capacity exceeding 10 tons a day.
- (lii) Metal processing (including fabrication and machinery, manufacturing) factories employing such machine tools or processes as power hammer, forging machine, pneumatic drilling or reworking, sheet working with heavy sledge hammers, etc., or processes expressly prohibited herein.
- (liii) Metal finishing, enameling, anodizing, japanning, plating, galvanizing, lacquering, grinding, polishing, rust proofing and heat treatment.
- (liv) Paint, oil shellac, turpentine or varnish, manufacture except Manufacture of edible oils and paint making (not including turpentine or varnish making).
- (lv) Oil cloth or linoleum manufacture, excepting waterproofing of paper or cloth.
- (lvi) Paper cardboard or pulp manufacture.
- (lvii) Petroleum or its products refilling or wholesale storage.
- (lviii) Plastic materials and synthetic resins manufacture.
- (lix) Pottery or ceramics manufacture other than the manufacture of handicraft products only.
- (lx) Potash works.
- (lxi) Tyrexilline manufacture or products.
- (lxii) Rolling mills.
- (lxiii) Rubber (natural or synthetic) or gutta percha manufacture except manufacture of latex goods and small rubber products and synthetic treated fabrics, such as washers, gloves, footwear, bathing caps atomizers, house rubbings, wire insulation toys and balls but including manufacture of tires and tubes and tyre-recapping.
- (lxiv) Salt works except manufacture of common salt from sea water.
- (lxv) Sand, clay or gravel quarrying except under Government or Municipal agencies or control.
- (lxvi) Smelting, reduction, refining and alloying of metal and metal area except of rare and precious metals.
- (lxvii) Soap manufacture other than cold mix.
- (lxviii) Soda and compound manufacture.
- (lxix) Starch, glucose or dextrin manufacture.
- (lxx) Stockyard or slaughter of animals or fowl, except the slaughter of fowls, incidental to a retail business.

- (lxxi) Stone crushing and quarrying.
- (lxxii) Shoe polish manufacture.
- (lxxiii) Sugar manufacture or refining.
- (lxxiv) Tallow, grease or lard manufacturing.
- (lxxv) Tanning, curing or storage of raw hides or skins.
- (lxxvi) Tar distillation or manufacturing.
- (lxxvii) Textile manufacture exceeding 50 HP total.
- (lxxviii) Vegetable oil manufacturing and processing plants.
- (lxxix) Wood and timber, bulk processing and wood working including saw mills and mills excelsior's, plywood and veneer and wood preserving treatment except the manufacture of wooden articles with saw, or machine.
- (lxxx) Wax products manufacture from paraffin.
- (lxxxii) Wool pulling or scouring.
- (lxxxiii) Yeast plant.
- (lxxxiii) In general those uses, which may be obnoxious or offensive by reason of odor, liquid effluvia dust, smoke gas, noise vibration or fire hazards.
- (lxxxiv) With the approval of the Corporation, the Commissioner may from time to time add or alter or amend the above list.

**(b) SPECIAL INDUSTRIES**

- (i) Fertilizer manufacture from organic materials provided however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odors or fumes and which do not produce noxious odor or fumes on the compounding or manufacture thereof.
- (ii) Sulphurous, sulphuric, citric, nirtic, hydrochloric or other corrosive acid manufacture or their use or storage except as accessory to a permitted industry.
- (iii) Blast furnaces.
- (iv) Ammonia manufacture.
- (v) Incineration, reduction or dumping of offal, dead animals garbage or refuse on commercial basis or the establishment of loading and transfer platforms except where restricted regulated or controlled by duly constituted Government or Municipal authorities having the power to restrict, regulate or control the same.
- (vi) Tar distillation or manufacture.
- (vii) Lime manufacture.
- (viii) Manufacture of explosive or inflammable products of cellulose.
- (ix) Celluloid manufacture of treatment.
- (x) Manufacture of photographic films.
- (xi) Cement manufacture.
- (xii) Chlorine manufacture.
- (xiii) Bleaching powder manufacture.
- (xiv) Gelatine or glue manufacture or processes involving recovery from fresh or animal offal.
- (xv) Aluminum, magnesium, tin, copper, zinc or iron smelting.
- (xvi) Manufacture or storage of explosives or fireworks.
- (xvii) Match manufacture.

- (xviii) Fat rendering.
- (xix) Candle or paraffin wax products manufacturing.
- (xx) Fat, tallow, grease or lard refining or manufacturing.
- (xxi) Manufacture of explosive or inflammable product or pyroxyilis.
- (xxii) Pyroxyilis manufacture.
- (xxiii) Dyestuff manufacture.
- (xxiv) Turpentine, warnish, or size manufacture or refining.
- (xxv) Gypsum plaster or plaster of paris manufacture.
- (xxvi) Drive in Theatres, cinema or theatres, subject to the provision of separate entries and exits for the cars, required sanitary and water supply arrangement, car-parking arrangements as per rules in force.

**M.6.3 Non-Viable Plots in Industries Zone (I)**

If some plots or part thereof become unbuildable for factory purpose because of restrictions due to zonal set-back regulations the following users, may be permitted on such plots.

- (i) Petrol pumps and Service Station.
- (ii) Parking lots.
- (iii) Building of public utility concerns except residence.
- (iv) Electric sub-station.
- (v) The branches of Scheduled Banks.
- (vi) Service Industries.
- (vii) Storage buildings.

**M.7 AGRICULTURAL, NO-DEVELOPMENT AND GREEN ZONE**

**M.7.1 The following uses shall be permitted in Green Zone, Agricultural zone and No-development zone. --**

All agricultural uses including stabling of cattle and buffalo subject to a limit of 10 animals per Ha.

Garden and poultry farms.

Forestry and Social Forestry.

Golf clubs and links.

Public parks, private parks, play-fields, summer camps for recreation of all types.

Race tracks and shooting ranges.

Brick tile or pottery manufacture in temporary building only.

Fish curing on open land/fish farming.

(viii) Sand, clay or gravel quarrying. The following conditions shall be observed while permitting mining or quarrying operations.

(i) In areas within the Cities and Towns such pits and should be appropriately filled up and not left open.

(ii) The site shall be restored so as to make it safe either by raising a Garden and in addition by planting fruits growing trees around it or by making it a water reservoir.

(iii) Mining and quarrying operations should be in a controlled manner.

(iv) Hill tops and hill slopes from which rain waters flow should not be allowed to be used for mining and quarrying.

