

GENERAL DEVELOPMENT CONTROL  
REGULATION FOR  
NOTIFIED AREAS OF 'NEW TOWNS'

**CIDCO**

CITY & INDUSTRIAL DEVELOPMENT CORPORATION  
OF MAHARASHTRA LTD.

GENERAL DEVELOPMENT CONTROL  
REGULATION FOR  
NOTIFIED AREAS OF 'NEW TOWNS'  
(AS AMMENDED UPTO 9<sup>TH</sup> JANUARY 2003)

DEVELOPED BY  
CITY & INDUSTRIAL DEVELOPMENT  
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PART – 1

**ADMINISTRATION**

PART-1  
ADMINISTRATION

1. SHORT TITLE, EXTENT AND COMMENCEMENT:

1.1 These Regulations shall be called the Building Regulations and Development Control Rules for Notified Areas and Project Areas developed by City and Industrial Development Corporation of Maharashtra Limited.

1.2 **These Regulations shall apply to building activity and development work in areas falling within the Notified Areas of New Aurangabad, New Nashik, New Nanded and any other area / areas that may be notified in future and/or other projects to be taken up for development by CIDCO as may be notified by the Corporation in Maharashtra Government Gazette from time to time.**

1.3 These Regulations shall come into force alongwith amendments immediately after the publication in Maharashtra Government Gazette and if there is a conflict between the requirements of these Regulations and the requirements of other existing Regulations, rules and regulations in force; the requirements of these Regulations shall prevail.

2. DEFINITIONS:

2.0 GENERAL.

2.0.1 In these Regulations, unless the context otherwise requires, the definitions given under 2.1 to 2.104 shall have the meaning indicated against each of them.

2.0.2 Words and expressions not defined in these Regulations shall have the same meaning or sense as in

as amended }  
up to date }

- i) The Bombay Municipal Corporation Act, 1888.
- ii) The City of Nagpur Corporation Act, 1948.
- iii) The Bombay Provincial Municipal Corporations Act, 1949 and
- iv) The Maharashtra Regional and Town Planning Act, 1966.

**2.1 ACCESSORY BUILDING:**

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

**ACCESSORY USE:**

**2.2** Any use of the premises subordinate to the principal use and customarily incidental to the principal use.

**ACT\* - SHALL MEAN :**

- 2.3**
- i) The Bombay Municipal Corporation Act, 1888.
  - ii) The City of Nagpur Corporation Act, 1948.
  - iii) The Bombay Provincial Municipal Corporation Act, 1949 and
  - iv) The Maharashtra Regional and Town Planning Act, 1966. \* As amended up-to-date.

**ACTION AREA :**

**2.4** Means an area where the Corporation does the building development at its own instance or an area for which the Corporation intends to prepare a detailed layout with Special Development Control Regulation. (If Special Development Control Rules are not prepared, these General Development Control Rules shall prevail).

**2.5 ACTION AREA PLAN :**

Means the Plan, Special Development Controls for it, if any, and report indicating the detailed layout of proposed development in the Action Area, which may stipulate the land use permitted on each plot and the extent to which the building operations may be undertaken on each plot.

**ADVERTISING SIGN:**

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

**AIR-CONDITIONING:**

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

**2.8 ALTERATION:**

A change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipments, as provided under these Regulations.

**2.9 APPROVED:**

Approved by the Authority having jurisdiction.

**2.10 AUTHORITY HAVING JURISDICTION:**

The Authority, which has been created by a statute and which, for the purpose of administering the Regulations, may authorise a committee or an official to act on its behalf; hereinafter called the 'Authority'.

**2.11 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:**

**2.12** Means a horizontal projection, including a handrail or balustrade to serve as sitting out place. However, it shall not serve as a passage.

**2.13 BASEMENT OR CELLAR:**

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

**2.14 BUILDING:**

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

**2.15 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 roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of 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 be excluded for the purpose of taking heights.

**2.16 BUILDING LINE:**

The line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in any scheme and/or development plan.

**2.17 CABIN:**

A non-residential enclosure constructed of non-load bearing partition.

**2.18 CARPET AREA:**

Means the net floor area of room excluding the areas occupied by walls, piers, pillars or columns.

**2.19 CHAJJA :**

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

**2.20 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.

**2.21 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.

**2.22 CORPORATION:**

Means Managing Director or any Officer of the City and Industrial Development Corporation of Maharashtra Limited duly authorized by him in this respect.

**2.23 COURTYARD 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.

**2.23.1 Chowk, Inner:** A chowk enclosed on all sides.

**2.23.2 Chowk, Outer:** A chowk where one of the sides is not enclosed.

**2.24 COVERED AREA:**

Ground areas covered immediately above the plinth level by the building excepting the areas covered by Regulation No. 15.4.2.

**2.25 DETACHED BUILDING:**

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

**2.26 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, and includes redevelopment and layout, and sub-division of any land; and "to develop" shall be construed accordingly.

**2.27 DEVELOPMENT PLAN / PLANNING PROPOSALS:**

The Planning Proposals for respective notified areas or project areas of the Corporation and amendment made from time to time.

**2.28 DRAIN:**

A line of pipes including all fittings and equipments such as manholes, inspection chambers, traps, gullies and floor traps used for the drainage of a building, or a number of buildings, or yards appurtenant to the buildings, within the same cartilage. Drain shall also include open channels used for conveying surface water.

**2.29 DRAINAGE:**

The removal of any liquid by a system constructed for this purpose.

**2.30 ENCLOSED STAIRCASE:**

A staircase separated by fire resistant walls and door(s) from the rest of the building.

- 2.31 **EXISTING BUILDING OR USE:**  
A building, structure or its use existing authorisely, before the commencement of these Regulations or date of notification for notified areas.
- 2.32 **EXIT:**  
A passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety.
- 2.32.1 Vertical Exit: A vertical exit is a means of exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps, escalators, flre escapes and lift.
- 2.32.2 Horizontal Exit: A horizontal exit is a protected opening through or around a flre-wall or a bridge connecting two buildings.
- 2.32.3 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.
- 2.33 **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. (This shall be a min. of 9" bricks, 8" solid or hollow con. blocks, 4" R.C.C. pardi in case of non load bearing external walls and in other cases it shall be as per structural design).
- 2.34 **FIRE AND/OR EMERGENCY ALARM SYSTEM:**  
An arrangement of call points or detectors, sounders and other equipments for the transmission and indication of alarm signals, for testing of circuits and whenever required for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of flre or other emergency.
- 2.35 **FIRE LIFT:**  
One of the lifts event of flre. Especially designed for use by flre service personnel in the
- 2.36 **FIRE PROOF DOOR:**  
A door or shutter fltted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.

- 2.37 **FIRE RESISTING MATERIAL:**  
Material which has certain degree of fire resistance.
- 2.37.1 **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.
- 2.38 **FIRE SEPARATION:**  
The distance in meters measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.
- 2.39 **FIRE SERVICE INLETS:**  
A connection provided at the base of a building for pumping up water through in-built fire fighting arrangements by fire service pumps in accordance with the recommendations of the Fire Services Authority.
- FIRE TOWER:**
- 2.40 An enclosed space with staircase and lift/lifts 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.
- FLOOR:**
- 2.41 The lower surface in a storey on which one normally walks in a building. The general terms, floor, unless otherwise specifically mentioned shall not refer to a mezzanine floor.

**Note:** *The sequential numbering of floors shall be determined by its relation to the determining entrance level. For floors at or wholly above ground level the lowest floor in the building with direct entrance from the Road! Street shall be termed as Floor-1. The other floors above Floor-1 shall be numbered in sequences Floor-2, Floor-3 etc. with number increasing upwards, where there is / are floor / floors wholly or partly below ground level the numbering shall be done in reverse manner.*



**2.42 FLOOR AREA RATIO (F.A.R.) :**

The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in Regulation No. 15.4.2 by the area of the plot:

$$\text{F.A.R.} = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

*Note: The term, F.A.R. is synonymous with Floor Space Index (F.S.I).*

**2.43 FOOTING:**

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

**2.44 FOUNDATION:**

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

**2.45 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.

**2.46 . GARAGE, PRIVATE:**

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

**2.47 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.

**2.48 GAOTHAN OR VILLAGE SITE:**

Means Gaothan or Village Site within the meaning of Maharashtra Land Revenue Code, 1966. This may also include the area covered by gaothan expansion schemes prepared by the Corporation and/or any other congested areas specified in the Planning Proposals.

**2.49 GROUND COVERAGE RATIO (G.C.R.) :**

Means the ratio of covered area on ground floor to the total plot area

**2.50 GROUP HOUSING SCHEME:**

Means a scheme wherein more than two residential buildings are proposed on one single plot and the development does not exceed G+3 upper floors.

**2.51 HABITABLE ROOM:**

A room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen, if it is used as a living room, but not including bathrooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.

**2.52 HOARDING:**

Means any surface or structure erected on ground or any portion of a roof of a building or on or above the parapet, with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for purpose of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise whatsoever

**2.53 HOLDING:**

**2.53.1** Holding Contiguous.: A contiguous piece of land in one ownership irrespective of separate property register cards.

**2.53.2** Holding Non Contiguous: A holding which is not contiguous.

**2.54 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 neighbourhood 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.

**2.55 LEDGE OR TEND:**

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

**2.56 LICENSED/RECOGNISED ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/ SUPERVISOR:**

A qualified Architect, Engineer, Structural Engineer, Supervisor who has been licensed/recognised by the Authority.

**2.57 LIFT:**

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

**2.58 LOFT:**

An intermediary floor between two floors or a residual space pitched roof, above normal floor level, which is constructed and adopted for storage purposes. /

**2.59 MASONRY:**

An assemblage of masonry unites properly bonded together with mortar.

**2.59.1 Masonry Unit:** A unit whose net cross-sectional area in every plane parallel to the bearing surface is 75 percent or more of its gross cross sectional area measured in the same plane. It may be either clay, brick' and stone, concrete block or sand-lime brick.

**2.60 MEANS OF ACCESS:**

This shall include the roads, streets, highways, service roads of highway, vehicular access ways/roads in a layout or a pathway up to plots/open space and to the building within a plot.

**2.61 MEZZANINE FLOOR:**

An intermediate floor, between two floor levels above ground level.

**2.62 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.

**2.63 OCCUPANCY OR USE GROUP :**

The principal occupancy for which a building or a part of building is used or

intended to be used; for the purpose of classification of a building according to . the occupancy; and 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 form 2.63.1 to 2.63.-9 unless otherwise spelt out in Development Plan/Planning Proposals.

**2.63.1 Residential Buildings:** These shall include any building in which sleeping accommodation is provided for normal residential purpose 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.

**2.63.2 Educational Buildings:** These shall include any building used for school, college or day-care purpose for more than 8 (eight) hours per week involving assembly for instruction, education or recreation incidental to educational buildings.

**2.63.3 Institutional Buildings:** These shall include any building or part thereof which is used for purpose such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescent 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 institutions and penal institutions like jails, prisons, mental hospitals, reformatories.

**2.63.4 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.

**2.63.5 Business Buildings:** These shall include any building or part of a 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 of public business and the keeping of books and records.

**2.63.5.1 Office Buildings (Premises)** . The premises whose sole or principal use is to be used as an office or for office purpose. “Office Purposes” include 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.

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

**2.63.6.1 Wholesale Establishments:** These shall include establishments wholly or partly engaged in wholesale trade, manufacturer’s, wholesale outlets, including related storage facilities, warehouse and establishments engaged in truck transport including truck transport booking agencies.

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

**2.63.8 Storage and Service Industrial 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-house, cold-storages, freight depots, transit sheds, store-houses, public garages, hangers (other than aircraft repair hanger), truck terminals, grain elevators, barns and stables. These shall also include buildings used for following:

Flour mills, bakeries, confectioneries, ice-candy and ice-cream factories, ice factories, automobile service/repair stations, power industries, milk pasteurisation, supari, masala grinding, photo process works, leather products, aerated water and soft drinks, printing, book-binding, engraving, block making, goldsmith, rock smith, black smith, watch and clock repairs, bicycle repair/assembling, musical instruments manufacturing and repairs, radio and umbrella repairs, refrigeration and air-conditioning repairs, household appliances repairs, optical glass grinding, furniture works, paper box manufacturing, tailoring and embroidery establishment and other small mechanical workshops.

**2.63.9 Hazardous Buildings:** These shall include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/ or which may produce poisonous fumes or explosion 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, mixture of dust or which result in the division of matter into fine particles subject to spontaneous ignition.

**2.63.10 Information Technology Establishment:** “Information Technology Establishment means an establishment which is in the business of developing software or hardware.”

**2.64 OPEN SPACE:**

**2.64.1 Open Space in a Plot:** An area, forming an integral part of the site, left open to the sky.

**2.64.2 Open Space in a Layout:** Area of land reserved in the form of open space for recreation.

**2.64.3 Permanent Open Space:** Any land open to the sky other than road and plot, which will remain permanently open. This includes park land, open space of a layout, a nallah etc.

**2.65 OWNER :**

The person who receives the rent for the use of the land or building or would be entitled to do so if they were let.

*(Note: The term 'Owner' is synonymous with the term 'Applicant'. It also includes)*

- a) an agency or trustee who receives such rent on behalf of the owner;*
- b) a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights of the owner;*
- c) an agent or trustee who receives the rent of or is entrusted with or is,. Concerned with any building devoted to religious or charitable purposes; and*
- d) mortgages in possession.*

**2.66 PARAPET:**

A low wall or railing build along the edge of roof or a floor.

**2.67 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.

**2.68 PARTITION:**

An interior non-load bearing medium, one storey or part storey in height.

**2.69 PARTY 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 occupy 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.

**2.70 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) Its 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 air 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 permanently open space.

**2.71 PERMIT:**

A permission of authorisation in writing by the Authority (CIDCO) to carry out the work regulated by the Regulations.

**2.72 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 Regulation Nos. 17.1 and 17.10.4.

**2.73 PLINTH AREA :**

The built-up covered area measured at the floor level of the basement or of any storey.

**2.74 PORCH:**

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

**2.75 RESIDENCE:**

Means the use for human habitation of any land or building or part thereof including gardens, grounds, garages, stables and outhouses, if any, appurtenant to such land or building.

**2.76 ROAD / STREET:**

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

**2.77 ROAD / STREET LEVEL OR GRADE:**

The officially established elevation of grade of the central line of the street upon ~ch a plot fronts and if there is no officially established' grade, the existing grade of the street at its mid-point.

**2.78 ROAD / STREET LINE:**

be me defining the side limits of a road/street.



**2.79 ROOM HEIGHT:**

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

**2.80 ROW HOUSING:**

A row of houses with only front, rear and interior open spaces except houses at corners and/or end positions where a side marginal open space is left.

**2.81 SEMI-DETACHED BUILDING:**

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

**2.82 SERVICE ROAD :**

A road/lane provided at the rear or side or front purposes and having a width not less than 7 m. m. of a plot/plots for service

**2.82.1 Service Road of a Highway:** A road within the total right of way of the highway other than the main stream of traffic carriage way and having one way or two way traffic and controlled access to the main stream of the traffic.

**2.83 SITE OR PLOT:**

A parcel/piece of land enclosed by definite boundaries.

**2.84 SITE CORNER:**

A site at the junction of and fronting, on two or more intersecting streets.

**2.85 SITE DEPTH OF :**

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

**2.86 SITE, DOUBLE FRONTAGE:**

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

**2.87 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 (provided the width of passage is 3.5 m. for residential and 5 m. for other uses and the length is not more than 9 m.).

**2.88 SMOKE-STOP DOOR:**

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

**2.89 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.

**2.90 STORAGE:**

A place where goods are stored.

**2.91 STORE ROOM:**

A room used as storage space.

**2.92 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.

**2.93 TENEMENT:**

An independent dwelling unit with a kitchen.

**2.94 TO ABUT:**

To abut on a road such that any portion of the building is fronting on the road.

**2.95 TO ERECT:**

To erect a building means

- a) To erect a new building on any site whether previously built upon or not;
- b) To re-erect any building or which portions above the plinth level have been pulled down, burnt or destroyed; and
- c) Conversion from one occupancy to another and sub-division of occupancy into more than one.

**2.96 TRAVEL DISTANCE:**

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

**2.97 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 broader base.

**2.98 UNSAFE BUILDING:**

Unsafe buildings are those which are structurally unsafe, in sanitary 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

**2.99 VOLUME OF BUILDING:**

Means total volume of building. The volume of building with flat roofs shall be computed by multiplying the covered area of the building by the height of the building. Where the height of the building varies, the building shall be divided into blocks of uniform height and the volume of the building will be the same of the volume of such block. In case of building with basements, the depth of the- basement below the average surrounding ground level shall be added to the, height of buildings for the computation of volume. The volume of the building with sloping roof shall be computed similarly, but for the building with sloping roof, the height of building for the propose of computation of volume only, shall be measured form the average level of ground around and contiguous to the building up to the point at which the external surface of the outer wall intersects with finished surface of the sloping roof. The volume of building under the sloping roof contained above the height of the building as defined above, shall not be included in the total volume of the building; provided that, such volume shall not exceed the product of the length of the roof, the span of the roof and 1/ 8 of the span of the roof. If such volume exceeds the product of the length of the roof, the span of the roof and 1 / 8 of the span of the roof, such additional volume under the sloping roof shall be included in the total volume of the building. (A basement free of F.S.I. as per Rule No. 15.4.2. need not be considered for volume of building). .

**2.100 VOLUME TO PLOT RATIO (V.P.R.):**

The ratio of volume of building measured in cubic meters to the area of plot measured in square meters and expressed in meters.

**2.101 WATER CLOSET (W.C.):**

A Privy with arrangement for flushing the pan with water. a bathroom. It does not include.

**2.102 WATER COURSE:**

A natural channel or an artificial one formed by training natural channel meant for carrying storm and waste water. Or diversion of a

**2.102.1 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 circulation of the contributing area shall be final.***2.102.2 Minor Water Course:** A watercourse, which is not a major one”

**2.103 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 or the width of the road mentioned in the drawing prepared by Corporation and measured at right angles to the course or intended course of direction of such road.

**2.104 WINDOW:**

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

**3. APPLICABILITY OF REGULATIONS:**

**3.1** In addition to the provision contained in Section 44, 45, 58 and 69 of M.R. & T.P. Act, 1966 and Section - of - Corporation Act the building Regulations shall apply to the building regulation activity given under 3.2.

**3.2** These Regulations shall apply to all “Development”. Further the Regulations shall apply to development work defined under Regulation Nos. 3.2.1 to 3.2.5.

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

**3.2.2** Where the whole or any part of the building is removed, these Regulations 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 Regulations apply to any remaining part and to the work involved in demolition.

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

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

**3.3 EXISTING BUILDING OR USE:**

Nothing in the Regulations shall require the removal, alteration or abandonment, nor 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 and/ or residents. The Corporation may also require discontinuance of an existing use if it is located in the non-conforming use as per Planning Proposals prepared by Corporation, provided the Cooperation gives adequate time and alternative location. The decision of the Corporation shall be final.

**4. INTERPRETATION:**

**4.1** In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. ‘The word ‘Person: includes a Corporation as an individual; writing includes printing and typing and ‘signature’ includes thumb impression made. by a person who cannot write if his name is written near to such thumb impression.

**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 permit and commencement certificate for each such development work/building from 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 point of view of the Regulations:

- i) Railways;
- ii) National highways;
- iii) National Waterways;
- iv) Major Ports;
- v) Airways and Aerodromes;
- vi) Posts and Telegraphs, telephones, wireless, broadcasting and other. like forms of communication;
- vii) Regional grid for electricity; and
- viii) Any other service which the State government may, if it is of 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 Regulation No. 5.1.1 :

- i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools, in 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 Regulations No. 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, building etc. of the Railways:
  - a) All Railway tracks in and outside the yards including the formation, culverts, bridges, tunnels and side drains.
  - b) Building, platforms, foot over bridges, subways, sheds over platforms, yard master’s and train dispatcher’s offices, weigh bridges, turn-tables, lifting-towers, gantries.
  - c) Running (Loco) sheds, carriage and wagon depots, carriage washing arrangements, running rooms, Train Examiner’ office 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 electric equipment for electric traction.