(v) The natural landscape and environment are not to be adversely affected.



- (vi) Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector.
  - (vii) Regulations prescribed by the revenue authorities regarding the resettlement and restoration of environment shall be strictly followed.
  - (viii) Quarrying shall not be permitted within 500 mtrs. from the gaathan/village settlements and from the rivers, forts, historical places and places of tourist interest.
- The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and regulations shall be observed.
- Storage and drying of fertilizer.
- Public utility establishments such as electric sub-station receiving stations, sewage disposal, water works alongwith residential quarters for essential staff for works proposed to be located in the zone.
- Farm house as per relevant provisions of MLR code (Amendment) 1986, as amended from time to time.
- Precooling units for vegetables and fruits with motive power not exceeding 20 Hp and construction may be permitted as per provision for farm house.

**APPENDIX - N**  
**(Rule 13.1)**  
**N. OPEN SPACES, AREA AND HEIGHT LIMITATIONS**

**N-1 *Open spaces and area and height limitations for plots in congested area as shown in D.P***

**N.1.1 *General*** -- Area included in the congested area as shown in D.P. shall be intended mainly for residential purpose. All other users as listed out under residential use in Land Use Classification Order shall be permitted on plots included in congested area.

**N.1.2 *Residential:***

**(a) *Floor Space Index.*** -- The maximum permissible F.S.I. shall be 'Two'

Non-residential uses permitted as per land use classification shall not exceed 33.33% in R-2 zone of the maximum permissible F.S.I.

The building for mixed user that is residential and commercial purpose shall be set back at least 2.00 mtrs. from the existing road or road widening line below 12m. width for 12 meter and above set back shall be at least 3 m. and for 18 m. and above the set back shall at minimum 4.5 m which will facilitate adequate parking on plots abutting or larger road width.

The maximum height of the building shall be as per Rule No.13.5.

New clause N-1.2 (a) (i) If the plot admeasures 1000 sq.m. or more and included in the congested area, 10% of the entire holding shall be separately earmarked for recreational open space. The net plot area shall be 90% of the gross plot admeasuring between 1000 sq.m. and below 4000 sq.m. and 75% for gross plot admeasuring 4000 sq.m. and above for the purpose of calculation of F.S.I.

**(b) *Front open spaces.*** -- The minimum setback from existing or proposed road shall be as under:

- (i) For street 4.5 m. to less than 6.0 m. in width. .. 1.0 M.
- (ii) For street above 6 m. .. 1.5 M.
- (iii) For lanes less than 4.5 m. wide setback of 2.25 m. shall be prescribed from the center line of such lane. Streets less than 4.5 m. wide shall be treated as lanes only when they serve as access to the properties fronting on them.

Where such streets despite their narrowness form part of traffic circulation system, widening shall be proposed and normal setback mentioned above shall be applied.

(iv) Structural projections such as balconies, cornices, weather shades, roof projections, etc. without supporting columns shall be allowed in the setback distances prescribed above. Such projections will not be taken into consideration for calculation of built-over area.

(v) Construction of Ottas, steps, railings, balustrade shall not be allowed on the marginal open space.

(c) **Height.** -- The height of building shall not be more than 15 m. and shall also be governed by the width of the road in front as per rule 13.5

(d) **Ground coverage.** -- The maximum ground coverage shall be 2/3rd of plot area.

#### **N.1.3 Public, Semi-Public or Municipal Corporation Buildings -**

(a) **Floor Space Index** -- Maximum floor space index shall be 2.25.

(b) **Open spaces** -- A clear open space of 3 m around the building shall be provided except that the front open space shall not be less than 3.5 m.

#### **N-1.4 In a redevelopment scheme of a property in congested area -**

(i) The size of tenements should not be smaller than 15 sq.m. and larger than 55 sq.m. in area

(ii) Where the number of existing tenements exceed the permissible density of 250 T/S per ha. the development scheme should accommodate all the existing tenements as far as possible, subject to condition that the proposed F.A.R. does not exceed 25% above the permissible F.A.R. of 1.5.

(iii) Where the existing tenement density is less than 250 tenements per ha. the redevelopment scheme may accommodate the number of tenements so that the F.A.R. does not exceed 1.5 and the tenement density does not exceed 250 tenements per Ha.

#### **N.2 Open spaces and area and Height limitations in areas outside the Gaothan area -**

##### **N.2.1 Residential Buildings -**

(a) The provisions as given in Table No. 23 shall apply for residential buildings, residential-cum-office or shop buildings, permissible in non-gaothan areas and residential buildings permissible in industrial areas.

(b) **Minimum distance between main and subsidiary buildings.** -- A clear distance of at least 3.0 m. subject to the open space required for the taller building shall be left between the main building and any subsidiary building such as an out-house constructed in one building plot subject to a minimum of 1.5 m. setback from the plot boundary except that such front setback shall be not less than 7.5m.

(c) **Number of main and subsidiary building in a plot** -- Only one main building either a tenement house or a block of flats or a dwelling house together with such out-houses, garages, etc. as are reasonably required for the bonafide use and enjoyment of the occupants of such main building and their domestic servants and which shall not be separately let out, shall be permitted to be erected in any plot. These provisions are not applicable to Group Housing Schemes.

Provided that this restriction shall not prevent erection of two or more main buildings on the same plot, if the plot is upto thrice as the case may be (according to the number of buildings) or the minimum size of building plot as laid down under Table upto a plot admeasuring 900 sq.m. In area.

##### **N.2.2 Educational Buildings -**

- (a) **Built-up area** - The maximum permissible built-up area shall be not more than 1/3rd of plot area.
- (b) **F.S.I.** -- The maximum F.S.I. shall be 1.
- (c) A minimum open space of 6 m. shall be left on all sides from boundaries of the plot.

**N.2.3 Institutional Buildings:**

(Hospitals, Maternity homes, Health Centres)

- (a) **Built-up area** -- The built-up area shall not be more than 1/3rd of the area of the plot.
- (b) **F.S.I.** -- The maximum F.S.I. shall be 1.
- (c) There shall be a minimum open space of 6 m. on all sides.

**N.2.4 Cinema Theatres / Assembly Halls:**

**(a) Open spaces. --**

- (i) **Front set back:** A setback of 12 m. from road shall be left.

**Note:** Further in cases of plots facing National Highway, State Highway and Major district roads the building line shall be 37 m. from center line of existing or proposed road boundary or 12 m. from plot boundary whichever is more.

**Side and rear open space:** Side and rear open marginal distance to be left open shall be 6 m. The above shall be exclusive of parking spaces.

- (b) The minimum distance between boundary of the site of cinema theatres / assembly halls and boundary of educational, institutional and the other Government business buildings shall not be less than 60 m.

**N.2.5 Public Entertainment Hall/ Mangal Karyalaya Like Buildings:**

**Built-up area:** The maximum permissible built-up area shall be 1/3rd.

**F.S.I. :** Maximum F.S.I. shall be 1.

**Access roads:** The minimum width of access roads shall be 12 m. and the plot shall abut on this road.

**Open spaces:**

- (i) Front open space .. 12 m.
- (ii) From all the other boundaries. .. 6 m.

**N.2.6 Petrol Filling Stations with or without Service bays -**

- (a) The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structures shall be constructed.
- (b) Petrol station shall not be permitted within a distance of 91.5 m. from any junction on roads.
- (c) Petrol 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 91.5 m. and *vice-versa*, a petrol station may be permitted on such a convex curve.
- (d) Petrol station shall not be sited within a distance of 91.5 m. from the nearest gate of a school, hospital, theatre, place of assembly or stadium or such other place of public utility.

**N.2.7 Buildings in Commercial Zone -**

- (a) **Means of access** -- When two or more buildings are constructed in the same plot, every building shall be provided with independent means of access of not less than 6 m. width. The means of access shall not be considered as part of marginal open space required to be left around the building.
- (b) **Built-area** -- Maximum plot coverage shall be half of the plot size.

- (c) **F.S.I. and V.P.R.** -- Maximum F.S.I. permissible shall be one. For the purpose of F.S.I. net area of land will be calculated as below:
- (i) **Upto 2000 sq.m.** - Full area minus area under internal roads.
  - (ii) **Above 2000 sq.m. and upto 4000 sq.m.** - Gross area minus area covered under internal roads.
  - (iii) **Above 4000 sq.m.** - Gross area minus 10% open space and area covered by internal means of access.

However, 10% open shall be earmarked for lands admeasuring above 2000 sq.m.

Provided that in congested areas, F.S.I. may be permitted to be increased to 2.0 in plots abutting on minimum 9.0 m. roads. For which front marginal open space shall not be less than 3.5 m. and rear open space shall not be less than 3.0 m. In case of C-1 zone in congested area development permission shall be consider as per with the provision for R-1 and R-2 zone while permitting mixed user for residential and commercial purpose.

Further, the area height limitations shall be subject to a maximum volume to plot ratio (VPR) of 4 m.

- (d) **Open spaces.** -- Marginal open spaces along periphery of land or plot shall be 4.5 m. minimum, provided that in case of land/plots fronting on classified roads, setback prescribed under Ribbon Development Rules or 4.5 m. whichever is more shall be observed.

**Note.** -- The provisions of note under rule no. N.2.4 (a) (i) shall apply for front open space in the case of storage buildings.

#### **N.2.8 Industrial Buildings:**

- (a) Minimum size of plot, maximum built-up area, minimum marginal open spaces to be left in a plot, minimum, width of plot and maximum number of storeys, to be provided in a plot shall be as given in Table - 24.

**TABLE 24**

Sr. No.	Plot size in sq. m.	Max. built-up area %	Min. marginal open space from all sides in Mtr.	Min. width of plot in mtr.	Max. no. of storeys	FSI	
1	2	3	4	5	6	7	
1	300-500	..	50	3	15	2	1
2	501-1000	..	50	4	20	2	1
3	1001-2500	..	50	4.5	25	2	1
4	2501-5000	..	50	6	35	2	1
5	Above 5001	..	50	9	50	2	1

**Notes 1** - The provisions of note under rule no. N-2.4 (a) (i) shall apply for front open space given in column (4) except that for plot size upto 500 sq. m. the front setback shall be 6.0 minimums on road other than National Highway, State Highway and major district roads.

**2.** In areas developed by the Maharashtra Industrial Development Corporation, if the Ex. Engineer of MIDC clears the development permission, detailed scrutiny of the development permission as per above specifications need not be insisted by the Corporation except scrutiny regarding Development Plan proposals.

- (b) In industrial zone, actual factory or workshop or workshops building and storage or godown shall not be constructed within a distance of 10 m., 22.5 m. and 32.5 m. from the boundary of service, general and special industries, as the case may be, where it separates an industrial zone from any other use, except a large open

space, provided that such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or proposed road. Provided further that ancillary buildings such as essential staff quarters, canteen, garages, electricity stations, water tanks etc. may be permitted in such open spaces provided a minimum distance of 6 m., 10.5 m, 22.5 m. is left free from the boundaries.

**N.2.9** With the previous approval of Government the F.S.I. specified above, may be permitted to be exceeded upto 1.5 in respect of buildings used exclusively for educational, medical relief, sports and recreation and cultural activities or other activities of public nature where they are conducted in separate buildings by charitable and public institutions or public trusts and Government and Semi-Government offices and Luxury Hotels (3 stars and above).

**N.2.10 Additional F.S.I. in lieu of area required for roads** - The Municipal Commissioner shall permit additional floor space index on 100 per cent of the area required for road widening or for constructing new roads proposed under the Development Plan or those proposed under any provision of the B.P.M.C. Act, 1949, if the owner (including a lessee) of such land is prepared to surrender such area for road-widening or for constructing new roads without claiming any compensation therefore. F.S.I. on such 100 per cent of the area going under such road widening or road construction shall, however, be limited to 40 per cent of the area of the plot remaining after release of the land required for such road widening or road constructions. This concession would also be available in all Development Zones, subject to maximum height of 15 M.

#### **APPENDIX -- P**

Development Control Rules for  
all  
Municipal Corporations (except  
Greater Bombay) and Municipal  
councils in the State.  
Relaxations  
for Low Cost Housing  
undertaken  
by the Maharashtra Housing and  
Area Development Authority.

#### **GOVERNMENT OF MAHARASHTRA**

Urban Development and Public Health Department  
Resolution No. DCR. 1081/437-A-1/UD. 5  
Mantralaya, Bombay 400 032, Dated 18th January 1982.