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

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 PRE-CODE BUILDING PERMIT :**

If any building, permit for which had been issued before the commencement of the Regulations, is not commenced within period of one year from the date of issue of such permit and wholly completed within the period of three years from the date of such permit after getting the Building Permit and Commencement Certificate revalidated after every year, the said permission shall be deemed to have lapsed and fresh permit shall be necessary to proceed further with the work in accordance with the provisions of. the Regulations. In respect of half completed works, the provision of the new Development Control Rules may not strictly be made applicable for granting new permissions in case of genuine bonafide hardship.

## **6. PROCEDURE FOR OBTAINING BUILDING PERMIT & COMMENCEMENT CERTIFICATE:**

### **6.1 NOTICE:**

Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building shall give notice in writing to the Authority of his said intention in the prescribed form (See Appendix -A) and such notice shall be accompanied by plans and statements in sufficient (See Regulation No. 6.1.1) copies, as required under 6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type. One set of such plans shall be retained in the office of the Authority for record after the issue of permit or a refusal.

**6.1.1** Copies of Plans and Statements: Normally four copies of plans and statements shall be made available along with the notice. In case of building schemes, where the clearance is required from other Competent Authority appointed by Corporation (See Regulation No. 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, subdivision layout plan, Building plan, services plan, specifications and certificate of supervision and ownership title as prescribed in 6.2.1 to 6.2.2.

**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-I.

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

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

TABLE: 1 - DRAWING SHEET SIZES

Sr. No.	Designation	Trimmed Size (mm)
1.	AO	841 x 1169
2.	A1	594 x 841
3.	A2	420 x 594
4.	A3	297 x 420
5.	A4	210 x 297
6.	AS	148,x 210

**6.2.2 Ownership Title :** Every application for building permit and commencement certificate shall be accompanied by the following for verifying the proof of ownership:

- i) Attested copy of original sale/lease deed;
- ii) Latest 7/12 extracts from the Revenue Dept. Or the property register card; and
- iii) Other documents acceptable to the Authority.



In case of leasehold plots, clearance from the Less or regarding lease condition shall be obtained.

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 permit and commencement certificate showing the boundary locations of the site with respect to neighbourhood landmark.

6.2.4 **Site Plan:** The site plan sent with an application for permit 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 on site/ building plan in Proforma - II of Appendix-A.*

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

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

d) all existing buildings standing on, over or under the site;

e) 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 partition 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 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.

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 and of the street (if any) at the side or rear the buildings;

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

j) any existing physical features, such as walls, drains, trees etc.;

k) area key plans to a scale of at least 1 :200 giving all necessary dimensions thereon of all the buildings (existing/proposed) and floor

- 1) aerial, electric supply line, water supply and drainage line and telephone lines.
- m) wise calculations of built-up area along with the total floor area to be anived at and F.A.R. consumed on it.

**TABLE: 2 COLOURING OF PLANS**

**SITE PLAN**

**BUILDING PLAN**

Sr.	Item	White plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print	
(1)	(2)	(3)	(4)	(5)	(6)	(7)		
1.	Plot Lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	(8)	
2.	Existing Street	Green	Green	Green		.....	Thick Black	.....
3.	Future Street if any	Green dotted	Green dotted	Green dotted	.....	.....	.....	
4.	Permissible building	Thick dotted black	Thick dotted	Thick dotted black	.....	.....	.....	
5.				No Colour	.....	.....	.....	
6.	Open spaces	.....	''''''	Blue		Black	.....	black
7.	Existing work WoIkproposed	Black (outline) Yellow hatched	White Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	White Yellow	Blue
8.	to be demolished			Red	-	Red	hatched	
9.	Proposed work Drainage and	Red filled in Red dotted	Red Red dotted	Red dotted	Red dotted	Red dotted	Red	Red
10.	Sewerage Work Water Supply Work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted	Red dotted	
11.				Red hatched	Red hatched	Red hatched	Black dotted	
12.	Deviations Recreation Ground	Red hatched Green wash	Red hatched Green wash	Green wash	Green wash	Green wash	thin Red hatched thin Gren wash	

- 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 of not less than 1:500 containing the following:
- a) The locations of all proposed and existing roads with their existing/ proposed prescribed widths within the land;
  - b) Scale used and North Point;
  - c) Dimensions of plot along with building lines showing the setbacks with dimensions within each plot;
  - d) The locations of drains, sewers, public facilities & services, & electrical lines etc.;
  - e) Table indicating size, area and use of all the plots in the sub-division layout plan;
  - f) A statement indicating the total area of the site, area utilized under roads, open spaces for parks, play-grounds, recreation spaces 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\* floors together with the covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift wells, lift machine room and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking space provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory' building.

*(Note: \*To indicate in Proforma-I in Appendix - A).*

- 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 showing clearly the sizes of the footings, thickness of basement wall, wall construction, size and spacing of framing members, floor slabs and roof slabs with their materials. The section shall indicate the height of building and rooms and also the height of the parapet; and the drainage and the slope of the roof. At least one section should be taken through the staircase. Provided further that the structural plan giving details of all structural elements and materials used along with structural calculations could be submitted separately but in any circumstances before the issue of the building permit / commencement certificate;
- 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;
- j) give dimensions and details of doors, windows and ventilators; and k) such other particulars as may be prescribed by the Authority.
- k) such other particulars as may be prescribed by the Authority.

#### **6.2.6.1 Building Plans for Multistoreyed / Special Buildings.**

For multi-storeyed buildings which are more than 15 m. height and 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.am. the following additional information shall be furnished/indicated in the Building Plans in addition to the items (a) to (1) of Regulation No.6.2.6.

- a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
- b) size (width) of main and alternate staircase along with balcony approach, corridor, ventilated lobby Approach;
- c) Location 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) Vehicle parking spaces;

- h) Refuse area, if any;
- i) Details of building services position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc;
- j) Details of exits including provision of ramps, etc., for hospitals and special risks;
- k) Location of generator, transformer and switch gear room;
- l) Smoke exhauster system, if any;
- m) Detail of fire alarm system network;
- n) Location of centralized control, connecting all fire alarm system built-in fire protection arrangements and public address system, etc.;
- o) Locations and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
- p) Location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenches, CO2 installations etc; and
- q) Location and details of first aid fire fighting equipment installations.

**6.2.6.2 Capitation Fee for Fire Protection:** For buildings more than 24 m. in height, the necessary capitation fees for fire protection shall also be paid and the building plan as given in Regulation No. 6.2.6.1 shall also be accompanied by the receipt for such payment. The details of the capitation fee are given under Regulation No. 6.5.6.

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

**6.2.8 Specifications:** General specifications of the proposed constructions, giving type and grade of materials to be used in the form given in Appendix - A, duly signed by licensed Architect/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 personal ceasing to be employed for the development work, the further development work shall stand suspended till new licensed technical personnel is appointed and his certificate of supervision along with a certificate for the previous work erected is accepted by the Authority.

- 6.2.10 Building Permit 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 Regulations, and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Authority. The same shall be returned to the owner after submitting the completion certificate of the building.
- 6.2.12 Clearance Certificate for Outstanding Dues and/ or Tax Arrears:** The notice shall also be accompanied by an attested copy of clearance certificate from the Assessment Department of Municipal Corporation for payment of tax arrears, where applicable and/or from the concerned office of the Corporation. Alternatively the applicant may undertake to pay all such dues on any account before plans are approved and commencement certificate is granted.
- 6.2.13** The Corporation may at its full discretion insist or omit additional information or part of information or the details as the case may be; however, such non-insistence or omission of certain information shall not absolve any owner or Architect or Structural Engineer or Engineer or Supervisor as the case may be of any of his duties with respect to these Regulations and provisions thereof.
- 6.3 SIGNING THE PLANS:** All the plans should 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 Proforma - II in Appendix - A).*
- 6.4 QUALIFICATIONS AND COMPETENCE OF THE LICENSED ARCHITECT / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR:**  
Architects, Engineers, Structural Engineers and Supervisors referred to under 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 Architect, Engineer, Structural Engineer and Supervisor shall be as given in Appendix - C.

## 6.5 SCHEDULE OF FEES:

### 6.5.1 Building Permit Fees:

**6.5.1.1 Development of Land / Sub Division Layout of Land** - The fees for submitting proposals for development of land/ subdivision layout of land shall be as follows:

Area to be developed	Fees
Up to 0.3 Hs.	Rs. 150/-
0.3 to 1.0 Hs.	Rs. 300/-
1.0 to 2.5 Ha.	Rs. 600/-
2.5 and more	Rs. 900/-

**6.5.1.2 Residential Building** - The following scales of fee shall be applicable for building permit for residential building:

#### Purpose

1. To construct or reconstruct a building covered Under Section 253\* of the B.P.M.C. Act, 19.49 and/or dev. under Section 44.
2. For alteration and/or additions to the existing building covered under Section 254\* of the B.P.M.C. Act, 1949 where additional area is proposed.
3. For alterations covered Under Section 254\* of the B.P.M.C\* Act, 1949 where no additional area is involved.
4. In case of amended plans for sanctioned proposal.
5. For revalidation of a sanctioned proposal, plans remaining the same.
6. For fresh proposal after expiry of four-year period.

Nominal fees Rs. 10/- for constructions restricted to 30 sq.m. built over areas.

Same as above.

Rs. 100 per proposal.

With every amended proposal a fee of Rs. 100/- wherein no extra floor area is proposed. Otherwise, as for the additional area proposed Rs.20/- per 10 sq.m. or

part thereof per proposal.

Rs. 100 /- per proposal under Section 253 & 254\* of the B.P.M.C. \* Act, 1949.

If there is no change is the plan, a fee of Rs. 200/- otherwise as per one above.

#### Scale of Fees

Rs. 20/- per 10 M2 or part thereof with a minimum of Rs. 100/ - per proposal.





*Note : In case of type designs only the area under layout and built up area of each type design shall be considered for the purpose of building permit fee and not the cumulative area; however, no concession shall be given in case of security deposit.*

**6.5.1.3** In case of proposals from medical, educational and charitable institutions, which are duly registered, fees shall be charged at 1/4th of the basic scale, subject to a minimum of Rs. 100/- per proposal.

**6.5.1.4** In case of proposal for Industrial, business and commercial buildings, cinema theaters and entertainment halls, hotels and lodging houses, fees shall be Charged at double the basic scale., subject to minimum of Rs.200 / - per proposal. For the purpose of this Regulation a residential building with even a single shop will be treated as a commercial building. Similarly, watchmen's quarters in industrial premises shall be considered as an industrial building.

**6.5.2 Boundary Wall:** The fees for constructing compound wall shall be *Rs. 100/-*

**6.5.3 Exemptions to Regulation No. 6.5.1 :** For special housing schemes by public housing agencies or government departments etc. Rs. 50/- per proposal. (i.e. for each layout and type design).

**6.5.4 Rules for Fixation of Fee:** The following rules shall apply :

1. The total plinths area on all floors shall be taken as the basis for calculation of fee including the basement floors.
2. No notice under Sections 253/254 of the B.P.M.C. Act, 1949 and or Section 44 of M.R. & T.P. Act, 1966 shall be deemed valid and until the person giving notice has paid the fees to the Corporation and an attested copy of the receipt of such payment is attached with the notice.
3. In case the proposal is rejected 10% of the fees shall be retained and the balance shall be refunded to the applicant.
4. These fee will be effective for all proposals.
5. No fees are payable for work covered under Regulations No. 15.4.1 and 15.4.2.
6. Fees for signs and outdoor display structures/buildings shall be payable in accordance with Rule 27.
7.
  - a) Fees for temporary structures on notified lands.
  - b) Fees for temporary structures on all other lands shall be 1/4 of the rate for the purpose.

**6.5.5** Fees for depositing building material/temporary erections on public streets shall be Rs. 0.25 per sq.m. occupied area per day.

**6.5.6 Capitation Fee for Fire Protection:** For buildings identified in Regulation No. 6.2.6.1, the capitation fee as in Regulation 6.5.6.1 to 6.5.6.4 shall apply:

**6.5.6.1** At the time of application to the chief of fire services for approval under these regulations the owner shall pay an amount calculated @ Rs. 5/- per sq.m. of sanctioned built-up area of each building subject to a minimum of Rs. 25,000/- into the fire precaution fund in the prescribed procedure of the Fire Brigade. The entire amount shall be refundable in case the building proposal is subsequently dropped.

**6.5.6.2 For all old buildings.** wherein complete fire fighting system as per the present rules (in force before these rules come into operation) has been provided and is in order, the rate shall be Rs. 2.50/- per sq.m.

**6.5.6.3 Building under construction.** In the case where the plans are approved by the Town Planning officer after obtaining the requirement for fire precautions and fire fighting equipment from the chief of fire services before these rules are brought into force and where building/s is/are under construction, and/or where the requirements as specified by chief of the fire services has been provided by the Developer (except for stand by pump, generator for the lift and sprinklers) such cases shall be considered on the same basis as existing building as 6.5.6.2 above, provided the wet riser system provided by the developer is so modified to suit the use of mobile pump.

**6.5.6.4** A further fees of Rs. 1/- per sq.m per year shall also be payable by the owner of the property from the date of occupation certificate granted by CIDCO to the same fund which shall be collected by the assessor and collector along with the general tax for providing the amount to meet the expenses for regular check inspections and other incidental expenses etc. so as to check and cause the owners / occupiers to keep the necessary installations in fit condition.

**6.5.7** A commencement certificate shall be issued only if security deposit amount as calculated is paid. Security Deposit shall be payable in the following manner:

A)

<b>Sr.No.</b>	<b>For layouts</b>	<b>Rs.</b>
1.	Up to 0.3 Ha.	750/-
2.	0.3 Ha. - 1.0 Ha.	1500/-
3.	1.0 Ha. - 2.5 Ha.	3000/-
4.	2.5 Ha. - above	4500/-

B) For buildings of all types Rs. 10/- per sq.m. subject to a minimum of Rs. 500/-.

C) For temporary development 10% of cost of temporary development subject to a minimum of Rs. 500/- and maximum of Rs. 5,000/-. Security Deposit in case of registered educational, medical or charitable institutions, the rates under A, B & C above shall be 1/4th.

## **6.6 DISCRETIONARY POWERS:**

a) In conformity with the intent and spirit of these rules the Planning Authority / Corporation 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.** Determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- iii.** Interpret the provision of these rules where the streets layout actually on the ground varies from the street layout as shown on the Development Plan;
- iv.** Modify the limit of a zone where the boundary line of the zone divides a plot; and
- v.** Authorize the erection of a building or use of premises for a public service undertaken for public utility purposes only, where he finds such an authorisation to be reasonably necessary for the public convenience and welfare even if it is not permitted in any land use classification.

**b)** In specific cases where a clearly demonstrable hardship is caused the Planning Authority/Corporation may, by special written permission:

- i.** Permit any of the dimensions prescribed by these Regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants, the buildings and the neighbourhood;
- ii.** Grant temporary permission for a period not exceeding one year at a time. While granting permission under (i) and (ii) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for non-compliance and payment of premium.

**6.7** 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 there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix - D and E.

**6.7.1** If within 60 days of the receipt of the notice, under Section 6.1 of the Regulations, 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 construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land or against any regulations, bye-laws or ordinance.

**6.7.2** Once the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. No new objections may generally be raised when they are resubmitted after compliance of earlier objections. The Authority shall scrutinise the re-submitted plan and if there be further objection, the plan shall be rejected.

**6.7.2.1** The building plans for buildings identified in Regulation No. 6.2.6.1 shall also be subject to the security of the Chief Fire Officer or any officer appointed for the purpose and the sanction to the building permit shall be given by the Authority after the clearance from him.

**6.7.3 Architectural Control:** For the buildings coming up in the important areas or fronting on major roads than 18 m. in width or in the case of important monumental buildings or in the proximity of building of historical importance, the building schemes may be cleared from the architectural aesthetics point of view. The Authority shall have powers to frame suitable rules for ensuring the above. For this the authority may seek the following information through detailed drawings or models showing the exterior of the building indicating the details on the following:

- i)** Projections, architraves on windows, doors and other openings, weather frames, sun-breakers, galleries, balconies, porches;
- ii)** Exterior material/finishes used with texture;
- iii)** Stair rooms and such other constructions on the top of the building which affect the skyline; and
- iv)** Details of gates and boundary walls. The decision of the Committee consisting of Chief Architect and Planner, Town Planning Officer of Corporation and an eminent person appointed by Corporation on the aspect of the clause shall be final.

## **6.8 BOARD OF APPEALS:**

**6.8.1** Any applicant aggrieved by an order granting permission on conditions or refusing permission may, within thirty days of the communication of the order to him, prefer an appeal to the Board of Appeals set up by the Corporation. The Board of Appeals shall consist of Town Planning Officer, Chief Architect and Planner and Chief Engineer of the Corporation, and an eminent Architect or Engineer from profession. Such appeal shall be made in such manner and accompanied by such fees (if any) as may prescribed.

**6.8.2** The Board of Appeals may, after giving a reasonable opportunity to the appellant and the Planning Authority to be heard, by order dismiss the appeal, or allow the appeal by granting permission unconditionally or subject to the conditions as modified. The appeal shall be cleared within 60 days of receipt of appeal.

**6.9 DURATION OF SANCTION:**

The sanction once accorded through building permit shall remain valid for one year from the date of issue. The building permit shall be got revalidated before the expiry of this period. The request for further revalidation shall be subject to the development plan provision and/or the Building Regulations & Development Control Rules amended up-to-date. Such revalidation could be done for three consecutive terms of one year each after which proposal will have to be submitted to obtain building permit/ commencement certificate afresh. The work shall be commenced within one year from the date of issue of building permit and commencement certificate and completed within three years from the date of issue of building permit and commencement certificate, or as may be extended by the Corporation.

**6.10 REVOCATION OF PERMIT:**

**6.10.1** In addition to the provisions of Section 51 of Maharashtra Regional and Town Planning Act, 1966, the Authority may revoke any building permit issued under the provisions of the Regulations, wherever there has been any false statement or any misrepresentation of material fact in the application on which the building permit was based, and the whole work shall be treated as unauthorized. In the case of revocation of permit based on false statements or any material misrepresentation of fact in the application, no compensation should be paid.

**7. PROCEDURE DURING CONSTRUCTION WORK:**

**7.1** Neither the granting of the permit nor the approval of the drawings & specifications, nor inspections made by the Authority during erection of the building shall, in any way, relieve the owner of such building from full responsibility for carrying out work in accordance with the requirements of the Regulations.

**7.1.1** The holder of the building permit shall allow all the Authorised Officers of the Corporation to enter the plot/ site for which the Commencement Certificate has been granted for carrying out development at any reasonable time for the purpose of enforcing these Regulations.

**7.1.2** He shall also obtain, wherever applicable, permission from Corporation or any other Authority as may be applicable regarding building, zoning, grades, sewers, water mines, plumbing, signs, blasting, temporary street occupancy, electricity, highways and all other permits required in connection with the carrying out of the development.

**7.2 NOTICE FOR COMMENCEMENT OF WORK :**

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

**7.3 DOCUMENTS AT SITE:**

**7.3.1** Where tests of any materials are made to ensure conformity with the requirements of the Regulation, 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.

**7.3.2** The persons to whom a permit is issued shall during construction keep:

- a) Posted in a conspicuous place on the site in respect of which the permit was issued, a copy of the building permit; and
- b) A copy of the approved drawings and specifications referred to in Regulation 6 on the site in respect of which the permit was issued.

**7.4 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 work upto plinth level with a view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plan. 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 proforma given in Appendix - H. Within the above period, if the permission is not refused, the permission shall be deemed to have been given.