#### **RESOLUTION**

1. Low Cost Housing Schemes are formulated and implemented by the Maharashtra Housing and Area Development Authority (MHADA) for providing shelter to the urban poor. The Authority has been facing difficulties in implementing Low Cost Housing Schemes in Municipal areas of the State. One of its major problems is of adopting the present standards in building construction and yet limiting the cost of the tenements within the prescribed ceiling limits of the Housing and Urban Development Corporation (HUDCO). It has, therefore been represented to

Government by MHADA that there is an imperative need for relaxations in certain provisions contained in the Development Control Rules to enable the Authority to undertake Low Cost Housing Schemes within the ceiling limits of HUDCO.

2. Government has carefully considered the matter, and in view of the fact that this is entirely a programme for the economically weaker sections. and as no person with better means will purchase a tenement of a size of 220 sq. ft. or there about, considers that for such a programme of Low Cost Housing for weaker sections relaxations are necessary as special case which will be boost the housing programme for these sections of the Community.
3. Government is accordingly pleased to issue under sub-section (1) of section 154 of the Maharashtra Regional and Town Planning Act, 1966 a directive to all the Municipal Corporations, (except the Municipal Corporation of Greater Bombay) the Nagpur Improvement Trust, Nagpur, and Municipal Councils in the State, prescribing the special regulations as indicated in Annexure 'A' to this Resolution which shall prevail over and shall be deemed to be in relaxation of the respective and relevant provisions of the existing Development Control Rules only in respect of the E. W. S. and L. I. G. Housing schemes undertaken by MHADA in the area within the jurisdiction of the said Municipal Corporations and Municipal Councils in the State.
4. The Municipal Corporations, Nagpur Improvement Trust and the Municipal Councils are hereby directed to give effect to the directive forthwith. In due course, they should take action under section 37 (1) of the Maharashtra Regional and Town Planning Act 1966, for carrying out the necessary modifications to the Development Control Rules after following the prescribed procedure and to forward the final proposals to Government for necessary sanction.
5. This Resolution issues in consultation with the Housing and Special Assistance Department.

By order and in the name of the Governor of Maharashtra

R. B. DONALD,

Deputy Secretary to Government.

#### **ANNEXURE 'A'**

The following Special Regulations are approved, as a special case and shall be applicable only for Low Cost Housing Scheme i.e. Economically Weaker Sections and Low Income Group Housing Scheme only undertaken by Maharashtra Housing and Area Development Authority in the areas within the jurisdiction of Municipal Corporations (other than the Municipal Corporation of Greater Bombay), the Nagpur Improvement Trust and Municipal Councils in the State of Maharashtra and shall prevail over their corresponding provisions of Development Control Rules in force, as amended from time to time :--

1. Minimum Plot Size: --

- (a) In case a growing house for E.W.S. and L.I.G. category on a plot of 25 sq. m. a room of minimum size of 5.57 sq. m. (60 sq. ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq. m. (100 sq. ft.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only, and subsequent certificates for second phase issued as required.

- (b) **Multi-purpose rooms:** The minimum size of multi-purpose room shall be allowed with size upto 12.5 sq. m. with a minimum width of 2.4 meters.
- (c) **Cooking space (alcove):** -- In E. W. S. and L. I. G. Housing Schemes as provision of separate kitchen shall be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq. m. with minimum width of 1.2 meter.
- (d) **Combined toilet:** Combined toilet shall be permitted for more than one tenement with a minimum area 1.85 sq. m. with minimum width of one meter.
- (e) **Height:** The average height for a habitable room with sloping roof shall be minimum 2.5 meters and minimum height of two meters at eaves. In the case of a flat roof minimum clear height shall be 2.6 meters for habitable rooms. Kitchen areas shall have minimum clear height/average height of 2.4 meters and bath and water closet (without loft) shall have a clear minimum height of 2.2 meters.
- (f) **Plinth:** The minimum plinth height shall be 30 cms. but in any case above high flood level.

**External walls:** For housing Schemes of E. W. S. and L. I. G. categories, 115 mm. thick external brick wall without plaster shall be permitted.

**Staircases:** Single flight staircases without landing between the two floors shall be permitted for Economically Weaker Section and Lower Income Group Housing Schemes.

**Front open space:** In the case of E. W. S. and L. I. G. Housing Schemes the front open space from Roads having width of 9.14 meters and below shall be of a minimum of 1.5 meters for buildings with heights of upto 10 meters.

Open space (side and rear) : In the case of E. W. S. and L. I. G. Housing Schemes the distance between two ground floor structures shall be of a minimum of 4.5 meters for purposes of light and ventilation of habitable rooms. In the case of toilets, deriving light and ventilation, the distance between the two ground floor structures shall be of a minimum of 1.5 meters.

5. **Pathways:** The widths of pathways for E. W. S. and L. I. G. Housing Schemes shall be as follows:
  - (i) 1.5 meters width for pathways upto 20 meters in length,
  - (ii) 2.0 meters width for pathways upto 30 meters in length,
  - (iii) 2.5 meters width for pathways upto 40 meters in length,
  - (iv) 3.0 meters width for pathways upto 50 meters in length,
6. **Water Closet Pan Size:** The water closet seat in E. W. S. and L. I. G. Housing Schemes shall be of a minimum of 0.46 m. (18 inches) in length.
7. **Flushing Cistern:** Flushing Cistern in the water closets of E. W. S. and L. I. G. Housing Schemes shall not be essential and toilets without this provision may be permitted.
8. **Septic Tank and leaching pits (Soak pits):** Septic Tank shall be provided in E. W. S. and L. I. G. Housing Schemes with capacity of 141.6 liters (five cubic feet) per capita. Where the municipal services are likely to be available within the four to five years or so. Pour Flush Water seal latrines (NEERI Type) shall be permitted where municipal sewerage system is not available and the water table in the area is not high.
9. **Convenience Shopping:** Convenience Shopping as defined in the existing Development Control Rules shall be permitted along layout roads within E. W. S. and L. I. G. Scheme area with width of 12.2 to 18.49 meters provided that a minimum of set back of 1.5 meters and minimum plot area of 25.2 square meters is available and is provided.

10. **Recreation Ground:** Ancillary structures such as underground tank, overhead tank, sub-stations, etc. shall be permissible on the compulsory recreation space subject to the condition that not more than 10 per cent of such recreation shall be allowed to be utilised for such purposes.
11. Other provision of the existing Development Control Rules Municipal Corporations, Nagpur Improvement Trust, Municipal Councils shall continue to have application for such E. W. S. and L. I. G. Schemes.
12. The definitions of the terms used in this Annexure shall be the same as those in the Maharashtra Regional and Town Planning Act, 1966, Development Control Rules and the Bombay Provincial Corporation Act, 1949 of Maharashtra Municipalities Act 1965 and other relevant Acts pertaining to the Municipal Corporations, Nagpur Improvement Trust and Municipal Councils.

**TABLE - 25 (Appendix-M-4)**

**Schedule of Service Industries**

Sr.No.	Category Industry	Service industry Class A (Permitted in R-2 and C)			Special Conditions if any	Service industry Class B (Permitted in I)			Other special conditions if any
		Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)		Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	
I.	<b>FOOD PRODUCTS</b>								
1	Preservation of meat canning, preserving and processing of fish crusta-ces and similar foods.		Not Included			20	20	250	
2	Manufacture of milk and dairy	10	9	50		20	20	250	



3	products such as butter, Ghee etc. Canning and preservation of fruits and vegetables including production of jam, jelly, sauce, etc.				Not included	20	20	250
4	(a) Rice Huller	10	9	50		20	20	100
	(b) Groundnut decorticators	10	9	50		20	20	100
	(c) Grain mill for production of floor.	10	9	50		20	20	100
	(d) Manufacture of supari and masala grinding (in separate building)	10	9	50		20	20	100
	(e) ExBaby oil expellers	10	9	50		20	20	100
5	Manufacture of bakery products	10	9	75	(i) Shall not be permitted under or above dwelling unit. (ii) Operation shall be permitted only between 8.00 hrs. and 20.00 hrs. (iii) Fuel used shall be electricity, gas or smokeless coal.	20	20	250
6	Manufacture of				Not	20	20	250

	coco-chocolate, sugar, confectionery.			included				
7	Coffee-curing, roasting and grinding	2	9	50		10	20	100
8	Cashew nut processing like drying, shelling, roasting, salting etc.			Not included		10	20	100
9	Manufacture of ice	45	20	250			Unlimited	
10	Sugarcane and fruit juice crushers.	2	9	250		2	9	250
II	BEVERAGES AND TOBACCO							
11	Manufacture of soft drinks and carbonated water.			Not included		20	20	250
12	Manufacture of bidi.	No power to be used	permitted	250	To be permitted in R-1 zone only.	20	permitted	permitted
III	TEXTILE AND TEXTILE PRODUCTS							
13	(a) Handloom / power loom subject to a maximum of 4 looms. (b) Dyeing and bleaching of yarn for activity under 13(a).	5	9	50	Permitted in R-1 zone in areas designated by the commissioner.			
14	Printing, dyeing and bleaching of cotton, woolen and silk textiles.			Not included				
15	Embroidery and making of crape laces and fringes.	5	9	50		20	20	250
16	Manufacture of	3	9	50		20	20	250

	all types of textile garments including wearing apparel.							
17	Manufacture of made-up textile goods such as curtains, mosquito nets, mattresses, bedding material pillow cases, textile bags, etc.	3	9	50		20	20	250
IV	WOOD PRODUCTS AND FURNITURES							
18	Manufacture of wooden and cane boxes and packing cases.		Not included			20	20	500
19	Manufacture of structural wooden goods such as beams, posts, doors and windows.		Not included			20	20	500
20	Manufacture of wooden furniture and fixtures.	7	9	50	(i) Shall not be permitted under or adjoining dwelling unit. (ii) operation shall be permitted in between 10.00 hrs. to 20.00 hrs.	20	20	250
21	Manufacture of bamboo and cane furniture and fixtures.	7	9	50		20	20	250
22	Manufacture of wooden products such		Not included			20	20	250

	as utensils, toys, art wares, etc.								
V	PAPER PRODUCTS AND PRINTING, PUBLISHING								
23	Manufacture of containers and boxes from paper and paperboard, paper pulp.	5	9	50	Manufacture with paper- pump permitted.	20	20	250	
24	Printing and publishing of newspapers.		Not inclu ded			20	20	250	
25	Printing and publishing periodicals, books, journals, Atlases, maps, envelope, printing picture postcard, embossing.	10	9	120	(i) shall not be permitted under or adjoining a dwelling unit. (ii) operation shall be permitted Between 8.00 hrs. to 20.00 hrs. (iii) no restriction of power, number of employees, area or hours of operation shall apply if located in a building in separate plot not less than 500 sq.m. and if special permission of the Corporation is obtained. Operation	20	20	250	No restriction of power, number of employees or area shall apply if special permission of the Planning Authority is obtained.

					shall be permitted only between 8.00 hrs. to 20.00 hrs.				
26	Engraving, etching, block making, etc.	10	9	120		20	20	250	
27	Book binding	10	9	120		20	20	250	
VI	LEATHER PRODUCTS								
28	Manufacture of leather footwear.	5	9	50		20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Planning Authority.
29	Manufacture of wearing apparel like coats, gloves, etc.	5	9	50		20	20	250	
30	Manufacture of leather consumer goods such as upholstery, suitcases, pocket books, cigarette and key cases, purses etc.	5	9	50		20	20	250	
31	Repair of footwear and other leather.	5	9	50		20	20	250	If no power is used the maximum permissible employment shall be

40 persons with special permission of the Planning Authority.

VII	RUBBER AND PLASTIC PRODUCTS							
32	Retreading and vulcanising works.	2	9	50	20	20	250	
33	Manufacture of rubber balloons.	2	9	50	20	20	250	
VIII	NON-METALLIC MINERAL PRODUCTS							
34	Manufacture of structural stone goods, stone dressing, stone crushing and polishing.		Not included		20	20	250	
35	Manufacture of earthen and plaster slates, and images, toys and art-wares.		Not included		20	20	250	
36	Manufacture of cement concrete building components, concrete jellies, septic tanks, plaster of paris-work lime mortar etc.		Not included		20	20	250	
IX	METAL PRODUCTS							
37	Manufacture of furniture and fixture primarily of metals.		Not included		30	20	250	
38	Plating and polishing of metal products. Manufacture of		Not included		30	20	250	