## **7.5 DEVIATIONS DURING CONSTRUCTIONS:**

If during the construction of a building, any departure of a substantial nature from the sanctioned plan is intended to be made by way of internal alterations or external additions which violate any provisions regarding general building requirements, structural stability and fire safety requirements of the Regulations, sanction of the Authority shall be obtained. Any work carried out in contravention of the sanctioned plan, without prior approval of the Authority, shall be deemed as unauthorized. The revised plan showing the deviations shall be submitted and the procedure laid down for the original plan here before shall apply to all such amended plans.

## **7.6 COMPLETION CERTIFICATE:**

The owner through the licensed Architect, Engineer, Structural Engineer and Supervisor, as the case may be who has supervised the construction, shall give notice to the Authority regarding completion of work described in the building permit. The completion certificate shall be submitted in the prescribed proforma given in Appendix - J and shall be accompanied by three sets of Completion Plan, one of which shall be cloth mounted.

## **7.7 OCCUPANCY CERTIFICATE:**

The Authority, on receipt of the completion certificate, shall inspect the work and sanction or refuse an occupancy certificate, in the proforma given in Appendix - K within 21 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.

**7.7.1 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 permit provided sufficient precautionary measures are taken by the holder of the building permit to ensure public safety and health safety. The part occupancy certificate shall be given by Authority subject to the owner indemnifies the authority as per the proforma given in Appendix - L.

**7.7.2** In the case of building identified in Regulation No. 6.2.6.1, the work shall also be subject to the inspection of the Chief Fire Officer.



\*Fire brigade or any other officer appointed by the Corporation and the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer or the officer appointed by the Corporation 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 Regulations and sanctioned plan. Section 259, 260, 261 and 262 of B.P.M.C. Act, 1949 or Section 135 of M.R.&T.P. Act, 1966 and Regulations No. 7.1.1 shall apply for the procedure for inspections by the Authority and for action to be taken by the Authority arising out of the inspection carried out.

## **9. UNSAFE BUILDINGS:**

**9.1** All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs, demolition or dealt with as otherwise directed by the Authority. The relevant provision of the Section 264 of B.P.M.C. Act, 1949 shall apply for procedure of actions to be taken by the Authority for unsafe buildings.

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

**9.1.2 Notice to Owners / Occupiers:** Whenever the Corporation finds any building or portion thereof to be unsafe, it shall, in accordance with established procedure for legal notice, give to the owner and/ or occupier of such building, written notices stating the defects thereof. This notice shall require the owner or the occupier within a stated time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof.

**9.1.3** The Corporation may direct in writing that the building, which in its opinion is dangerous, or has no provision for existence if the building catches fire, shall be vacated, provided that the Corporation shall keep a record of the reasons for such action.

**9.1.4 Disregard of Notice:** In case the owner or occupier fails, neglects or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the Corporation shall cause the danger to be removed whether by demolition or repair of the building/ s or portion thereof or otherwise.

**9.1.5 Cause of Emergency:** In case of emergency, which in the opinion of Corporation involves imminent danger human life or health, the Corporation shall forthwith or with such notice as may be possible, properly cause such buildings or portion thereof to be rendered safe or removed. For this purpose the Corporation may at once enter into such structure or land on which it stands, or abutting land or structure with such assistance and at such cost as may be deemed necessary. The Corporation may also get the adjacent structure vacated and protect the public by an appropriate fence or such other means as may be necessary. The decision of the Corporation shall be final.

**9.1.6 Costs:** Costs incurred under 9.1.4 and 9.1.5 shall be charged to the owner of the premises involved. Such costs shall be charged on the premises in respect of which or for the benefit of which the same has been incurred and shall be recoverable.

## **10. OFFENCES AND PENALTIES:**

### **10.1 Offences and Penalties:**

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

**a)** be punished by a fine as fixed by the Authority and as stipulated in Section 52 of Maharashtra Regional and Town Planning Act, 1996 and Section 468 of B.P.M.C. Act, 1949 or the fine may be in the form of forfeiture of security deposit wholly or partly. Further the Authority shall:

**b)** take suitable actions including demolition of unauthorized works as decided by the Authority as stipulated under Section 53 of Maharashtra Regional and Town Planning Act, 1996 and Section 267 of B.P.M.C. Act, 1949; and

**c)** take suitable action against the licensed technical personnel, which may include cancellation of the license and debarring him from further practice for a period extending upto five years.

**d)** In case of unauthorised work the Corporation shall:

**i)** demolish whole or part of the unauthorised development which does not fulfill the requirement of these rules; and/or

**ii)** levy penalty for the unauthorised development to the extent of 10% of cost of construction in addition to the cost incurred in demolition and usual administration charges.

# GENERAL BUILDING REQUIREMENTS

## 11 REQUIREMENTS OF SITES:

### 11.1 NO PIECE OF LAND SHALL BE USED AS A SITE FOR THE CONSTRUCTION OF BUILDING:

- a) If the Authorities considers that the site is in sanitary or that it is dangerous to construct a building on it;
- b) If the site is within a distance of 9 m. from the edge of water mark of a minor watercourse and 15 m. from the edge of water mark of a major watercourse; provided that where a water course passes through a low lying land without any well defined banks, the owner of the property may be permitted by the Authority to restrict or divert the water course to an alignment and cross section as determined by the Authority and any structure shall be permitted to be constructed after leaving 5 meters from the boundary of the water course so trained; however, the owner shall take adequate engineering precautions for the safety of the building so constructed to the satisfactions of the Corporations;
- c) If the site is not drained properly or is incapable of being well drained;
- d) If the owner of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp;
- e) If the building is for assembly uses for cinemas and theatres as well as for public worship, which has not been previously approved by the Authority;
  - i) 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;
- g) If the use of the said site is for the purpose, which in the opinion of the Authority will be 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 Government of Maharashtra;
- h) If the building is nearer than 24.5 meters from the center line of the National Highway, State Highway or Major District Road in case of residential buildings and 36.5 meters in case of other buildings or in accordance with other provisions of Ribbon Developments Rules, however, if they are taking access from the service road of the highway a non-residential building may be permitted with set backs similar to that of a residential building and also if the property is deriving access from an internal road and not from main highway carriage;

- i) If the plot has not been approved as a building site either by Authority or City Improvement Trust Board or Planning Authority;
- ii) If the proposed occupancy of the buildings on the site does not conform to the land use proposals in the development plans/details plans prepared by Corporation or the lease conditions;
- k) If the level of the site is less than prescribed Datum level depending on topography and drainage aspects.

**11.2 DISTANCE OF BUILDING FROM ELECTRIC LINES:**

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 to time to time between the building and any overhead electric supply line :

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

**11.2.1** The minimum clearance specified in clause 11.2 above shall be measured from maximum sag from vertical clearance and maximum deflection due to wind pressure for horizontal clearance.

**12. MEANS OF ACCESS:**

**12.1** No building shall be erected so as to derive any other building of the means of access.

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

**12.3 INTERNAL STREETS:**

The streets in a layout of sub-division scheme or the streets that serves more than one building in a plot of land shall be governed by following regulations:

**12.3.1 For Residential Land Use:** A minimum of 3.5 m. width shall be provided for any means of access if it serves an area admeasuring 800 sq.m. or less and its length from the public street is 70 m. or less. Provided further that at the end of cul-de-sac a turning space not less than 6 m. x 6 m. shall be provided. However, this will not be permitted in case of plotted development for plots 50 sq.m. and more.

**12.3.2** A minimum width of 7 m. the minimum paved width being 3.5 m. shall be provided for any means of access if it serves an area not exceeding 4000 sq.m. and/or its length from a wider street is 100 m. or less. If such road is a dead-end road and its length exceeds 30 m. then a turning space not less than 11 m. x 11 m. shall be provided.

**12.3.3** A minimum width of 9 m. shall be provided for any means of access if it serves an area exceeding 4000 sq.m., upto 4 hectares its length from a wider / equivalent street is more than 100 m. but less than 500 m. and the paved width shall not be less than 6 m. If such road is a dead end road and its length exceeds 70 m. a turning space not less than 14 m. x 14 m. shall be provided. If length exceeds 500 m. and/or area served exceeds 4 hectares then such street shall be 11 m. wide.

**12.3.4** The minimum frontage on vehicular access for each residential plot shall not be less than 3.5 m. in width. In case of a site interior / tandem such an access shall be maximum 9 m. with minimum width of 3.5 m.

**12.3.5** For land uses other than residential, the width of the street shall not be less than 11/12 m.

**12.3.6** For land uses other than residential, the minimum frontage on vehicular access to each plot shall not be less than 5 m. width. In case of a site interior or tandem such access shall be maximum 9 m. in length with minimum width 5 m.

**12.3.7 Approaches to Buildings:** For all land uses the width of the approach from the street to building shall not be less than

- a) 1 m. if its length is not more than 3 m. and/or the floor area of the building served does not exceed 150 sq.m.
- b) 2 m. provided its length is more than 3 m. but does not exceed 9 m. and/or the floor area of the building served is more than 150 sq.m. but does not exceed 800 sq.m.
- c) 3.5 m. if its length is more than 9 m. but not exceeding 70 meters and/or the area of the building/s served does not exceeds 800 sq.m. If the area served exceeds 800 sq.m. or the length exceeds 70 m. a regular street shall have to be provided as per requirements. Such pathway can be considered to be a part of marginal open space of min. 5.0 m. if the development is upto G+3.

**12.3.8**

i) In case where a private passage is unrestrictedly used by public for more than 10 years as means of access of width not less than 9 m. to a number of plots, the Planning Authority may improve the passage at the Planning Authority's cost and thereafter take steps under the provision of Bombay Provincial Municipal Corporation Act to declare it as a public street, subject to the provisions of Sections 223 & 224 of the B.P.M.C. Act, 1949.

ii) Notwithstanding the above, in partially built-up plots, if the area still to be built upon does not exceed 5000 sq.m. an access of 3.6 m. width and even if it is built over at a height of not less than 4.5 m. may be considered as adequate means of access. If such access is at least 3 m. in width, it shall -be considered as adequate means of access for area to be built upon not exceeding 5000 sq.m. provided such area is used for Low income Group housing and the built-up Area/F.A.R. permissible would be 75% of the Built-up Area/F.A.R. permissible in that zone.

iii) In Gaothan areas in the case of plots facing street/means of access less than 4.5 in width, the plot boundary shall be shifted to be away by upto 2.25 m. from the central line of the street/means of necessary to give rise to a new street means of access way/having a width of 4.5 m. However, the shifting of plot boundaries of other side shall be done equally.

**12.4** 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 Regulation No 12.3 and shall be maintained in a condition to the satisfaction of the Authority.

**12.4.1** If any private street or any other means of access to a building be not leveled, metal led, flagged or paved, sewerred, drained, channeled, lighted or laid with water supply line or provided with trees for shade to the satisfaction of the Authority, by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner as he shall direct.

**12.4.2** If any structure or fixture is set upon a means of access so as to reduce its width, the Authority may remove the same further and recover the expenses so incurred from the owner.

**12.5 ACCESS FROM HIGHWAYS / IMPORTANT ROADS:**

No premises other than highway amenities like petrol pumps, motels etc. shall have an access direct from highways, other classified roads or other roads as specified by the Planning Authority from time to time. The Planning Authority shall maintain a register of such roads, which shall be open to public inspection at all times during office hours. The portion of such roads on which direct access may be permitted shall be as identified in the Development Plan. However, in case of existing development on highways/other roads, referred above, the operation of the above Rules shall be exempted. The above will be subject to the provisions of State Highway Act, 19 and National highway Act, 19 or any other directive in force from Highway Authority or Ministry of Shipping and Transport.

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

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

**b)** The approach to the building and open spaces on its all sides (see Regulation No. 15.1) and the layout for the same shall be done in consultation with the Chief Fire Officer, CIDCO Fire Brigade and the same shall be kept free of obstructions and shall be motorable.

- c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in on 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 services vehicles. If main entrance of boundary wall is built over the minimum vertical shall be 4.5 m. below the lowest point.

**13.**  
**13.1 RULES FOR DEVELOPMENT OF LAND INTO LAND SUB-DIVISION AND LAYOUT:**

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 building or sub-division of his entire contiguous 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) When the land under development admeasures 3000 sq.m. or more, the applicant shall submit a proper layout for sub-division of the entire area of land.

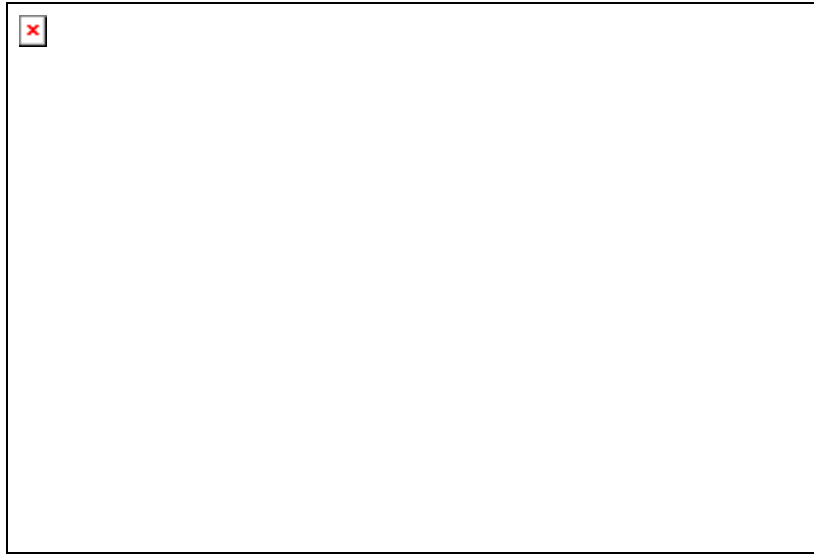
**13.2 ROADS / STREETS IN LAND SUB-DIVISION OR LAYOUT:**

**13.2.1** The width of roads/streets/publ)c and internal access-way including pathway shall conform to provisions of Regulation No. 12.3 to 12.5.

**13.2.2** In addition to the provisions of Regulation No. 12.3, Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space of 150 m. will be allowed only in residential areas. The turning 'space shall be in accordance with Regulation No. 12.3.2 and 12.3.3.

**13.2.3** Intersection of Roads: At junction of road 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 % the road width across the direction of tangent as given below:





**Figure 1 - Rounding Off Intersections At Junctions**

### 13.2.3

(i) For junction of road meeting at other than right angles, the rounding off or cut off or similarly treatment shall be done, to the approval of the Authority depending upon the width of roads, the traffic generated, the sighting angle etc.,

### 13.2.4 SPECIAL PROVISIONS FOR GROUP HOUSING & ROW HOUSING:

**a) Group Housing Scheme.:** In the Group Housing Scheme, the following regulations shall apply:

i) Entire area under layout shall be treated as one single plot and the net plot area in a Group Housing Scheme shall be regarded as the area excluding the land under roads, and open spaces if any but area under approaches to any building need not be deducted.

ii) The total covered up area shall not exceed  $\frac{1}{2}$  of the net plot area and development shall be subject to maximum F.S.I. of 1.0 and G+3 upper floor.

iii) The distance between any two building~ and approach will be 1.0 m. for ground floor, 1.5 m. in case of G + 1 development and 2.0 m. for G+2 development and 3.0 m. for G+3 development from any street.

iv) Distance between any two building shall be 2.0 m., if they are ground floor structure, 3.0 m. if they are ground and one upper floor, 4.5 m. if they are G+2 upper, 6.0 m. if they are G+3 upper and the side margins from plot boundaries shall be 1.5 m., 2.30 m., 3.0 m., and 4.5 m. respectively.

v) Notwithstanding the above, in case of Group Housing with one room dwelling unit and two room dwelling units by public housing agency if the buildings have ground floor only and further there are no doors or windows in the side walls, the minimum distance between the buildings may be reduced to 1.5 m. and the side margin at the end walls shall be 1.5 m. only along a street and nil along an approach/pathway.

**b) Row Housing Scheme:** Row houses will be permitted in the form of a complete row of not less than 4 houses and not more than 12 houses constituting not less than 12 m; and not more than 72 m. in length of a single row of houses. Following provisions shall apply in case of row houses, in addition to other provisions for residential land use, which are applicable.

i) The minimum width of the plot shall not be less than 3 m. and more than 6 m. however, the end plots shall have extra width for side margins in accordance with plot category or as per the building line of the adjoining plots whichever is wider.

ii) The minimum marginal distance in front and rear shall be in accordance with Regulation 13. The end walls if dead side margin shall be 1 m. for ground floor and 1.5 m. for G+1. If windows proposed in end wall then 1.5 m. for ground floor and 3 m. for G+1.

iii) Construction only upto ground and one upper floor shall be permitted on such plots depending upon the plot size.

iv) In case of staircase located internally, openings for light and ventilation shall be permitted through roof provided the arrangement for glazed area of at least 1.0 sq.m. and louvered or grilled area of at least 0.5 sq.m. is made. This provision shall apply only if the internal staircase is enclosed.

- v) While submitting the layout for approval, the position of the structure on plots shall be shown on plan.

### 13.3 OPEN SPACES:

**13.3.1** In any layout or sub-division of land admeasuring 0.3 hectares or more in residential and commercial zones, 10% of the entire holding area shall be reserved for recreational spaces which shall be as far as possible provided in one place.

**13.3.1.1** No such recreational spaces shall admeasure less than 300 sq.m.

**13.3.1.2** The minimum dimension of such recreational space shall in no case be less than 7.5 m. 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.

**13.3.1.3** The structures to be permitted in the open spaces shall be as per the following provisions:

- i) They shall be single storeyed upto 30 sq.m. built-up area in open space area admeasuring not less than 300 sq.m. in case of larger open spaces such structures can be upto 10% of the area of the open space.
- ii) The structure shall be used for the purpose of pavilion or gymnasia, kindergarten, library, Cerech or other activities which are related to open spaces; and
- iii) no toilet block shall be permitted in the form of isolated structures.

*Note : This would be exempted from F.A.R./ Built-up area calculations. Every such plot and recreational open spaces shall have an independent means of access.*

**13.3.2 Plots for Public Purpose:** In the case of sub-division of land in industrial zones of area 0.8 hectare or more, 5 percent of the total area shall be reserved as plots for public purpose which shall also served as a general parking space, when such plot exceeds 1500 m<sup>2</sup> the excess area could be utilized for the construction of building for banks, canteens, welfare centers and such other common purpose considered necessary for the industrial user, as approved by the Authority.

### 13.3.2.1 Recreation Space:

Further in all industrial plots admeasuring 1000 sq.m. or more in area, 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 utilized as such by the persons working in the industry.

## 13.4 SIZE OF PLOTS:

13.4.1 For plotted development for residential user the following table shall apply:

TABLE - 3

Sr. No.	Area of plot In sq. meters	Front Margin	Side Margin	Rear Margin	Max. FBI	No. of storeys	Tenement
1	2	3	4	5	6	7	8
1.	30 m2. & above but less than 40 m2	1.0 M.	1.0M. or nil for row hsg.	1.0 M.	-	Gr. Only	1
2.	40 m2. & above but less than 50 m2	1.0M.	-do-	1.5 M.	-	-do-	1
3.	50 m2 & above but less than 100 m2	1.0M.	1.0 M. or nil for row hsg.	1.5 M.	-	Gr. Only	2
4.	50 m2. & above but less than 100 m2	1.0M.	1.5M. or nil for row hsg.	2.3 M	-	G+1	2
5.	100 m2 & above but less than 150 m2	1.5M.	-do-	2.3 M.	-	-do-	3
6.	150 m2 & above but less then 200 m2	2.3M.	-do-	2.3 M.	1	-do-	4
7.	200 m2 & above but less than 300 m2	i) 3.0 M. ii) 3.0 M.	1.5M. 2.3M.	3.0 M. 3.0 M.	1 1	G+1 G+2	6
8.	300 m2-& above	3.0M.	2.3 M.	3.0 M.	1	G+2	225 Tenements per Hq. (Net plot area)

Additional floors will be permissible subject to open spaces as follows:

For heights of buildings above 10m. and upto 24 m. in residential and 30 m. in . case of other user in addition to the minimum width of the open spaces required for the height of 10 m. there shall be an increase in the width of the minimum side and rear open space at the rate of 0.3 m. per every 1 m. or fraction thereof for heights above 10 m.