39	metal building components, such as grills, and windows frames, water tanks, wire nets, etc.				Not included	30	20	250
40	Manufacture and repair of sundry ferrous Engg. Products done by jobbing concerns such as mechanical workshops with lathes, drills, grinders, welding equipment, etc.				Not included	30	30	250
41	Tool sharpening and razor sharpening works.	1	9	250	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	20	20	250
X	ELECTRICAL GOODS							
42	Repair of household electrical appliances such as radio set, television sets, tape-recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor re-winding works, etc.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	20	20	250
XI	TRANSPORT EQUIPMENTS							
43	Manufacture of pushcart, hand				Not included	20	20	250

	cart, etc.			ded				
44	(a) Servicing of motor vehicles and motor cycles with no floor above.	5	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	20	20	250
	(b) Repair of motor vehicles and motorcycles with no floor above.	5	9	50	No spray painting permitted.	30	20	250
	(c) Battery charging and repairs.	5	6	25				
45	Repairs of bicycle and cycle-rickshaws.	5	6	50	No spray painting permitted.	10	20	250
								This includes activities under (a) and (c).
<b>XII. OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES</b>								
46	Manufacture of jewellery and related articles.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	10	20	250
47	Repairs of watch, clock and jewellery.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	10	20	250
48	Manufacture of sports and athletic goods.			Not included		20	20	250
49	Manufacture of Musical instruments and its repairs.	No power to be used	6	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	20	20	250
50	Mass manufacture of miscellaneous products such as costume			Not included		20	20	100



	novelties, feather, plumes, artificial flowers, brooms, brushes, lamps shades, tobacco pipes, cigarette holders, iron goods, badges, wings and similar articles.									
51	(a) Repair of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry house-hold equipments.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	10	20	100		
	(b) Optical glass grinding and repairs.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	10	20	100		
52	Petrol filling stations	10	9	30.5x 16.75 m. 36.5x 30.5 m.	Plot size to be in line with IRC recommenda tion depending on service bay or not.	10	9	35.16 x75m . 36x3 0.5m	Plot size to be in line with recommen dations depending on service bay or not.	
53	Laundries, laundry services and cleaning, dyeing, bleaching, and dry-cleaning.	4KW (5.36 HP)	9	50	(i) Cleaning and dyeing fluid used shall not have flush point lower than 138 Degree F. (ii) Operation shall be permitted between	20	20	250		

					8.00 hrs. to 20.00 hrs. (iii) Machinery having dry load capacity of 20kg. And above. Operation shall be 20 30 250 permitted only between 8.00 hrs. to 20.00 hrs.
54	Photo processing- laboratories.	5	9	50	

**B. N. SHINTRE,**  
**Desk Officer.**







date") before erection of any farm building or carrying out any work of renewal of, re-construction of, alterations in, or additions to any such farm building or any farm building erected before such commencement date, on any land which is situated. -

a) within the limits of -

i) the Municipal corporation of Greater Bombay.

ii) the Corporation of the city of Pune.

iii) the corporation of the City of Nagpur.

and the area within eight kilo-meters from the periphery of the limits of each of these corporations :

b) within the limits of any other municipal corporation constituted under any law for the time - being in force and the area within five kilometers from the periphery of the limits of each such municipal corporation;

c) within the limits of the 'A' class municipal councils and the area within three kilometers from the periphery of the limits of each such municipal council ;

d) within the limits of the 'B' and 'C' class municipal councils; or

e) within the area covered by the Regional Plan, town planning scheme, or proposals for the development of land (within the notified area) or (an area designated as) the site of the new town, whether each of these being in draft or final, prepared, sanctioned, or approved under the Maharashtra regional and Town Planning Act, 1966;

the holder or any other person referred to in sub-section (l), as the case may be, shall, notwithstanding anything contained in sub-clauses (d) and (e) of clause (14) of section 2, make an application, in the prescribed form, to the collector for permission to erect such farm building or to carry out any such work of renewal, re-construction, alterations or additions as aforesaid.

(3) The Collector may, subject to the provisions of sub-section (4) and such terms and conditions as may be prescribed, grant such permission for creation of one or more farm building having a plinth area not exceeding the limits specified below -

i) If the area of the agricultural holding on which one or more farm buildings are proposed to be erected exceeds 0.4 hectares but does not exceed 0.6 hectares, the plinth area of all such buildings shall not exceed 150 square meters ; and

ii) if the area of the agricultural holding on which one or more farm buildings are proposed to be erected is more than 0.6 hectares, the plinth area of all such buildings shall not exceed one - fortieth area of the agricultural holding or 400 square meters, whichever is less :

Provided that, if one or more farm buildings proposed to be erected are to be used, either fully or in part, for the residence of members of the family, servants or tenants of the holder, the plinth area of such building or buildings proposed to be used for residential purpose shall not exceed 150 square meters, irrespective of the fact that the area of the agricultural holding on which such building or building or buildings are proposed to be erected exceeds 0.6 hectares.

4) The collector shall not grant such permission -

a) (i) if the area of the agricultural holding on which such building is proposed to be erected is less than 0.4 hectares ;

ii) if the height of such building from its plinth level exceeds 5 meters and the building consists of more than one floor, that is to say more than ground floor;

iii) for erection of more than one farm building for each of the proposes referred to in clause (9) of section 2;

b) if any such work of erection involves renewal or re-construction or alterations or additions to an existing farm building beyond the maximum limit of the plinth area specified in sub-section (3) or beyond the limit of the height of 5 meters from the plinth level and a ground floor.

Explanation - For the purpose of sub-sections (3) and (4) if only one farm building is proposed to be erected on an agricultural holding, "plinth area" means the plinth area of that building, and if more than one farm buildings are proposed to be erected on an agricultural holding, "Plinth area" means the aggregate of the plinth area of all such buildings.

5) Where an a agricultural holding is situated within the limits of any municipal corporation or municipal council constituted under any law for the time being in force, the provisions of such law or of any rules or bye-laws made thereunder, or of the Development Control Rules made under the provisions of the Maharashtra Regional and Town Planing Act, 1966, or any rules made by the state or Central Government in respect of regulating the building and control lines for different portions of National or State highways or major or other district roads or village roads shall, save as otherwise provided in this section, apply or continue to apply to any farm building or buildings to be erected thereon or to any work of renewal or reconstruction or alterations or additions to be carried out to the existing farm building or buildings thereon, as they apply to the building permissions granted or regulated by or under such law or Development Control Rules or rules in respect of regulating the building and control lines of highways or roads.

(6) Any land used for the erection of a farm building or for carrying out any work of renewal, reconstruction, alterations or additions to a farm building as aforesaid in contravention of the provisions of this section shall be deemed to have been used for non-agricultural purpose and the holder, or as the case may be, any person referred to in sub-section (1) making such use of land shall be liable to the penalties or damages specified in section 43 or 45 or 46, as the case may be."