**Note:**

1. *The front margin shall be measured from the plot boundary abutting the road. In case of corner plots at the junction of two roads, the front margin shall be measured from plot boundary abutting both the roads and on both the frontages there shall be same building line observed throughout as per other plots located in line. In such cases on remaining two sides only side marginal distances/open spaces will be allowed.*
2. *Plot categories at Sr. No.1 will be available only for public agencies.*
3. *The plots covered under any type above shall be permitted to be developed as semi-detached buildings.*
4. *The Plot No.1 to 6 shall be permitted to be developed as row housing.*
5. *Plot categories of No.1 to 7 will not be permitted to be subdivided: if amalgamated, the open spaces shall be observed as per the amalgamated area; in case of plot category No.6 amalgamation and subdivision Will be permitted provided the minimum area of any plot after subdivision shall not be less than 300 sq. m.*
6. *F. S.L for plot categories No.1 to 5 above shall be obtainable subject to observance of specified marginal open spaces in front, side and rear.*
7. *In case with T.D. Rs. (Transferable Development Rights), the maximum F. S.L 1.4 is permissible for No.7 (iii) & 8 type development only in Table No.3.*

**13.4.1.1** In commercial / Service industrial (C1 C2 & 11) Subdivision with minimum size of plot of 300 sq.m. shall be permissible.

**13.4.2 Industrial Zones:** (I<sub>2</sub> & I<sub>3</sub>) The plot sizes shall be in accordance with Appendix N-1.2.8.

**13.4.3 Other Specified Buildings:** The minimum size of plots for buildings for uses like educational, assembly (cinema / drama/theatre). Mangal karyalaya, petrol filling station and other community facilities etc. shall be as decided by the Corporation subject to Regulation Nos. 13.4.3.1 to 13.4.3.3. and 13.8.

**Note :** The Authority/ Corporation shall add any other specified. Uses to this list from time to time.

**13.4.3.1 Cinema/Drama Theatres/Assembly Halls.** Minimum size of plot for cinema theatre (drama theatre assembly buildings shall be 0.4 Ha. and the seating capacity of the building shall be @ 3.0 sq.m./seat. More than 50% of the F.A.R. of such plots shall be devoted for the principal use if mixed use is proposed.

**13.4.3.2 Public Entertainment Hall/Mangal Karyalaya.** The minimum size of plot shall be 1000 sq.m. (A plot admeasuring not more than 500 sq.m. for accommodating small office and gathering place in a society shall not come under this. It shall be dealt with as if it is a residential building for the purposes of open space around building).

**13.4.3.3 Petrol Filling Station.** The minimum size of plot shall be :

a) 30.50 m. x 16.75 m. in the case of Petrol Filling Station with kiosk without service bay (30.5 m. being the frontage).

b) 36.50 m. x 30.50 m. in the case of Petrol Filling Station with service bay (36.5 m. being the frontage).

**13.4.3.4** The plot for all other public users as mentioned in Table-4 shall be proposed as far as possible; Corporation may at its full discretion insist or relax the area and impose suitable conditions in specific cases.

**13.4.4 F.A.R./Built-up Area Calculation on Net Plot Area:** For the purpose of F.A.R. 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 vehicular roads (7 m. and above) and recreational space subject to provisions under 13.2.4 (a) and (b).

**13.4.4.1 Layout in Residential and Commercial Zone.** For plots admeasuring 0.27 Ha. to 0.30 Ha. The F. A. R. / Built-up area would be restricted to plot size of 0.27 Ha.

**13.4.4.2 Layout in Industrial Zone.** For industrial plots admeasuring 900 sq.m. to 1000 sq.m., the F. A. R. f Built-up area would be restricted to plot sizes of 900 sq.m.

**13.5** 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. (An adjustment off 5% may be permitted on receipt of individual case).

**13.6** In the residential area when the area under layout exceeds 3.5 hectares the owner shall provide site for minimum one nursery and three shopping units for the day-to-day need. The above standard may be modified with due considerations to the facilities available in a particular neighbourhood or locality.

**13.7** In any layout or sub-division of plot of 2 Ha or more, a suitable site for an electric sub-station shall be provided, if insisted by Corporation.

**13.8 AMENITIES AND FACILITIES FOR LAYOUTS OF LARGER AREAS:**

For layouts of larger areas in residential, commercial and industrial zones, provisions may be made for the amenities and facilities as given in Table - 4.

**14. LAND USE CLASSIFICATION AND USES PERMISSIBLE:**

**14.1 LAND USE CLASSIFICATION:**

The various land use classifications shall be in the following Zones:

- |                                      |   |   |
|--------------------------------------|---|---|
| i) Residential Zone                  | : | Purely residential (R <sub>1</sub> )    |
| ii) Residential Zone with shop lines | : | (R <sub>2</sub> )                       |
| iii) Industrial Zone                 | : | i) Service Industries (I <sub>1</sub> ) |
|                                      | : | ii) Gen. Industries (I <sub>2</sub> )   |
|                                      | : | iii) Sp. Industries (I <sub>3</sub> )   |
| iv) Green Zone                       | : |   |
| v) Special Reservations              | : |   |
| vi) Information Technology Land Use  | : |   |

Information Technology Land Use includes any land use primarily for the development of Computer Software & Hardware and equipments relating to earth station, V-SAT routes, transmission covered and dish antenna, transmission towers and other similar IT related uses.

**14.2** The various building uses, occupancies, and premises to be permitted in the various zones shall be as given in Appendix - M.

**14.2.1 Boundaries of Zone:** The zones are located and bounded as shown on the Development Plan and/or the latest Detail plan prepared by the Authority and the detailed plan shall prevail.







**14.3** No building or premises shall be changed or converted to a use not in conformity with the provisions of Regulation No. 14.2 and the Regulations.

**14.4 USES AS SPECIFICALLY DESIGNATED ON DEVELOPMENT PLAN :**

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

i) Where a site is designated for one specific public purpose on the Development Plan, the Planning Authority may use the structure existing or to be built thereon or permit the use of the structure in combination with other purposes provided the same is in conformity with these rules and the zone in which the site falls;

ii) In the case of specific designation in Development Plan for schools and their playgrounds or markets and service industries the Planning Authority may interchange their uses provided the designation are on adjoining or nearby building or premises;

iii) Where the use of plot is especially designated for open markets, the Planning Authority may, in particular cases, permit development work on upper floors which shall be in conformity with the zone in which the plot falls;

iv) Construction of multi-storeyed garages may be permitted on parking plots;

v) The Corporation reserves the right to reshape, enlarge, reduce, relocate and/or add any specific use in the small-scale structure plan of the Development Plan/Planning Proposals while preparing detail plan of any particular area.

**14.4.2 Uses to be in Conformity with the Zone:** Where the use of buildings or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall;

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

Provided further that a non-conforming use shall be extended or enlarged except as provided in Regulation No. 14.5.1 and 14.5.2. and that when a building containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations.

**14.4.3 Widths of Roads in the Development Plan:** Notwithstanding anything contained in the Development Plan or in these Regulations the Planning Authority may from time to time prescribe regular lines of streets or widths of road different from those shown in the Development Plan.

## 14.5 NON - CONFORMING USES:

### 14.5.1 Industries:

Where a non-conforming industry has been granted a written permission without a condition for its shifting to a conforming zone at the end of a specified period, additions thereto for the manufacture of new articles 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 appreciable increase in the employment and undue increased in traffic loads;
- 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 Regulations.

Before permitting any such additions, the Planning Authority shall first satisfy itself that the degree of nuisance from the existing unit will in no way be increased by such additions.

**14.5.2 Other (Non - conforming users other than industries) :** Where nonconforming user existing prior to the date of enforcement of these Regulations is allowed to be continued in the Development Plan, any additions to such non conforming use (other than those provided in 14.5..1) not exceeding the permissible F.A.R. 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 the one establishment only;
- b) The proposed additions are for preventing undue loss 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.

## **15. OPEN SPACES, AREA AND HEIGHT LIMITATIONS:**

### **15.1 EXTERIOR OPEN SPACES:**

The provisions for open space at the front, side and rear of the buildings, depending upon occupancy, plot size, nature of development shall be prescribed separately for different users (namely row building, semi-detached & detached), width of fronting the plot, the locality shall be as given in Appendix - N.

**15.1.1** Buildings shall be set back at least 4.5 from any road wider than 18 m.

**15.1.2 Buildings Abutting Two or More Streets:** Where a building abuts two or more streets, the set backs from the streets shall be such as if building was fronting each such street.

**15.1.3 Increased Open Spaces for Height of Building:** The open spaces at sides and rear shall be increased depending on height of buildings as given below:

**15.1.3.1** For heights of buildings above 10 m. and upto 24 m. in case of residential and 30 m. in case of any other use in addition to the minimum width of the open spaces required for the height of 10m.

there shall be an increase in the width of the minimum side and rear open space at the rate of 0.3 m. per every 1 m. or fraction thereof for heights above 10m.

**15.1.4 Open Spaces to be provided for the Full Consumption of F.A.R.:** Normally the open spaces to be left at the sides and rear shall conform to the height necessary to consume full F.A.R. permissible for the occupancy in the zone, provided that smaller open spaces that are required under Regulation No. 15.1 would be permissible if the height of the building is restricted permanently to any smaller height. The Authority may permit smaller set back and permit additional floor area to the limit of 10 sq.m. over the permissible F.A.R. to avoid structural difficulties or great hardship, but so as not to affect adversely the light and ventilation of adjoining buildings or part thereof.

**15.1.5 Open Spaces for Tower like Structures:** Notwithstanding the provision of Regulation No. 15.1.4 tower like structures may be permitted only with 4.5 m. open space at the ground level and one set back at the upper levels provided that the total height does not exceed 24 m. If it exceeds 24 m. the minimum open spaces at the ground level shall be 6 m. The deficiency in open spaces shall be made good at the set backs at. higher levels.

**15.1.6 Open Spaces Separate for Each Building or Wing:** The open spaces required under these Regulations shall be separate or distinct for each building and where a building has two or more wings, each wing have separate or distinct open spaces according to these Regulations for the purpose of light and ventilation of the wings. However, in case, if no habitable rooms are deriving light and ventilation from such open space only half the normal open space may be considered for such wing.

**15.1.7**

**A) Residential Zone:**

i) The front side. and rear open spaces for any building upto G +2 storeys and 10m. in height shall be in accordance with Table - 3 (Regulation No. 13.4.1).

ii) For Group Housing Schemes the open space shall be in accordance with Regulation No. 13.2.4(a).

iii) For Row Housing Schemes the open space shall be in accordance with Regulation No. 13.2.4(b).

**B) Commercial and Service Industries Zone:** The front side and rear open spaces for a building Upto G+2 storeys and/or height up to 10 m. shall be :

i) Front margin shall be 4.50 m.

ii) Side margin shall not be less than 3.50 m. for a height of 10.0 m.

iii) Rear margin shall be 3.50 m. for a height of 10.0 m.

**C) Open Spaces for Special Buildings :**

i) Educational Building: A minimum open space of 6 m. shall be left on all sides from boundaries of the plot subject to increase in open spaces based on height of buildings as per Regulation No. 15.1.3.

ii) Institutional Buildings (Hospitals, Maternity Home, Health Center): A minimum open space of 6 m. on all sides shall be provided subject to . the provisions of Regulation No. 15.1.3.

iii) Cinema Theatres/Assembly Halls/Mangal Karyalaya/Petrol Pump with or without Service Bay:

a) **Front Setback** - 12 m. from the road or 37 m. from center line of reservation from National Highway, State Highway and Major District Road whichever is more.

b) **Side and Rear Open Space** - Side and rear marginal distance to be left open shall be 6 m. However this shall apply only to principle building. .

c) **Industrial Buildings** - Industrial development shall be in accordance with Appendix - N-1.2.8 (a) including table and N-1.2.8 (b).

## 15.2 INNER & OUTER CHOWKS:

The following regulations shall apply to the chowks in buildings of all the land uses:

**15.2.1** Inner chowks shall be kept accessible at the ground level;

**15.2.2** No dimension of an inner chowk on which doors or windows abut shall be less than 2.4 m. If structures are more than G+ 1 and for structure up to G+ 1 the minimum dimension shall be 1.5 m.

**15.2.3** Inner chowks on which doors and windows abut shall have an area at all levels of the chowk, of not less than the square of 1/ 5th height of the highest wall abutting the chowk.

No room excluding a staircase, study room, store, bathroom and W.C. shall be exclusively dependent for its light and ventilation on an inner chowk. If any other habitable room abutting on an inner or outer chowk is exclusively dependent upon such chowk for its light and ventilation the dimensions of the chowk shall be as if there are two separate wings; if the opposite wall has no habitable room window, then the dimensions shall be  $1/2$  times the normal requirement.

**15.2.4** All external chowks/off-sets where light and ventilation is taken for staircase, toilet and/or store rooms shall not be deeper than their length and the length need not be more than 2.4 m. when depth further increases.

**15.2.5** If light and ventilation is proposed to be taken for habitable rooms from an external chowk then its dimensions shall be as required by separate wings of building.

**15.3 AREA AND HEIGHT LIMITATIONS:** The area and height limitations for covered area, height of building and number of storeys, tenement density, Floor Area Ratio for various occupancies, facing different road widths shall be as given below:

**15.3.1**

a. The F.S.I. otherwise prescribed for the following land uses shall be as follows unless specified in Special Development Control Regulations by the Corporation for an Action Area Action Area Plan.

(i)	<b>Residential (R1 &amp; R2)</b>	1
(ii)	<b>Educational</b>	1
(iii)	<b>Institutional</b>	1
(iv)	<b>Assembly</b>	1
(v)	<b>Businesses/Commercial (C1 &amp; C2)</b>	1
(vi)	<b>Industrial (I<sub>2</sub> &amp; I<sub>3</sub>)</b>	0.5
(vii)	<b>Service Industrial and Storage (I<sub>1</sub>)</b>	0.5

(viii) **Information Technology Land Use:** Information Technology Land Use permitted in any land use zone maximum permissible F.S.I. of the respective zone will be applicable; provided that SPA may permit an additional F.S.I. to the extent of 100% subject to the ceiling of 2.0 to the plots sold exclusively for software development at a premium as may be decided by Government out of which 50% premium shall be payable to Government and further with due consideration to the other provisions laid down under GDCR's including parking standards.

The above is applicable for net plot area.

b. G.C.R. for Industrial/Service Industrial and Storage shall be not more than 0.50 and for all other land uses ground coverage shall be subject to required marginal open spaces and/or specific restrictions imposed.

c. V.P.R. for Service Industrial/Industrial and Storage land uses shall not exceed 2 m.

**15.3.2**

a. Number of permissible tenements shall be in accordance with Table-3 (Regulation No. 13.4.1.).

b. In group Housing Schemes and Row Housing Schemes and other plotted development permissible tenements will be 225 T / Net Hectare.

c. No density consideration shall apply to one room and two rooms dwelling type development proposed by a public housing agency and or society for E.W.S.

d. In case of Gaothani Congested Area the density shall not exceed 300 T / Net Ha.

e. **\*Luxury Hotels:** For the Star Category Luxury Hotels in independent plots and under one establishment with a grading of 3 Star and above as approved by the Department of Tourism, the Government of India or the State Government, the additional F.S.I. to the maximum extent of 50 percent over and above permissible F.S.I. in the area in which such hotel is situated may be permitted provided that such extra F.S.I. shall be subject to payment of such premium, as may be fixed from time to time by the CIDCO in consultation with the Director of Town Planning, Maharashtra State, Pune, provided further that permissible height may be relaxed if necessary and only to facilitate use of the extra F.S.I. in consultation with the Director of Town Planning. No consideration in the required open spaces, parking spaces and any other requirement of the Development Control Rules except the height shall be allowed in case of grant of such additional F.S.I.

#### **15.4 EXEMPTIONS TO OPEN SPACES/COVERED AREA:**

**15.4.1** 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, chhajja, roof or weather shade more than 0.3 m. in open space less than 2.3. m., 0.6 m. in open space upto 3 m. and 0.75 m. in open space 3 m. or more wide shall overhang or project over the said open space. This shall also apply to fins, vertical and horizontal bands, projection of walls, columns etc.
- b) A canopy over an entrance not accessible from the upper floor and leaving a clear margin of at least 1.5 m. from nearest plot boundary.
- c) In all building a balcony or balconies at any floor of minimum width 1.0 m. from the building line (measured perpendicular to building line) to outer-most line of balcony overhanging setbacks within one's own land and courtyard and this shall be subject to a maximum of 15% of the respective built-up area of each floor; however no such balcony shall reduce the clear marginal open space to less than 2.3 m. However, balcony in a building may be enclosed otherwise upon the payment of additional lease premium as would be decided by the Corporation from time to time.

(\*Published in Maharashtra Government Gazatte dated 10<sup>th</sup> July 2003.)



**d)** In open spaces of 3 m. and above, architectural projections in the form of cupboards not projecting more than 0.6 m. and limited to 1/3 face length shall be permitted.

**15.4.1.1 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 an any upper floor of a building or any part 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 residential buildings of multi-family units of co-operative housing society one bath, one W.C. and one washing place at each floor level and in case of ground floor attached to any lock-up garage but accessible from external side intended for the use of servants.

**b)** Parking lock-up garages or covered parking space 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 on the front boundary of the plot; at least one of the walls shall coincide with the plot boundary and clear driveway for ingress and egress for each such lock-up garage shall be made available; further, if such garage or any covered parking space is constructed in front of any habitable room, a clear distance between the outer wall of the room and the nearest portion of garage shall not be less than 1.5 m.; in other case when such garage or covered parking space shall not obstruct any light or ventilation of any room, this distance can be reduced to 0.9 m. Parking lock-up garages when located within main building need not be 7.5 m. away from the road line but must not encroach on any marginal open space (i.e. front, side or rear) and/or obstruct light and ventilation of any room. The areas of sanitary blocks and parking lock-up garages and/or covered parking spaces shall be taken into account for calculation of F.A.R. and covered areas calculations subject to the provisions of Regulations No. 15.4.2 (g) and (h).

**15.4.2** In addition to Regulation No. 15.4.1 a), b) and c) and 17.7.3. the following shall not be included in covered area for F.A.R. and Built-up Area calculations:

**a)** A basement or cellar (upto 50% of land coverage on ground floor) and space under a building constructed on stilts and used as a parking space, and air conditioning plant room used as accessory to the principal use.

**b)** Electric cabin or substation, watchmen'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 fire hydrants, electric fittings, water tank, and such other requirements for the same purpose.

**c)** Projections as specially expected under these rules (15% balconies, chhajja, porch, canopy etc.).

**d)** Staircase room and/or lift rooms above the topmost storey, architectural features, chimneys and elevated tanks of dimensions as permissible under the rules.

*Note: The shaft provided for lift shall be taken for covered area calculations only on one floor.*

**e)** One room admeasuring 3.6 m x 3 m. on the ground floor of cooperative housing societies or apartment owner's co-operative housing societies buildings and other multi-storeyed building 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, water pool, swimming pool (if uncovered) platform round a tree, tank, fountain, bench, chabutara with open top and unclosed sides by walls, ramps, compound wall, gate slide, wing overhead water tank on top of buildings.

**g)** In residential buildings, the area of one garage of size 2.5 m. x 5 m. plus one garage for every 400 sq.m. of the plot area or fraction thereof.

**h)** Sanitary block subject to provision of Regulation N. 15.4.1.1 (a) and built-up area not more than 6 sq.m.

**i)** Any covered antenna/dish antenna/ communication tower used for telecom or ITE purpose.

**j)** Area covered by staircase room for stair flights of widths 0.75 m. and above in case of row housing, pent-houses and duplexes, 1.2 m. and above in case of residential/ commercial buildings and 2.00 m. and above in case of assembly halls, area of staircase flights, mid-landing and floor landing staircase passages irrespective of width of staircase subject to payment of premium to be decided by Special Planning Authority and without any premium for Government, Semi-government buildings, Educational and Hospital buildings of Charitable Trusts and buildings constructed for slum dwellers under Slum Redevelopment Schemes.

*Note: Minimum width of staircase room and flight shall be 1.2 m. except in case of duplex and EWS housing where it shall be a.75m*

**k)** Lifts.

## **15.5**

The height and number of storeys shall be related to provisions of F.A.R. (ground coverage with maximum number of storeys permitted as given in Regulation No. 15.3) and the provisions of open spaces as given in Regulation Nos. 15.1. 15.2 and 15.3 and the following:

**a)** The maximum height of building shall not exceed 1.5 times the width of road abutting plus the front open space;

**b)** If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of the street and may be continued to this height to a depth of 24 m. along the narrower street subject to conformity of Regulation No. 15.1.2.

**c)** For building in the vicinity of aerodromes, the Maximum absolute height [see rule 15.5(e)] of such buildings shall be subject to values framed by the civil Aviation Authorities and provisions of Table-5.

**d)** For industrial chimneys coming near airport zone, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by Chief Inspector of Steam Boilers and Smoke Nuisance.

**e)** The absolute height of a building shall not be more than 24 m. (absolute height - i.e. height including Maamti roof structures. walls, architectural feature etc.).

**f)** Any telematic equipment storage erection facility can have a height as required for effective functioning of that structure.

### **15.5.1**

**i)** For the purpose of Regulation No. 15.5(a), the width of the street may be prescribed width of the street, provided the height of the building does not exceed twice the sum of the width of the existing street and the width of the open space between the existing street and the building.

ii) Further to provisions of (i), the width of the open space between the street and the building shall be calculated by dividing the area of land between the street and the building by the length of the building.

**15.5.2 Height Exemptions:** The following structures shall not be included in the height of the building:

Roof tanks and their supports, ventilating, air-conditioning, lift rooms, and similar service equipment; roof structures other than barsatis stair cover (Mamti), Chimneys and parapet walls and architectural features not exceeding 5 m. in height.

**TABLE - 5 : AERODROME VICINITY HEIGHT RESTRICTIONS**

Sr. No.	Limits of Distance form the aerodrome reference point of building, structures of installations measured horizontally		Permissible Height of Building, structure of installation from Aerodrome reference Point	Remarks
	International Civil Airports and their Alternates	Other Civil Airports and Civil Aerodromes		
(1)	(2)	(3)	(4)	(5)
1.	Between 8535 m. And 22000 m.	Between 7925 m. And 22000 m.	152m.	
2.	“ 7315 m. “ 8535 m.	“ 6706 m. “ 7925 m.	122m.	
3.	“ 6906 m. “ 7315 m.	“ 5486 m. “ 6706 m.	91 m.	
4.	“ 4877 m. “ 6096 m.	“ 4267 m. “ 5486 m.	61 m.	
5.	“ 4267 m. “ 4877 m.	“ 3658 m. “ 4267 m.	48m.	
6.	“ 3658 m. “ 4267 m.	“ 3048 m. “ 3658 m.	36 m.	

(1)	(2)	(3)	(4)	(5)
7.	3048 m. 3658 m.	2438 m. 3048 m.	24m.	No tree shall be planted within the limits of the distances indicated.
8.	2438 m. 3048 m.	1829 m. 2438 m.	12 m.	
9.	Less than 2438 m.	Less than 1829 m.	Nil, except with the concurrence of the local aerodrome authority	

**Note:**

1. Irrespective of their distances from the aerodrome, even beyond the 22 km. Limit from the Aerodrome reference point, no radio masts or similar type of installations exceeding 152 m. in height should be erected without the prior permission of the Director General for Civil Aviation.
2. No building, structure or installation exceeding the height specified in Table - 5 shall be permitted without prior consultation with the concerned Civil or Military Aerodrome Authority.
3. The location of slaughter house/butcher house and other areas for activities like depositing of garbage dumps which would generate the collection of high flying birds like eagles, hawks etc, should not be permitted within a radius of 10 km. Form aerodrome reference point.

**16. PARKING SPACES:**

- 16.1 One parking area for different modes of and number of car spaces to be provided for various land uses shall be governed by the following table:**

**TABLE - 6**

Sr. No.	Type of Mode	Size of Parking Bay
1.	Car	2.5 m. - 5.0 m.
2.	Scooter	2.5 m. - 1.2 m.
3.	Bicycle	2.0.m. - 0.7 m.
4.	Truck	3.75 m. - 10.0 m.

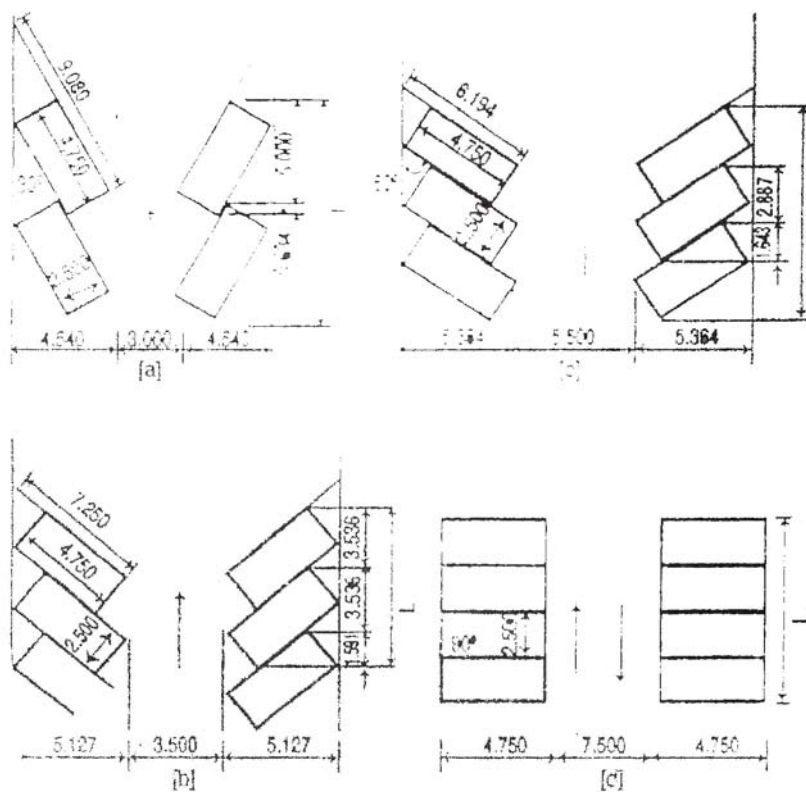
Sr. No.	Land Use	Car Spaces
(1)	(2)	(3)
1.	Residential	<p>(a) One space for every one tenement of built-up area more than 60 sq.m.</p> <p>(b) One space for every two tenements of built-up area more than 45 sq.m. upto 60 sq.m.</p> <p>(c) One space for every four tenements of built-up area upto 45 sq.m.</p>
2.	<p>i) Star Hotels</p> <p>ii) Hotels</p> <p>iii) Lodging</p> <p>iv) Restaurants</p>	<p>(a) One space for every 60 sq.m. of total floor area.</p> <p>(b) One space for every 75 sq.m. of total floor area.</p> <p>(c) One space for every 100 sq.m. of total floor area.</p> <p>(d) One space for every 50 sq.m. of total floor area.</p>
3.	Educational	One space for every 100 sq.m. of total floor area or part thereof.
4.	Institutional	One space for every 250 sq.m. of total floor area or part thereof.
5.	Office (Government and Private)	One space for every 70 sq.m. of total floor area upto 1500 sq.m. and one space for every 150 sq.m. or part thereof for areas exceeding 1500 sq.m. -
6.	Assembly	One space for every 60 sq.m. of total floor area or part thereof.
7.	Business	One space for every 100 sq.m. of total floor area or part thereof.

<b>Sr. No.</b>	<b>Land Use</b>	<b>Car Spaces</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
8.	Mercantile'	One space for every 80 sq.m. of total floor area upto 800 sq.m. and one space for 160 sq.m. and thereafter.
9.	Industrial	One space for every 200 sq.m. of total floor area or part thereof subject to minimum of two spaces.
10.	Storage	One space for every 200 sq.m. of total floor area or part thereof subject to minimum of two spaces.
11.	Hospitals	One space for every 150 sq.m. of total floor area.
12.	Cinemas and Theatres.	One space for every 20 seats.
13.	Shopping	One space for every 80 sq.m. of total floor area or part thereof.
14.	Stadium	One space for every 150 seats plus additional as per the rules of restaurants etc.

- 16.2** In addition to the above 10 percent of total parking spaces shall be provided for visitors parking and 10 percent for two wheelers parking.
- 16.3** Car parking spaces shall be clearly shown on the site plan along with the maneuvering space to the satisfaction of the Corporation.
- 16.4** The above standards for parking and loading, unloading may be modified in Special Development Control Regulation for action area with due consideration of the common parking facilities provided in the layout of the action area.
- 16.5** In case of residential land use 25 percent of the open space around the building may be used for parking. In case of other land uses 50 percent of the open space around the building may be used for parking and loading, unloading provided that a minimum distance of 3.0 m. around the building shall be kept free from any parking and loading, unloading spaces.

- 16.6 In addition to the above table loading and unloading spaces shall be provided for mercantile, industrial and storage land uses as one space for every 100 sq.m. of floor area or part thereof upto 500 sq.m. and one space for every 500 sq.m. or part thereof thereafter. The loading space shall be 3.75 m. x 10.0 m.
- 16.7 Whenever the existing F.S.I. is enhanced, building permission shall be given only after the provision of additional parking spaces corresponding to the revised... total built-up area.
- 16.8 Guidelines for circulation space around parking spaces shall be as per the diagram below:

GUIDELINES FOR CIRCULATION  
SPACE AROUND PARKING  
SPACES With reference to Regulation  
No. 16 the parking arrangements  
shown in the following diagrams shall  
be considered satisfactory.



All dimensions are in meters



**16.9** Parking spaces shall be paved and clearly marked for different types of vehicles.

**16.10** In the case of parking spaces provided in basements at least two ramps of adequate width & slope (See Regulation No. 19) shall be provided, located preferably at opposite ends.

**17. REQUIREMENTS OF PARTS OF BUILDINGS:**

**17.1 PLINTH:**

**17.1.1** The plinth or any part of a building shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but not at a height less than 45 cm.

**17.1.1.1** In the case of special housing scheme 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 30cm.

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

**17.2 HABITABLE ROOMS:**

**17.2.1 Size:**

No habitable room shall have a floor area of less than 9.5 sq.m. except those in the hostels attached to recognized educational and health institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 sq.m., the minimum width of a habitable room shall be 2.4 m. One full side or a minimum length of 2.4 m. of any habitable room shall abut on a required open space.

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

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

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

**17.2.2.2** However, the maximum room height shall be 4.2 m. in case of all buildings excepting Assembly, Institutional, Educational, Industrial, Hazardous and storage occupancies.- In case of height of rooms more than 4.2 m. and additional 50% of F.A.R. (Built-up Area) will be deemed to have been consumed. However, this shall not apply to the following spaces.

a. Where a mezzanine is proposed; and

b. In case of residential buildings one room in every tenement (a bungalow or a row house or an apartment).

**17.2.2.3** The height of rooms as mentioned in 17.2.2 may be further reduced to 2.6 m. in case of housing by public agencies.

### **17.3 KITCHEN AND STUDY:**

**17.3.1 Size:** The area of the kitchen/study room shall not be less than 5.5 sq.m. with a minimum width of 1.8 m.

**17.3.1.1** In the case of special housing scheme as given in Regulation No. 17.2.1.1, no provisions for kitchen/study is necessary. In the case of double-room tenements, the size of kitchen shall be not less than 4.0 sq.m. with a minimum width of 1.5 m.

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

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

a) 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

- b) An impermeable floor;
- c) A chimney not less than 500 sq. cm. in area after par getting if fire wood, coal or like material is used which will generate smoke;
- d) A full side (or a minimum length of 1.8 m) of kitchen or study abutting directly on to an exterior open space, but not into a shaft (see Regulation No. 17, 14.5); and
- e) In case of multi-storied residential buildings more than 15 m. in height, refuse chutes.

**17.4 PANTRIES - SHALL HAVE :**

- a) a floor area of not less than 3 sq.m. with the smaller side not less than 1.4 m.
- b) a sink for the cleansing of kitchen's utensils which shall drain through a grated and tapped connection to the waste water pipe where water borne sewerage system is available; in case water borne sewerage system does not exist the grated connection should be met to the pucca surface drain leading to a soak pit, or other approved system of disposal; and
- c) an impermeable floor and an impermeable dado 0.9 m. high.

**17.5. BATH ROOMS AND WATER CLOSETS:**

**17.5.1 Size:** A bath shall be minimum 1.44 sq.m. in area and the minimum dimension shall be 1.1 m.  
 A water closet shall be minimum 0.99 sq.m. area with a minimum dimension of 0.9 m. A combined toilet shall be minimum 2.44 sq.m. in area with a minimum dimension of 1.1 m.

**17.5.1.1** In the case of Special Housing scheme given in Regulation No. 17.2.1.1 the sizes of bathroom/water closet shall be as follows:

a) independent water closet	...	0.9 x 1.0 m.
b) independent bath room	...	1.2 x 1.0 m.
c) combined bath room and water closet	...	2.0 sq.m. with minimum width of 1 m.

**17.5.2 Height:** The height of a bathroom or water closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall be not less than 2.0 m.

**17.5.3 Other Requirements:** Every bathroom or water closet shall :

- a) be so situated that at least one of its walls shall open to external air (see Regulation No. 17.14.5);
- b) have the platform or seat made of water-tight non-absorbent material;
- c) be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room; and
- d) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.

**17.5.4** No water-closets shall open directly into any kitchen or cooking space by a door, windows or other opening every room containing water closet shall have a door completely closing the entrance to it.

**17.6 LOFT :** The maximum height of a 10ft shall be 1.5 m. and the 10ft shall be provided over residential kitchens, bath rooms, corridors and over shop floors, built-up to an area 25% over kitchen with a maximum width of loft of 1 m. and full space of bath rooms, water closets and corridors. In shops loft of 33 1/3 % with maximum width of loft of 1 m. may be provided.

**17.6.1** The clear headroom under the loft shall not be less than 2.2. m. (this does not apply to lofts above toilet blocks, baths and W. C.s).

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

### **17.7 LEDGE OR TAND :**

**17.7.1 Size:** A ledge or stand in habitable room shall not cover more than 25% of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.

**17.7.2 Height:** The ledge shall be permitted at a minimum height of 2.2 m.

**17.7.3 Projections:** The projections (Cantilever) or cupboards & shelves may be permitted & would be exempted from covered area calculation. Such projection may project upto 60 cm. In the setbacks more than 3 m. for any building provided the width of such cupboards/shelves do not exceed 1/3 face of room.

**17.7.4** Notwithstanding the above, continuous cupboards/shelves with 60 cm. Projecting shall be permitted, in open spaces 3.0 m. and above/provided the same in constructed underneath the sill port of the window (not exceeding 90 cm. From floor) and over the lintel of windows (at heights above 2.00 m. above floor level).

**17.8 MEZZANINE FLOOR:** The aggregate area of the mezzanines floor shall not exceed 33 1/3 percent of the carpet area of that floor. The minimum size of a mezzanine floor if it is used as a living room shall not be less than 9.5 sq.m.

*Note: Mezzanine floor area is counted towered F.A.R.*

**17.8.1 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 Regulation No. 17.2.2.2).

**17.8.2 Other requirements:** A mezzanine floor may be permitted over a room or a compartment provided that:

a) 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.

b) It is so contracted as not to interfere under any circumstance with the ventilation of the space over and under it.

c) Such mezzanine floor or any part of it shall not be used as a kitchen

d) In no case a mezzanine in floor shall be closed so as to make it liable to be covered into unventilated compartment; and

e) No objection certificate from the Director or Industries will be necessary for additional floor area; in cash such mezzanine floor is constructed in industrial zone.

**17.9 STORE ROOM:**

**17.9.1 Size:** The area of a storeroom where provided in any building shall not be less than 3 sq.m.

**17.9.2 Height:** The height of a storeroom shall not be less than 2.2 m.

**17.10 LOCK-UP GARAGES & COVERED PARKING SPACES:**

**17.10.1 Garage, Private:**

**17.10.1.1** One lock-up garage or one covered parking space will be permitted in the building itself or in the rear corner of any plot free of FSI. While in case of plots bigger in area than 400 sq.m. additional lock-up garages or covered parking spaces may be permitted free of F.S.I. for each additional 400 sq.m. or part thereof.

**17.10.1.2** Floor of such parking spaces shall not be more than 0.15 m. above surrounding ground level.

**17.10.1.3** The clear height from floor level to the lowest point in the roof shall not be less than 2.1 m.

**17.10.1.4** In case of covered parking at least two sides shall be kept permanently open.

**17.10.1.5** Maximum built-up area shall not be more than 3.0 m. x 5.50m.

**17.10.1.6** There shall be minimum distance of 0.9 m. in between nearest point of building and the built-up area of garage or covered parking space.

**17.10.1.7** A minimum of 2.4 m. wide access upto garage or parking space shall be shown.

**17.10.2 Garage, Public:** The size of the public garage shall be calculated based on the number of vehicles to be parked (as per Table - 6) and the minimum parking spaces for each vehicle as specified in Regulation No. 16.1.

**17.10.3 Height:** The maximum headroom in garage shall be 2.4 m.

**17.10.4 Plinth:** The plinth of garage located at ground level shall not be less than 15 cm. above surrounding ground level.

**17.10.5 Set back:** The garage shall be set back behind the building line for the street/road on which the plot abuts, and shall not be located affecting the access-ways to the building. If the garage is not set back as aforesaid, the Authority may require the owner or occupier of the garage to take such other measures as the Authority may consider necessary in order to prevent danger or obstruction to traffic along the street.

**17.10.5.1 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 larger 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 intersections.

## **17.11 ROOFS:**

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

**17.11.2** 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 rainwater pipe to the road gutter or in any other approved manner.

**17.11.3** Rain-water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut out or formed in such walls or in such other manner as maybe approved by the Authority.

## **17.12 BASEMENT:**

**17.12.1** The construction of the basement shall be allowed by the Authority in accordance with the land use and other provisions specified under the Development Control Regulations. The height of basement shall normally not exceed 2.4 m. if constructed for service purposes.

**17.12.1.1** Basement maybe put to only the following uses to be constructed within the prescribed set setbacks and prescribed building lines and subject to maximum coverage on floor-1 (entrance floor) :

- a) Storage of house-hold or other goods for ordinarily non combustible material;
- b) Strong rooms bank callers offices- in this case the height shall be normal height for habitable purpose and the areas shall be counted for F.A.R.
- c) Air-conditioning equipment and other machines used for services and utilities of the building; and
- d) Parking spaces.

**17.12.1.2** The basement shall not be used for residential purpose.

**17.12.2** The basement shall have the following requirements:

- a) Every basement shall be in every part maximum 2.4 m. (if constructed for service purposes and minimum 2.75 m. if for any habitable purpose such as 17.12.1.1 (b) above) 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 Regulations. 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 first basement floor below ground level 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 damp proofing treatment is given; and
- f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation form the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building lines subject to the provision of (d).