3. In section 47 of the principal Act, including in the marginal note, for the word Amendment of section 47 of Mah. XLI of 1966 and figures "section 42" the word and figures "section 41,42" shall be substituted.

4. In section 328 of the principal Act, in sub-section (2) after clause (XIV), the following clauses shall be inserted, namely :-

"(xiv-a) under section 41, the form of application for permission for erection of a farm building or carrying out the work of renewal, re-construction, alterations of additions; and the terms and conditions subject to which such permission may be granted by the Collector."

नाशिक महानगरपालिका, नाशिक

ठराव नंबर :- २१४ दिनांक : १९/०३/१९९०

मुंबई प्रांतिक महानगरपालिका अधि नियम १९४९ चे परिशिष्ट ४ सह भाग - ४ मधील कलम २२ (अ) अन्वये प्राप्त झालेल्या अधिकारानुसार असा ठराव करणेत येत आहे की, -

नाशिक महानगरपालिका क्षेत्रात आतापर्यंत प्रति चौरस मिटरला रूपये १०/- प्रमाणे डेव्हलपमेंट चार्जेस आकारला जात होता व ह्यात रस्त्या रूपये ५/- अंतर्गत पाण्याच्या पाईपलाईनसाठी रूपये ४/- व पथदिपासाठी रू.१/- असा डेव्हलपमेंट चार्जचा समावेश होता. त्यानंतर स्थायी समिती ठराव नंबर दि. २९/१/१९८८ अन्वये अंतर्गत पाण्याच्या पाईप लाईनसाठी रूपये ५/- वसुल करण्यास मान्यता देण्यात आली होती.

महानगरपालिकेचा विस्तार व होणारा विकास, पाईप्स, खडी इ. मजुरी कामातील झालेल्या दरातील मोठीवाढ इ. बाबी लक्षात घेता पूर्वी दर चौरस मिटरला रूपये ११/- प्रमाणे वसुल करण्यात येणाऱ्या डेव्हलपमेंट चार्जमध्ये वाढ करणे अनिवार्य झाले आहे.

त्यासाठी वेगवेगळ्या विभागातील व वेगवेगळ्या आकाराच्या अभिन्या प्रस्तावित रस्त्याचे अंतर्गत पाण्याचे पाईप लाईन व पथदिपच्या कामासाठी लागणाऱ्या खर्चाची प्राकलने तयार करण्यात आली. व त्याचा विचार करून पहिल्या टप्प्यामध्ये विकास निधी मध्ये खालील प्रमाणे वाढ करण्याचे ठरविण्यात आले आहे.

रस्ते	:	१५/-	)	
अंतर्गत पाण्याचे पाईपलाईन	:	८/-	)	२५/- प्रति चौरस मिटर
पथदिप	:	२/-	)	

सदरचे सुधारीत विकास निधीचे दर दिनांक ०१/०४/१९९० पासून अंमलात येतील.

प्रशासक

नाशिक महानगरपालिका, नाशिक



**NASHIK MUNICIPAL CORPORATION, TOWN PLANNING  
DEPARTMENT, NASHIK**

**Schedule of Fees** : (Implemented from 9<sup>th</sup> July 1990 as per Resolution No.53 dt.7.7.1990)

**1 Building permit fee :**

**1.1 Development of land/sub-division of land :**

The fees for submitting proposals for development of land / sub-division layout of land shall be as follows:

Area to be developed	Fees
Upto 0.3 Ha.	Rs.150/-
0.3 to 1 Ha.	Rs.300/-
1 to 2.5 Ha.	Rs.600/-
2.5 to 5 Ha.	Rs.900/- plus Rs.100/- per Ha. Or part there of for area above 5 Ha.

**2. Residential Building :** The following scales of fees shall be applicable for permit for residential building.

S.No.	Purpose	Scale of fees
1	To construct or reconstruct building covered under section 253 of the B.P.M.C. Act, 1949.	Rs.10 per 10 Sq. M or part thereof with a min. of Rs.100/- and max. of Rs.5,000/- per proposal.
2	For alteration and/or additions to the existing building covered u/s. 254 of the B.P.M.C. Act, 1949 where Additional area is proposed.	Rs.10 per 10 Sq.M. or part thereof with a min. of Rs.100/- and max. of Rs.5,000/- per proposal.
3	For alteration covered u/s. 254 of the B.P.M.C. Act, 1949 where no additional area is involved.	Rs.100/- per proposal.
4	In case of amended plans for sanctioned proposal.	1/4 <sup>th</sup> of the fees chargeable in above sub rule 2(i), with min. of Rs.100/- per proposal, wherein no extra floor area is proposed. For additional area proposed Rs.10/- per 10 Sq.M. or part thereof with a max. of Rs.5,000/- per proposal.





















नाशिक महानगरपालिका कार्यालय,  
नाशिक

जा.क्र. : नगीव / वशि / ८ / २८४६

दिनांक : ९ / ९ / १९९८

आदेश :

नाशिक महानगरपालिकेसाठी बांधकाम विकास नियंत्रण नियमावली ही भागशः विकास योजने बरोबर ३० सप्टेबरला ९३ च्या शासन राजपत्राद्वारे मंजूर केलेली असून तिची अंमलबजावणी ही १६/११/९३ पासून करण्यात येत आहे. सदर नियमावलीत महानगरपालिका आयुक्त यांना नियम क्र. ६/६/२ नुसार स्वेच्छाधिकार प्रदान केलेले आहे. त्यातील पोट नियम क्र. ब नुसार काही प्रकारात विकास नियंत्रण नियमावली प्रमाणे ज्या भूखंडात बांधकाम होवू शकत नाही असे दिसून आल्यास आा प्रकरणामध्ये हार्डशिप (अडचणीचे) म्हणून नियमात शिथिलता देवून जादा आकार (Primum) घेवून परवानगी देण्याची तरतुद आहे.