### **17.13 CHIMNEYS:**

**17.13.1** Chimneys, where provided (see Regulation No. 17.3.3c) shall conform to the requirements of IS : 1645-1960 Indian standard code of practice for fire safety of building (General): Chimneys, Flues, Flue pipes & hearth~.



**17.13.2** Notwithstanding the provisions of Regulation No. 17.13.1 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.

#### **17.14 LIGHTING AND VENTILATION OF ROOMS:**

**17.14.1 Lighting and Ventilation of Room:** 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.

**17.14.2** Where the lighting and ventilation requirements are not met though day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per Part-VIII building services Section-1, Lighting and Ventilation of 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 the building Regulations.

**17.14.3** Notwithstanding the above the minimum aggregate area of opening of habitable rooms; and kitchens excluding doors, shall be not less than  $1/10$  of the floor area for wet hot climate and  $1/6$  of floor area for hot climate and  $1/8$  of floor area for places which are neither dry hot nor wet hot. If use of R. C. C. grills is made for purposes of light and ventilation only 50% of its area shall be calculated towards light and ventilation area requirement as per 17.14.3.

**17.14.4** No portion of a room shall be assumed to be naturally lighted if it is more than 7.5 m. from the light drawing plan and for area farther than 7.5 m. provisions of rule 17.14.2 shall apply.

**17.14.5 Ventilation Shaft:** For ventilating the spaces or water closets and bath room, 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:

<b>Height of Building in m.</b>	<b>Size of Ventilation Shaft in square m.</b>	<b>Minimum Size of Shaft in meter</b>
Up to 12	2.8	1.2
18	4.0	1.5
24	5.4	1.8
30	8.0	2.4
30 and above*	9.0	3.0

\*For building above 30 m. mechanical ventilation system shall be installed besides the provisions of minimum ventilation shaft.

#### **17.15 PARAPET:**

Parapet walls and handrails provided on the edges of roof terraces, balcony etc. should not be less than 0.9 m. and not more than 1.2 m. in height clear above finished floor.

#### **17.16 CABIN:**

The size of cabins shall not be less than 3.0 sq.m. The clear passage 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 2.21 m.

#### **17.17 WELLS:**

Wells, intended to supply of water for human consumption or domestic purpose, where provided, shall comply the requirement of Regulations No. 17.17.1 and 17.17.2.

**17.17.1 Location** - The well shall be located:

- a)** 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;
- b)** Not less than 18 m. from any cess-pit, soak way, septic tank, borehole latrine and shall be located on a site upwards from the earth closet
- c)** That contamination by the movement of sub-soil or other water, is unlikely; and
- d)** Not under a tree or otherwise it should have a canopy over it so that leaves and twigs may not fall into the well and rot.

**17.17.2 Requirements** - The well shall:

- a) have a minimum internal diameter of at least 1 m.
- b) be constructed to a height not less than 1 m. above the surrounding ground level, to from a parapet or kern and to prevent surface water flowing into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m, in every direction form the parapet/form the kerb forming the well head and the upper surface of such a paving shall be sloped away form the well.
- c) be of sound and permanent construction (PUCCA) throughout temporary exposed (KUTCHA) wells shall only be permitted in fields or gardens for purposes of irrigation; and
- d) the interior surface of the lining or walls of the well shall be rendered impervious is for a depth of not less than 1.8 m. measured form the level of the ground immediately adjoining the well-head.

**17.18 SEPTIC TANKS:**

Where a septic tank is used for sewage disposal, the location design and construction of the septic tank shall conform to requirements of 17.18.1 and 17.18.2.

**17.18.1 Location of septic tanks and subsurface absorption system :**

A subsoil dispersion system shall not be closer than 18 m. From any source of drinking water, such as well to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible; the decision of planning authority shall be final and binding as regards the location of a septic tank.

**17.18.2 Requirements :**

- a) Dimension of Septic Tanks - Septic tanks shall have minimum width of 75 cm. Minimum depth of one meter below the water level and a minimum liquid capacity of one cubic meter. Length of tanks shall be 2 to 4 times the width;
- b) Septic tanks may be constructed of brick-work, stone masonry, concrete or other suitable material as approved by the Authority.
- c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment;
- d) Minimum nominal diameter of pipe shall be 100 mm. Further at junctions of pipes in manholes, direction flow form a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe.

e) The gradient of land/drains, under-drainage as well as the bottom of dispersion trenches and soak ways should be between 1 :300 and 1:400;

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

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

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

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

**17.19 BOUNDARY WALL:** The requirements of the boundary wall is given below:

a) except with the special permission of the Authority, the maximum heights of the front compound wall shall be 1.5 m. above the central line of the front street. Compound wall up to 2.4 m. height may be permitted if the top 0.9 m. is of open type construction 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 education buildings like schools, colleges including the hostels and other uses of public utility undertaking height up to 2.4 m may be permitted by the Authority.

**d)** For grant of a occupancy compound wall along roads, open public spaces must be constructed. Along other boundaries, they may be constructed or omitted as per mutual agreement between the owners concerned.

## **18. PROVISION OF LIFTS:**

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

## **19. EXIT REQUIREMENTS:**

**19.1 General:** The following general requirements shall apply to exits:

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

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

**c)** all exits shall be free of obstructions;

**d)** no building shall be altered so as to reduce the number, width or protection of exits to less than that required;

**e)** exits shall be clearly visible and the routes to reach the 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 where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;

**h)** alarm devices shall be installed for buildings above 15 m. in height to 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.

## **19.2 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 has 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.

## **19.3 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 or Regulations No. 19.3.1 to 19.3.3.

### **19.3.1 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 exit shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

### **19.3.2 Occupant Load:**

The population in rooms, areas of floors shall be calculated based on the occupant load given Table-7.

### **19.3.3 Capacity of Exits:**

The capacity of exits (doors and stair ways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm. shall be as given in Table-8.

### **19.3.4**

For all buildings excepting single and multi-family dwellings below 15 m. in height, there shall be a minimum of two staircases and one of them shall be an enclosed stair-way and the other shall be on external walls of buildings and shall open directly to the exterior, interior open space or to any open place of safety.

### 19.3.5

Notwithstanding the detailed provision for exits as per Regulations No. 19.3.1 to 19.3.3, the following minimum width provisions shall be made for stairways:

- a) Residential building - 1.00 m.  
*Note: For residential houses with G+ 1 upper floor the clear width of stairway may be reduced to 0.75 m. the tread may be reduced to 23 cm. Including a nosing of 3 cm. And the riser may be increased to 22 cm.*
- b) Assembly Buildings like Auditorium, Theaters and Cinemas - 1.5 m.
- c) Institutional Buildings Like Hospital up to 10 beds - 1.5 m.  
More than 10 beds - 2.00 m.
- d) Educational Buildings like Schools - 2.00 m.
- e) All Other Buildings - 1.5 m.

**TABLE. 7: OCCUPANT LOAD**

Sr. No.	Group of Occupancy	Occupant Load Gross Area* in M <sup>2</sup> /Person
1	2	3
1	Residential	12.5
2	Educational	4 -
3	Institutional	15 *
4	Assembly:	
	a) with fixed or loose seats and dance floors	0.6 \$
	b) without setting 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

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

\$ Occupant load in dormitory portions or homes for the aged, orphanages, insane asylums, etc. where sleeping accommodation is provided, shall be calculated at not less than 7.5 m gross area/person.

\$\$ The gross area shall include, in addition to the main assembly room or space, any occupied completing room or space in the same storeys or in the storey~ 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 for coeditors, closets or other subdivisions; one area shall include all space serving the particular assembly occupancy.

**TABLE - 8 : OCCUPANTS PER UNIT EXIT WIDTH**

<b>Sr. No.</b>	<b>Group of Occupancy</b>	<b>Number of Occupants</b>	
		<b>Stairways</b>	<b>Doors</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>
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

**19.4 OTHER REQUIREMENTS OF INDIVIDUAL EXITS:**

The detailed requirements of individual exits are given in Regulations No. 19.4.1 to 19.4.6.

**19.4.1 Doorways:**

- a) Every exit doorway shall open into an enclosed stairway, a horizontal exit, on a corridor or passageway providing continuous and protected means of egress.
- b) No exit doorway shall be less than 95 cm. in width, Doorways shall be not than 200 cm. in height. Doorways for bathrooms, water-closet, stores etc. shall be not less than 75 cm. wide;
- c) Exit doorways shall open outwards, that is, away from the room but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway or landing to less than 90 cm; overhead or sliding doors shall not be installed;
- d) Exit door shall not open immediately upon a flight or 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 open able from the side which they serves without the use of a key.



#### **19.4.2 REVOLVING DOORS:**

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

#### **19.4.3 STAIRWAYS:**

- a) Interior stairs shall be constructed of non-combustible materials throughout.
- b) Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed. For building more than 24 m. height, all staircases shall be enclosed.  
*Note: However, (a) and (b) above shall not apply to any structure connecting only two floors and their height separation is limited to maximum 4.2 m.*
- 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 15 m. in Height, the staircase location shall be to satisfaction of chief Fire Officer, CIDCO Fire Brigade.
- d) Hollow combustible construction shall not be permitted.
- e) The minimum width of an internal staircase shall be 100 cm. subject to provisions of Regulation No. 19.3.5.
- f) The minimum width of treads without nosing shall be 23 cm. for an internal staircase for residential buildings. In the case of other building the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.

- g)** The maximum height of riser shall be 19 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 16 per flight.
- h)** Handrails shall be provided with a minimum height of 90 em. 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)** For building more than 24 m. higher access to main staircases shall be gained through at least half an hour fire-resisting automatic closing doors placed in the enclosing walls of the staircases. It shall be a swing type door opening in the direction of the escape.
- k)** No living space, store or other fire risk shall open directly into the staircase or staircases.
- l)** 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 the door provided to form a draught lobby.
- m)** In the case assembly, institutional, hotels, residential, industrial and hazardous occupancies, the exit sign with 'arrow' indicating the way to the escape route shall be provided a height of 0.5 meter from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further, all landings of floor shall have floor indication boards- indicating the number of floor as per Regulation. The floor indicting board shall be placed on the wall immoderately facing the flight of stairs & nearest to the landing. It shall be of size not less than 0.50 x 0.50 m.
- n)** 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 Regulation No. 17.12.2 (vi). It shall also be cut-off from the basement areas at various basement levels by a protected and ventilated lobby lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 1/5 of staircase room area.

**19.4.4 Fire Escape of External Stairs:** For buildings above 15 m. in height fire escape stairs shall be provided subject to the following conditions:

- a) Fire escapes shall not be taken into account in calculating the evacuation time of a building.
- b) All fire escapes shall be directly connected to the ground.
- c) Entrance to fire escape shall be separate and remote from the internal staircase.
- d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape which shall have the required fire resistance.
- e) Fire escape shall be constructed of non-combustible materials.
- f) Fire escape stairs shall have straight flight not less than 75 cm. wide with 15 cm. treads and risers not more than 19 cm. The number of riser shall be limited to 16 per flight.
- g) Handrails shall be of a height not less than 90 cm.

**19.4.5 Spiral Stairs (Fire Escape) :**

The use of spiral staircases shall be limited to low occupant load and to a building of height 9 m unless they are connected to platforms, such as balconies and terraces to allow escapes to pause. A special fire escape shall be not less than 150 cm. in diameter and shall be designed to give adequate headroom.

**19.4.6 Ramps:**

- a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosures, capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material.
- b) The minimum width the ramps in hospitals shall be 2.25 m.
- c) Handrails shall be provided on both sides of the ramp.
- d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.
- e) For building above 24 m. in height access to ramps from any floor of the building shall be through smoke stop door.

#### **19.4.7 Corridors:**

- a) The minimum width of a corridor shall not be less than 75 cm. in the cases of 2 storey raw housing residential building and 100 cm. in the case of other building and actual width shall be calculated based on the provisions of Regulation No. 19.3.1 to 19.3.3.
- b) In the case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least. one smoke-stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.

#### **19.4.8 Refuge Area:**

For all buildings exceeding 15 m. in height, excepting multi-family dwellings, refuge area shall be provided as follows:

- a) For floors above 15 m. and up to 24 m. - One refuse area on the floor immediately above 18 m.
- b) For floor above 24 m. and upto 30 m. - One refuge area on the floor immediately above 24 m.

**19.4.8.1** Refuge area shall be provided on the external walls as cantilever projection or in any other manner (which will not be covered in F.A.R.) with a minimum area of 15 sq.m.

#### **19.4.9 Lifts:**

- a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered a means of escape in case of emergency.
- b) Grounding switch at ground floor level to enable the fire services to ground the lift cars in an emergency shall also be provided.
- c) The lift machine room 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.

### **20. FIRE PROTECTION REQUIREMENTS:**

#### **20.1**

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 Regulations. In the case of buildings identified in Regulation No. 6.2.6.1 the fire officer shall also clear the building schemes.

#### **20.2**

The additional provisions related to fire protection of buildings more than 15 m. in height and building identified in Regulation No. 6.2. 6.1 shall be as given in Appendix - P.

## **21 SPECIAL REQUIREMENTS OF OCCUPANCIES:**

### **21.1 SPECIAL REQUIREMENTS OF EDUCATIONAL BUILDINGS:**

**21.1.1** The carpet area of a classroom shall not be less than 35.75 sq.m. and any of its dimension shall not be less than 5.50 m. One side of every classroom shall abut on an external open space directly or through a corridor.

**21.1.2** The floor-to-floor height shall not be less than 3.25 m. minimum in case of flat roof, while the minimum height at eaves of a sloping roof shall be 2.8 m. giving the average of the room height as 3.25 m. The height shall be measured from the finished floor level to the lowest point of the ceiling.

**21.1.3 Exit Requirements:** This shall conform to Regulations No. 19 and 19.3.5.

**21.1.4 Requirements of Water Supply, Drainage and Sanitation:**

This shall conform to requirements of Regulation No. 26.2 and Tables - 9 and 14.

**21.1.5 Parking Spaces:** This shall conform to Regulation No. 16 and Table - 6.

**21.1.6** Window area of a classroom abutting on external open space shall not be less than 1/5 the of the carpet area of a classroom.

**21.1.7** The built-up area shall not exceed 1/3 of the area of the plot.

**21.1.8** Separate sanitary blocks shall be provided for the boys and girls, preferably on each floor. The sanitary block for student shall generally consist of :

a) Urinals and/or bath-rooms at the rate of one urinal for every 50 boys/girls students or part thereof.

b) W. C. at the rate of one W. C. for every 100 Students or part thereof.

c) Adequate provision for wash basins and washing places as well as a separate toilet facility for the staff of the school shall be provided.

**21.1.9** Width of corridor shall be 2.00 m. if the classrooms are located only on one side, 2.44 m. if on both sides.

## **21.2 SPECIAL REQUIREMENTS OF INSTITUTIONAL BUILDINGS:**

(Hospital, Maternity Homes and Health Center, Sanatoria, etc.)

**21.2.1** 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.

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

**21.2.3 Exit requirements :** this shall conform to Regulations No. 19 and 19.3.5.

**21.2.4 Requirement or Water Supply, Drainage and Sanitation:** This shall conform requirements of Regulations No. 26.2 and 26.3 and Tables 9, 15 and 16.

**21.2.5 Parking Spaces:** This shall conform to Regulation No. 16 and Table - 6.

**21.2.6** The corridors shall not be less than 2.44 m. in width.

**21.2.7** Window area of a ward abutting on external open space shall not be less than 1/ 5th of carpet area of a ward.

## **21.3 SPECIAL REQUIREMENTS OF CINEMA THEATERS / DRAMA THEATRES / ASSEMBLY HALLS / CONCERT HALLS ETC.:**

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

**21.3.2 Exit Requirements:** This shall conform to Regulations No. 19 and 19.3.5.

**21.3.3 Requirements or Water Supply, Drainage and Sanitations:** This shall conform to the requirements of Regulations No. 26.2 and 26.3 and Tables-9, 10 and 19.

**21.3.4 Parking Spaces:** This shall conform to Regulation No. 16 & Table-6.

**21.3.5** No cinema theatre shall be permitted within a radius of 60 cm. from any public hospital or an educational institution.

**21.3.6** No corridors shall be less than 2.44 m. (minimum).

**21.3.7** Cinema theatres and concert halls may be permitted to be constructed in plots fronting on roads 14 m./15 m. in width at the specific location proposed by the Corporation.

The following special regulations shall be applicable to the construction of cinema theatres and concert halls in addition to the above requirements. (21.3.1 to 21.3.6).

i) The minimum area of the plot shall not be less than 0.4 hectares (gross).

ii) The total built up area shall not exceed 1/13<sup>th</sup> of the net plot area.

iii) All subsidiary buildings such as booking office, servant's quarters, store-rooms, restaurants and the like if detached from the main building shall be ground floor structures only and the distance between such buildings and the main buildings shall not be less than 4.5 m. and 2.3 m. side margin from plot boundary provided also that, the booking office shall be placed inside the compound away from the main road so that queues shall form up entirely within the premises.

iv) Parking space shall be in accordance with Regulation No. 16 and Table-6.

v) 10% of the area of the plot shall be left as a lawn in front of the cinema theatres.

vi) The width of staircase shall not be less than 1.5 m. clear for seating capacity upto 1000 and 2 m. clear for 1000 and above and there shall be at least two separate flights for each floor. Landings shall not be less than 2 m. x 2 m.

vii) Principal buildings other than cinema drama theatres, assembly hall, may be treated as commercial buildings and the open spaces for them shall be observed accordingly subject to observance of classified road setbacks.

#### **21.3.8 Open Spaces:**

**a) Front Setback** - A setback of 12 m. from road shall be observed.

*Note: Further in cases of plots facing National Highway, State Highway and Major District Roads building line shall be 37 m. from the center line of existing or proposed road or 12 m. from plot boundary whichever is more.*

**b) Side and Rear Open Space** - Side and rear marginal distance to be left open shall be 6 m. The above shall be exclusive of parking spaces.

**21.3.9** Minimum area of plot for cinema be 0.4 Ha. (gross) and seating capacity will be permitted on net plot area at the rate of 3 sq.m. per seat. Balance floor area, if any will be permitted for any allied use such as offices, show rooms, restaurants etc., At least 50% of the total permissible built-up area shall be utilized for the principal use.

**21.3.10** Nothing directly above or below the auditorium building will be permitted other than parking and/or service area. All other allied activities shall be located in separate wings.

**21.3.11** All subsidiary, detached single storey building shall be constructed after leaving a minimum of 4.5 m. distance from main building. If constructed as building with more than one storey independent open space shall be required treating them to be commercial buildings.

#### **21.4 SPECIAL REQUIREMENTS OF MERCANTILE BUILDING:**

**21.4.1** Minimum area of a shop shall be 6 sq.m. with minimum dimension of 2m.

**21.4.2** There can be a mixed user of shops and residences or shops, offices and residences allowed on different floors respectively, but shops shall be necessarily on ground floor.

**21.4.3** In case of plots under mixed used of residential and commercial, the remissible tenements will be calculated after excluding the non-residential are proposed.

**21.4.4** Exit requirements shall be as per 19 and 19.3.5. of the Regulations.

**21.4.5** Plumbing services shall be as per Regulation No. 26.2. and 26.3 and Tables-9, 10 & 17.

**21.4.6** Parking spaces shall be as per Regulation No. 16 and Table-6.



## **21.5 SPECIAL REQUIREMENT OF INDUSTRIAL/SERVICE INDUSTRIAL AND STORAGE BUILDINGS:**

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

**21.5.2** In the case of industrial building with different operations/process, 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 on to the air, grounded or water course.

**21.5.3** Exit Requirements: This shall conform to Regulation No. 19.

**21.5.4** Requirements of Water Supply, Drainage and Sanitation: This shall conform to Regulations No. 26.2 and 26.6 and Tables - 9, 10 and 22.

**21.5.5** Parking, Loading and Unloading Spaces: This shall conform to Regulations No. 16 and Table - 6.

## **21.6 PETROL FILLING STATION WITH OR WITHOUT SERVICE BAYS:**

**21.6.1** The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed (excepting those mentioned in Rule No. 21.6.6 & F.A.R. shall be 0.25).