नाशिक महानगरपालिका क्षेत्रासाठी महाराष्ट्र शासनाने मंजूर केलेल्या विकास नियंत्रण नियमावलीत नियम क्र. ६/६/२ अन्यवे बांधकाम करतांना सकृतदर्शनी अडचणीमुळे (Hardship) होत असेल तर बांधकाम निर्देशांक वगळता नियमावलीतील इतर अटी शिथिल करण्याचे अधिकार म.न.पा. आयुक्त यांना देण्यात आलेले आहेत व करण्याचे अधिकार म.न.पा. आयुक्त यांना देण्यात आलेले आहेत. व अशी शिथिलता देतांना प्रिमियम आकारणीची तरतुद आहे शिथिलता जेवढ्या क्षेत्रासाठी द्यावयाची आहे त्या क्षेत्राच्या बांधकाम खर्चा एवढी रक्कम वसूल करणे योग्य होईल. वरील प्रमाणे अडचणीमुळे जादा आकाराचा ( Hardship Primum) हिशोब करतेवेळी निवासी वापरासाठी बांधकामाचा खर्च रक्कम रूपये २२५/- प्रति चौ.फुट निवासेतर वापरापोटी बांधकाम खर्च रू. ४५०/- प्रति चौ. फुट या दराने तसेच बाल्कनीचे प्रक्षेपणाचा खर्च हा मुळ खर्चाच्या ५०% टक्के म्हणजेच निवासी वापरासाठी ११३/- रू. व निवासेतर वापरासाठी २२५/- रू. प्रति चौ. फुट या दराने. गृहीत धरण्यात यावा व त्याची अंमलबजावणी दिनांक १/९/१९९८ पासून करणेत यावी.

आयुक्त

नाशिक महानगरपालिका, नाशिक.





४) मंगलकार्यालय, ऑफिसेस, वाचनालय, पोस्ट ऑफिस, सरकारी व निमसरकारी कार्यालये, संपूर्ण बेसमेंट व ७०% तळमजला.

या तरतुदीनुसार अस्तित्वात असलेल्या वाहनांकरीता त्यात्या इमारतीमध्ये वाहनतळाची व्यवस्था होईल. पर्यायाने रस्त्यावर दिर्घकाळ वाहने थांबणार नाहीत व रस्त्यावर रहदारीची कोंडी होणार नाही

या इमारत बांधकाम परवाने देणेपुर्वी पार्किंगकरीता ठेवणेत येणारे क्षेत्रफळ त्या-त्या भुखंडात ठेवण्यात यावे. या आदेशाची अंमलबजावणी दि. १/११/२००० पासून अंमलात आणावी.

आयुक्त

नाशिक महानगरपालिका, नाशिक

प्रत :

- १) सहाय्यक संचालक, नगररचना, नाशिक महानगरपालिका, नाशिक
- २) कार्यकारी अभियंता, नगररचना, नाशिक महानगरपालिका, नाशिक
- ३) शहर अभियंता, नाशिक महानगरपालिका, नाशिक.
- ४) उपसंचालक, नगररचना, महाराष्ट्र शासन, नाशिक यांचे माहितीसाठी



नाशिक महानगरपालिका कार्यालय, नाशिक.  
नगररचना विभाग  
जा.क्र. : नगररचना/वशि/संसंर/७७/२०००  
दिनांक : ०६/११/२०००

## कार्यालयीन आदेश

**विषय :** बांधकाम विकास नियंत्रण नियमावलीतील तरतूदीबाबत....  
**संदर्भ :** मा. शासनाने राजपत्र दि. ०४.०५.२०००

नाशिक महानगरपालिका विकास नियंत्रण नियमावलीत शासन निर्णय क्रमांक टिपीएस/१९९८/२१९५ प्र.क्र. २९९/९८ नवि-९, दि. २८.०९.१९९३ अन्वये मंजुरी देण्यात आली होती व त्यानुसार दि. १६/०९/१९९३ पासून अंमलबजावणी करण्यात आली होती. तदनंतर महानगरपालिकेने मंजूर असलेल्या उक्त नियमावलीमध्ये बदल करण्यासाठी (एकुण ४८ फेरबदल) उक्त अधिनियमाचे कलम ३७ नुसार फेरबदलाची कार्यवाही करण्यातबाबतचा ठराव क्रमांक १३/९५ दि. १०.०४.१९९५ चे सर्व साधारण सभेत मंजूर करून सूचना / हरकती मागविण्यासाठी दि. ९.५.१९९६ रोजी राजपत्रात प्रसिध्द करण्यात आली होती. त्यापैकी शासनाने ४४ फेरबदलास दि. १६.३.२००० रोजी मान्यता दिली असून सदरची सूचना दि. ४.५.२००० रोजीच्या राजपत्रात प्रसिध्द करण्यात आली व त्यानुसार नाशिक महानगरपालिकेने दि. २५.९.२००० पासून सदरचे फेरबदल अंमलात आणण्यास सुरुवात करण्यात आली आहे. तथापी उक्त नियमावलीतील फेरबदलामध्ये ज्या भूखंडाचे क्षेत्र हे १५०.०० चौ.मी. पेक्षा जास्त आहे व २५०.०० चौ.मी. पेक्षा कमी अशा भूखंडामध्ये इमारत बांधकाम परवानगी प्रस्तावित करतांना सामायिक अंतरे सोडल्यास भूखंड धारक त्या भूखंडावर व्यवस्थितरित्या इमारतीचे बांधकाम करू शकत नाही. पूर्वीच्या नियमात २५०.०० चौमी. साठी सेमी डिटेचड बांधकामाची (एक भित्त सामायिक ठेवून) बांधकाम परवानगी देण्यात येत होती व त्यानुसार अभिन्यासाची आखणी केली जात होती, परंतु फेर बदलाच्या तरतूदीनुसार भूखंड १५०.०० चौ.मी. ते २५०.०० चौ.मी. मध्ये स्वतंत्ररित्या बांधकाम नकाशा (सर्वबाजूने सामायिक अंतरे सोडून) प्रस्तावित करावा लागतो व त्यामुळे बहुतःशा भूखंडामध्ये बांधकाम प्रस्तावित करता येत नाही.

वरील सर्व बाबींचा विचार करता जे भूखंड हे १५०.०० चौ.मी. ते २५०.०० चौ.मी. या आकाराचे असतील त्यास “अ”वर्ग नगरपालिकेतील मंजूर बांधकाम विकास नियंत्रण नियमावलीतील तरतूदीनुसार मंजुरी देण्यात येईल. तरी वरिलप्रमाणे दि. २५.०९.२००० पासून सदरचे आदेश अंमलात आणावेत.

सही /-

आयुक्त

नाशिक महानगरपालिका, नाशिक





















