**21.6.2** Petrol Station shall not be permitted within a distance of 91.5 m. from any junction of roads.

**21.6.3** 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. and vice versa, a petrol station may be permitted on such a convex curve.

**21.6.4** Petrol station shall not be sited within a distance of 91.5 m. form the nearest gate of a school, hospital, theatre, place of assembly or stadium.

**21.6.5** In the case of a Kiosk and other buildings, for sales office, snack bars etc. within the plot for petrol filling stations, the set-backs from the boundaries shall be 4.5 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.

**21.6.6** In all cases the side and rear margins for the subsidiary buildings (cabin restaurant, snack bar, car wash, bays, Kiosks etc.) shall not less than 4.5 and the actual petrol pump and the storage shall be installed in the center leaving necessary front set-back as per requirement of classified roads or 12 m. whichever is more.

**21.6.7** Petrol pumps and service stations proposed to be constructed in the plots fronting on the classified roads shall comply with the conditions stipulated by Government from time to time. In other case it shall not be located on a road less than 18 m. in width.

...

***PART 3***  
***STRUCTURAL SAFETY AND SERVICES***

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

### **22. STRUCTURAL DESIGN:**

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

### **23. QUALITY OF MATERIALS AND WORKMANSHIP:**

**23.1** All materials and workmanship shall be of good quality conforming generally to accepted standards of public works department of Maharashtra and India Standard Specification and Codes as included in part -V Building Materials and Part - VII Constructional Practices and Safety of National Building Code of India.

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

### **24. ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS:**

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

**24.1.1** The provisions of these Regulations are also not intended to prevent the adoption for architectural planning and, layout conceived as an integrated development schemes.

**24.2** 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 its, or the purpose intended, at least equivalent to that prescribed in the Regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

### **24.3 Tests:**

Whenever there is insufficient evidence of compliance with the provisions of the Regulations or evidence that any material or method of design or construction does not conform to the requirements of the Regulations 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.

**24.3.1** Test methods shall be as specified by the Regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the Regulations, the Authority shall determine the test procedure. For methods of tests for building materials, reference may be made to relevant Indian standards as given in the National Building Code of India, published by the 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 Regulations.

**24.3.2** 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 materials.

## **25. BUILDING SERVICES:**

**25.1** 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 installation, Section - 3 Air-conditioning and Heating of National Building Code of India.

**25.2** The Planning, design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of bulging population on each floor based on occupant load, height of buildings shall be in accordance with Section - 5 Installation of Lifts and Escalator of National Building Code of India.

## **26. PLUMBING SERVICES:**

**26.1** The planning design, construction and installation of water supply, drainage and sanitation and gas supply system shall be in accordance with the provisions of water supply and Drainage Regulations of Corporation and Part - IX Plumbing Services Section - 1 Water Supply, Section - 2 Drainage and Sanitation 3- Gas Supply of National Building Code of India.

**26.2** Requirements or Water Supply in Buildings: The requirements of water supply for various occupancies shall be given in table - 9, 10 and 11 or as specified by the authority from time to time.

**26.2.1** The total requirements shall be calculated based on the population as per details given below:

- a) Residential Building - 4.5 Persons/Tenement.
- b) Other Buildings - No. of persons based on occupant Load and area of floors given in Table - 7

**26.3 Requirements or Sanitary Fittings:**

The sanitary fittings and installation for different occupancies shall be as given in Table - 12 to 23.

**26.3.1** The total requirement shall be calculated based on the population as per Regulation No. 26.2.1.

**27. SIGNS AND OUTDOOR DISPLAY STRUCTURES :**

**27.1** 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.

**27.2** In addition to provisions of Regulation No. 21.1 the following provisions shall be compiled with for permitting advertising signs in different land use zones (see below No 14.1).

**27.2.1 Residential Zone - R<sub>1</sub>:**

The following non-flashing and non-neon signs with illumination not exceeding 10ft. candles:

- a) One nameplate 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 areas not exceeding 1.6 sq.m.
- c) "For Sale" or "For Rent" signs for real estates not exceeding 2 sq.m. in area provided the are located on the premises offered for sale or rent.

**27.2.2 Residential Zone with Shop Lines - R<sub>2</sub> :**

Non-flashing business signs placed flat against the wall and not exceeding 2 sq.m. in area per establishment.

**27.2.3 Commercial Zones - C<sub>1</sub> and C<sub>2</sub> :**

Flashing or non-flashing business signs placed flat against the wall, not exceeding 5 sq.m. in area and covering not more than 15% of the area of such wall including door and windows,

**TABLE – 9**  
**PER CAPITA WATER REQUIREMENT FOR VARIOUS OCCUPANCIES / USES**

<b>Sr. No.</b>	<b>Type of Occupancy</b>	<b>Consumption per head per day (in liters)</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
1	Residential a) In Living Units b) Hotels with Lodging Accommodation (per bed)	135 180
2	Educational a) Day Schools b) Boarding Schools	45 135
3	Institutional (Medical Hospitals) a) No. of beds not exceeding 100 b) No. of beds exceeding 100 c) Medical Quarters and Hostels	340 450 135
4	Assembly - Cinema Theatres, Auditoria etc. (per seat of accommodation)	15
5	Government and Semi-Public Business	45
6	Mercantile (Commercial) a) Restaurant (per seat) b) Other Business Buildings	70 45
7	Industrial a) Factories where bathrooms are to be provided b) Factories where no bathrooms required to be provided	45 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. (1) 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 - 10 FLUSHING STORAGE CAPACITIES (Page-101)**

<b>Sr. No.</b>	<b>Classification of Buildings</b>	<b>Storage Capacity</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
1.	For tenements having common convenience	900 liters net per W.C. seat

2.	For residential premises other than tenements having common convenience	270 liters net for one we seat and 180 liters for each addl. seat in the same flat
3.	For factories and workshops	900 liters per we seat and 180 liters per urinal seat
4.	For cinemas, public assembly halls, etc.	900 liters per we seat and 350 liters per urinal seat

**TABLE – 11 (Page-101)**  
**DOMESTIC STORAGE CAPACITIES**

<b>Sr. No.</b>	<b>No. or Floors</b>	<b>Storage Capacity</b>	<b>Remarks</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>
For premises occupied as tenements with common convenience:			
1.	Floor 1 (Ground)	Nil	Provided no downtake fittings are installed
2.	Floor d 2,3,4,5 and upper floors	500 liters per Tenement	.....
For premises occupied as block of flats:			
1.	Floor 1	Nil	Provided no downtake fittings are installed
2.	Floors 2,3,4,5 and upper floors	500 liter per Tenement	.....



**Note :**

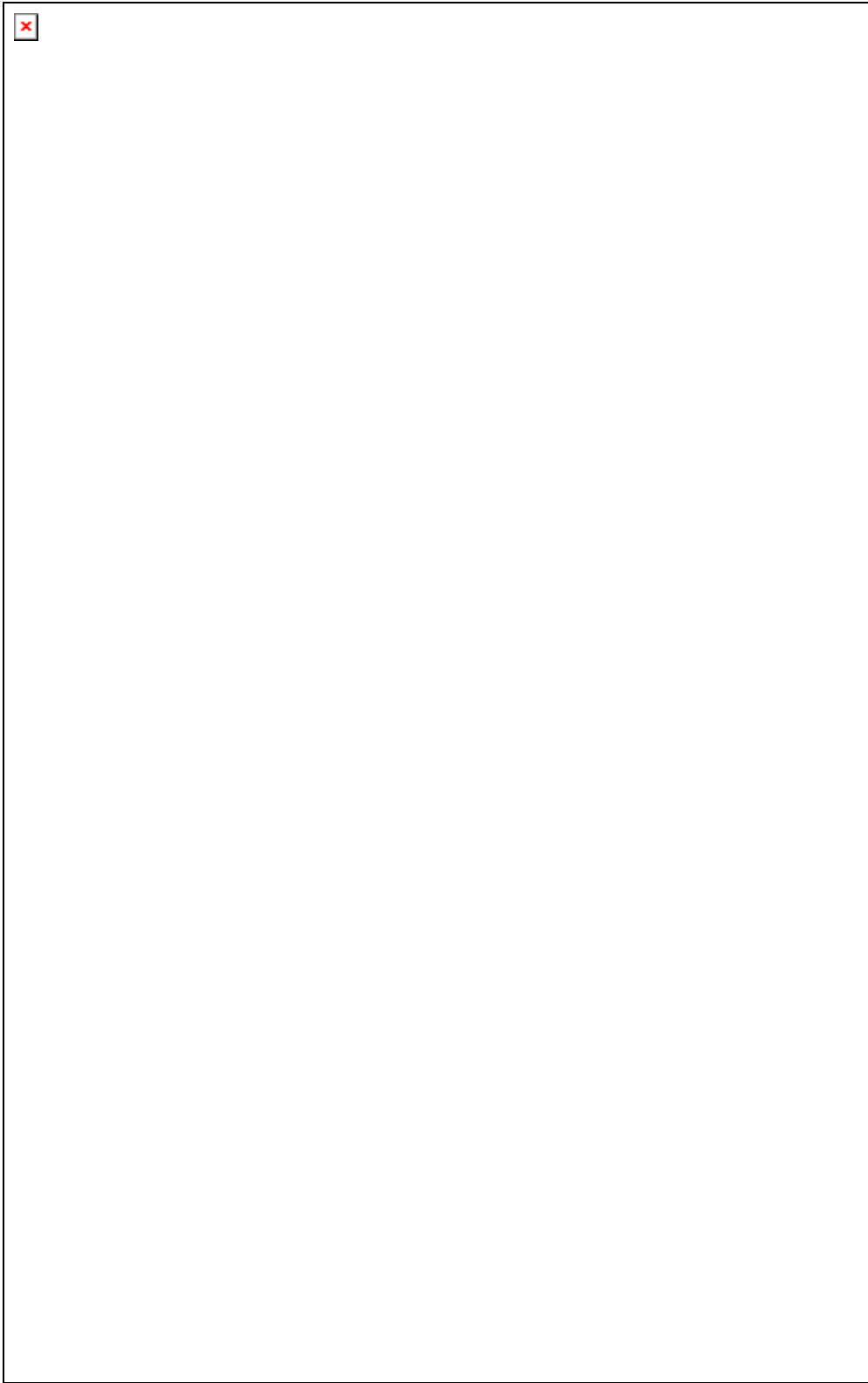
1. *If the premises are situated at a place higher than the road level in level shall be provided on the front of the premises, storage at ground same lines as on Floor-2.*
2. *The above storage may be permitted to be installed provide that the total domestic storage calculated on the above basis is not less than the storage calculated on the number of down take fitting according to the scales given below:*

<i>Down take taps</i>	-	<i>70. liters each</i>
<i>Shower</i>	-	<i>135 liters each</i>
<i>Bathtubs</i>	-	<i>200 liters each</i>

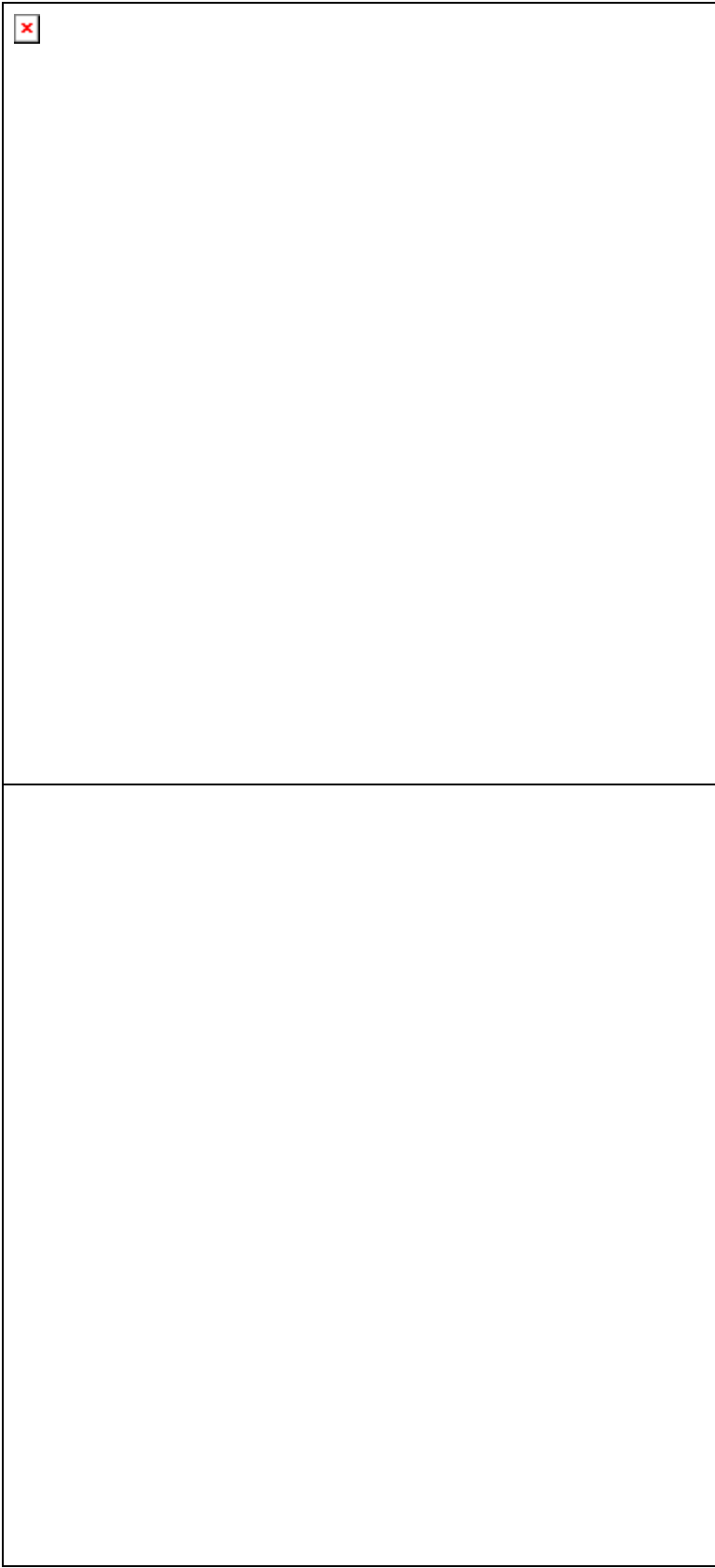
**TABLE – 12 (Page-102)**  
**SANITATION REQUIREMENT FOR SHOPS AND COMMERCIAL OFFICE**

<b>Sr. No.</b>	<b>Fitments</b>	<b>For Personnel</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
1.	Water-closet	One for every 25 persons or part thereof exceeding 15 (including employees & 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 of one on each floor.
3.	Wash Basin	One for every 25 persons or part thereof
4.	Urinals	Same as Sr. No.3 of Table - 14.
5.	Cleaners' Sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

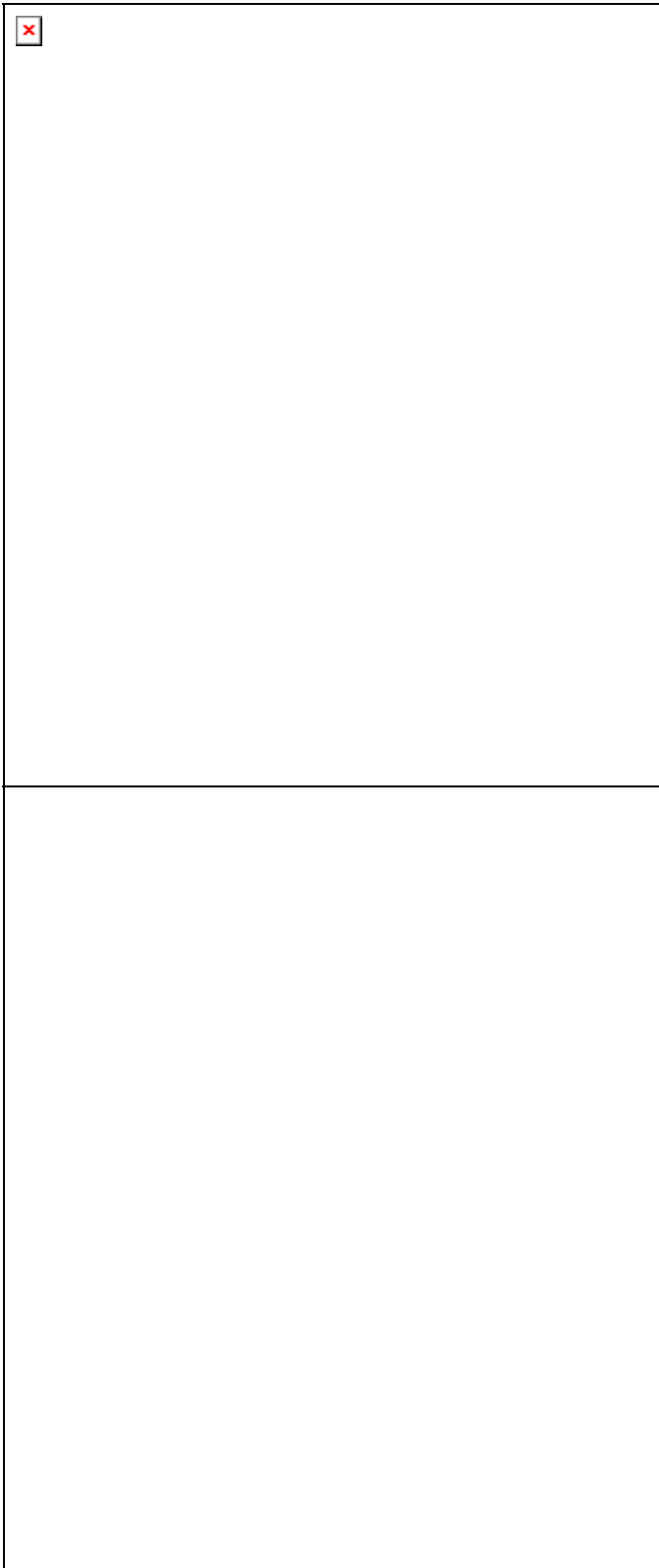


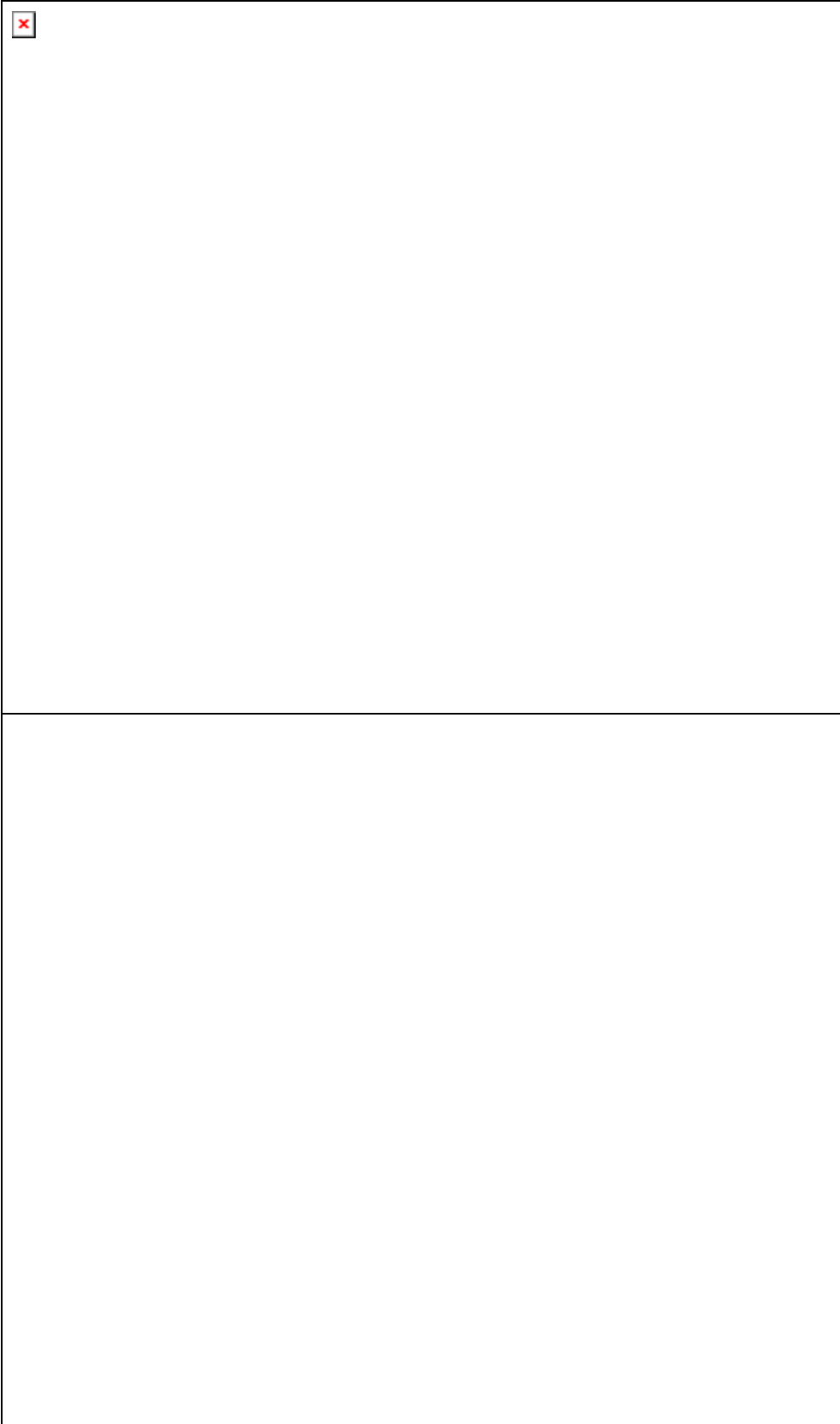






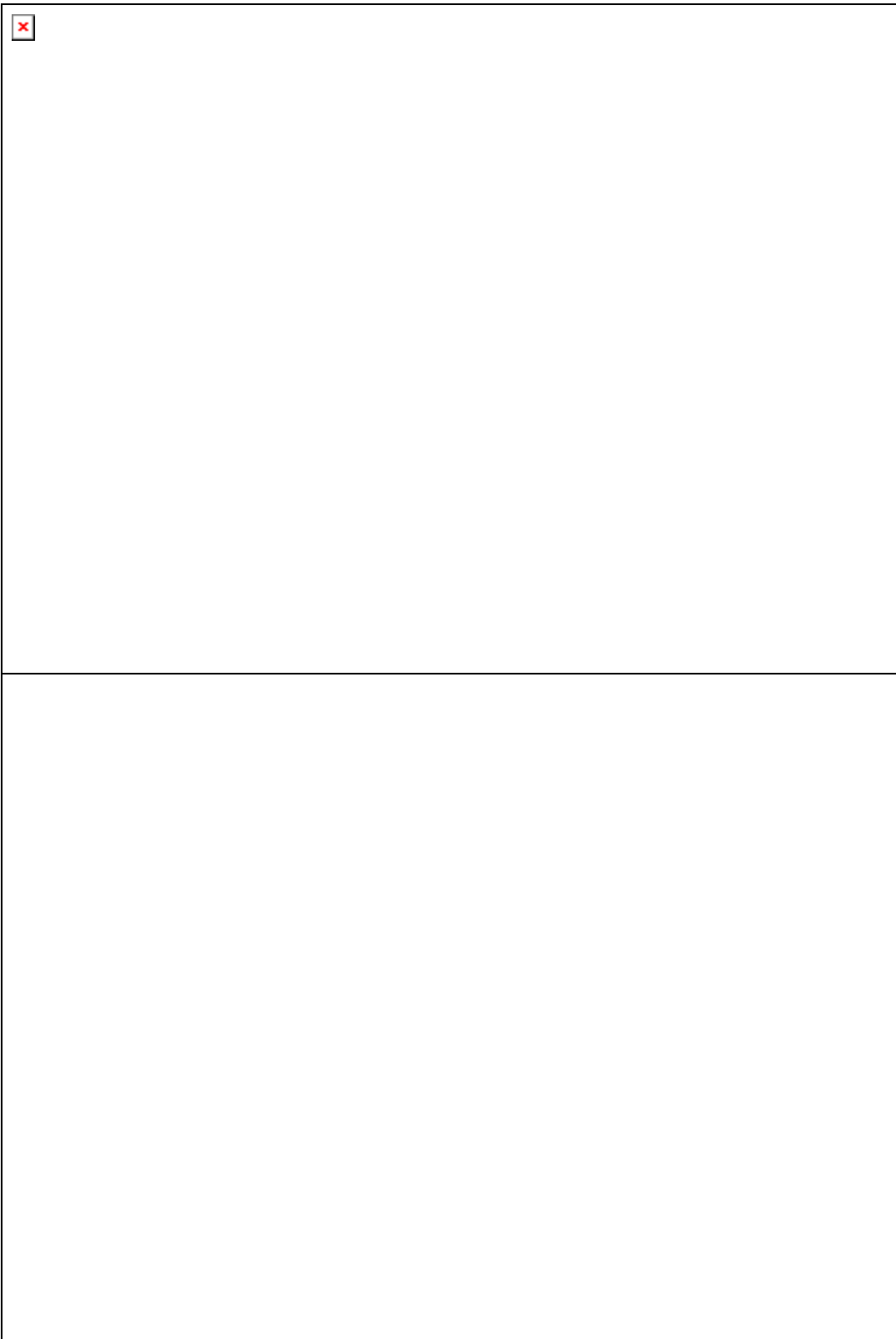


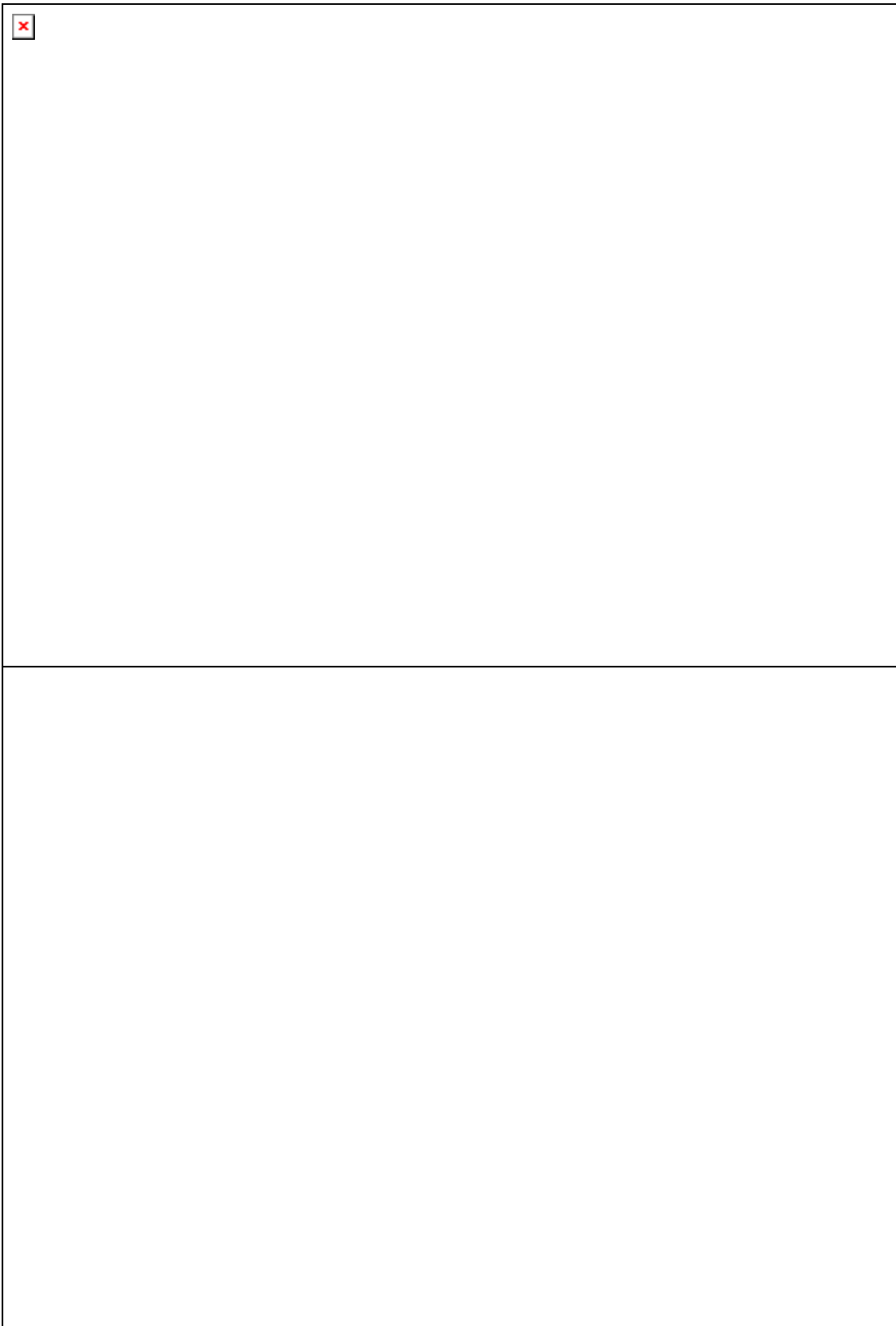


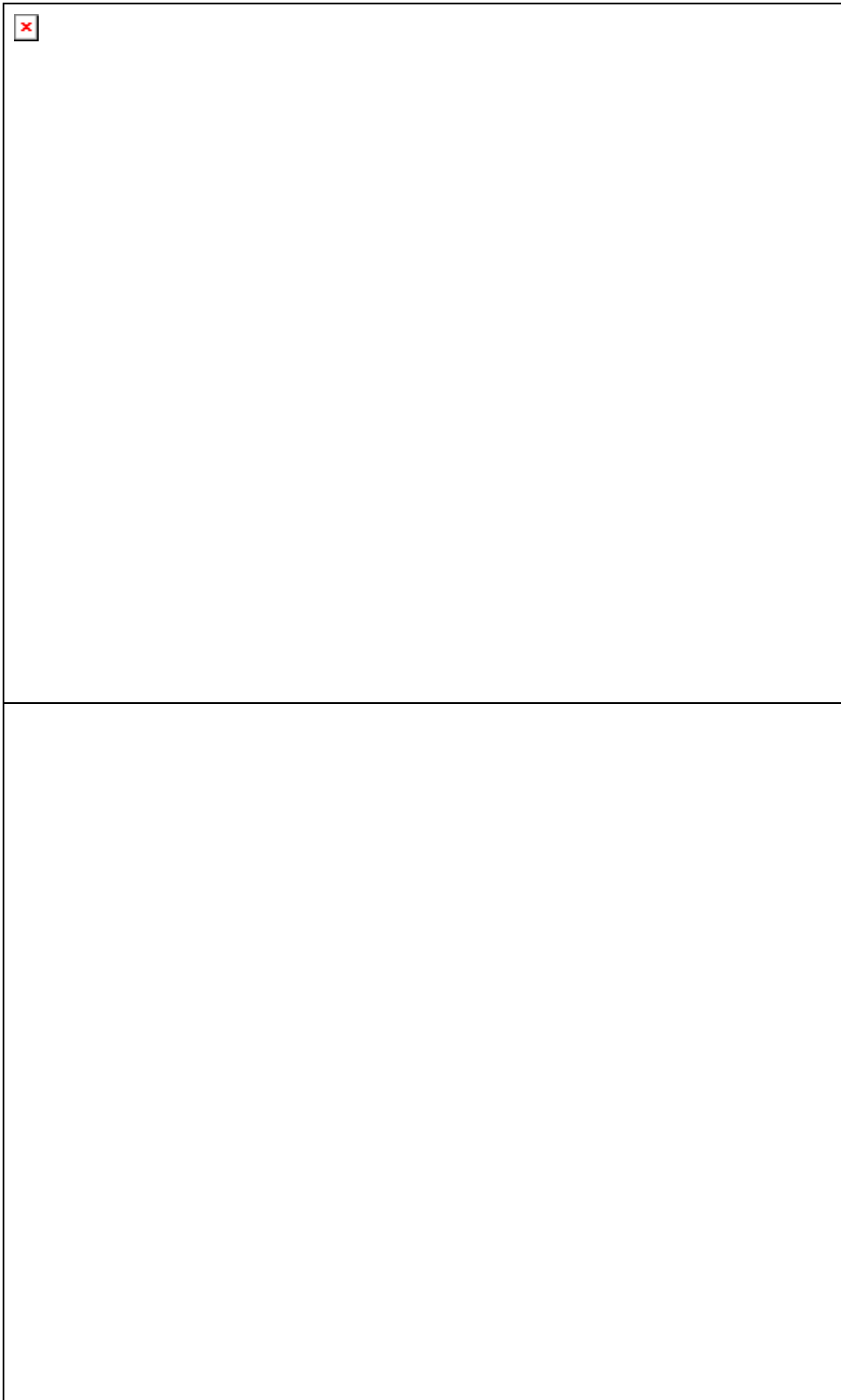












\* At least one Indian style water- closet shall be provided in each toilet. Assume 60 males to 40 females in any area and overhanging sign, which project not more than 0.9 m. from the wall provided that such overhanging signs shall be in conformity with the following and provided that such signs do not face residential buildings:

- a) Not more than one over - hanging sign may be permitted for each 4.5 m. of plot frontage; and
- b) The area of such over-hanging signs shall not be more than 1 sq.m. except that for each 0.9 m. plot frontage above the first 5 m. an increase in area of 0.20 sq.m. shall be permitted.

**27.3 Sizes of Hoarding:** Sizes of hoarding along with various roads shall be governed by the following table:

Road width range (in meters)	Height of Hoarding (width)	Maximum length of Hoarding
a) National Highway & Roads more than 50 m. in width	3.0 m.	10.0m.
b) 20 m. to 50 m.	3.0m.	7.5m.
c) 10 m. to 10 m.	2.0 m.	5.0m.
d) Less than 10m.	1.0 m.	2.5m.

No variation in the height of heading shall be permitted; however, variation in . length shall be allowed in multiples of 2.5 m.

**27.4 Maximum height of hoardings on ground:**

No hoarding shall be erected to a height exceeding 9 m. above the ground. Light reflectors may, however extend beyond the top of the hoarding. The lower base of the bottom of the hoarding shall be at a height of not less than 2.25 m. from surface of ground below.

**27.5 Distance from the junction of a road:**

The hoardings along roads shall not be permitted within a distance of 100 m. from the junction or the intersection of a road. This distance being measured between hoarding and the centered line of a junction.

**27.5.1 Distance from Road:**

A minimum distance of 3 m. shall be maintained between the edges of the existing or proposed street as stipulated by the Corporation.

**27.6** Any hoarding, which in the opinion of the Corporation is likely to confuse with an authorised traffic sign or signal, shall not be permitted.

**27.7** Any hoarding containing the word 'STOP', 'LOOK', 'DANGER' or other similar words that might mislead or confuse the traveler shall not be permitted.

**27.8 HOARDING ON ROOF:**

**27.8.1** The size of hoarding on roof shall be 1 m. x 2.5 m. or in exact multiples thereof subject to maximum of 3 m. x 10 m.

**27.8.2** No hoarding on roof shall project beyond the existing building line of the building on which it is erected or shall extend beyond the roof in any direction.

**27.9 DEPOSIT AND FEES:**

**27.9.1** The fees for erection and maintenance of the hoarding shall be charged as given below:

Sr. No.	Scale of fees per annum per sq.m. of hoarding area	
1.	For a space upto 5.00sq.m.	Rs. 100/-
2.	For every additional 1.00 sq.m. or fraction thereof	Rs. 25/-

**27.9.2** The fees for hoarding shall be paid by the applicant in advance for a calendar year, or part thereof. The temporary development permission may be granted at the discretion of the Corporation with following conditions of the commencement certificate.

- a) The applicant shall remove all the development on land when directed by the Corporation.
- b) The applicant shall neither be entitled for any compensation for the removal of the development nor for any alternative land.
- c) The applicant, if he desires, may apply in writing for renewal of the permission.

**27.10** No hoarding shall be erected in such a manner will obstruct view, light, ventilation of any room or near the living conditions of any part of any building.

**28. DEVELOPMENT ON LAND NOTIFIED FOR ACQUISITION:**

**28.1** In case of land notified for acquisition under the Land Acquisition Act, 1894 or M.R. & T.P. Act, 1966 and where the land has not been acquired, the Corporation may in its obsolete discretion grant permission for temporary development related to existing user, provided that the period of such temporary development shall not exceed one year and provided further that applicant shall undertake to remove the development so executed on or before the date specified by the Corporation.

**28.2** All the foregoing provisions shall apply mutates mutants to such development.

**28.3** The permission maybe renewed from time to time at the discretion of the Corporation; however, the total period shall not be more than five years.

**28.4** The owner/applicant shall obtain a “NO OBJECTION CERTIFICATE” form the concerned Land Acquisition Officer for carrying out the intended development. The NOC shall be submitted along with the application for development in support of this title to the land under reference.

**28.5** The temporary development permission may be granted at the discretion of the Corporation with following conditions of the commencement certificate:

- a) The applicant shall neither be entitled for any compensation for the removal of the development on expiry of the permission nor for any alternative land.
- b) He shall keep deposited an amount as security deposit until the temporary development is removed as may be discarded by the Corporation.

**29. TREE PRESERVATION:**

**29.1** The development in any plot of land shall be such as to preserve as for as practicable, existing trees where trees are required to be felled, two trees shall be planted for *very* tree to be felled.

**29.2** Every plot of land shall have at least one tree for every 100 sq.m. or part hereof of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees hall be planted.

**29.3** Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act 1975, the some shall supersede the sub-regulating No. 29.2 above.

### **30. CONTROL OF AIR & WATER POLLUTION:**

**30.1** No effluent of any kind shall be disposed or exposed so as to cause nuisance and danger to public health.

**30.2** Without prejudice to the generality of the above provision, the Corporation may, after the scrutiny of the information, stipulate certain measures to control the air borne emissions and liquid effluents from any user; these measures shall stipulate as condition of the commencement certificate. Alternatively, the Corporation may ask for a clearance certificate from any statutory body bodies appointed for controlling air and water pollution.

### **31. SPECIAL AMENITIES AND FACILITIES FOR THE PARAPLEGIC / PHYSICALLY HANDICAPPED PERSONS:**

**31.1** These Regulations are applicable to all buildings and facilities used by the public.

**31.2** In case, any Public Authority or Local Authority constructs the tenements for the disposal to the General Public, some flats on the ground floor shall be reserved for the paraplegic/physically handicapped persons.

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

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

**31.2.3 Hearing Disabilities:** Deafness or hearing handicaps. that might make an individual insecure in Public Areas because he is unable to communicate or hear warning signals.

**31.2.4 Sight Disabilities:** Total blindness or impairments affecting sight to the extent that the individual, functioning in Public Areas, is insecure or exposed to danger.

**31.2.5 Wheel Chair:** Chair used by disabled people for mobility. The standard size of wheel chair is taken as 1050 mm. x 750 mm.

(\* Published in Maharashtra Govt. Gazzette dated 10th July 2003.)



**31.3** Certain flats on the ground floor of the residential buildings constructed for the staff by any Private/Public Company or Corporation shall be reserved for the disabled persons.

**31.4** Also, the scope of the set of Regulations shall extend to such reserved flats to promote No. handicapping built environment.

**31.5**

**a)** Access Path/Walk Way: Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm. While having even surface without any slope, slope if any shall not have gradient greater than 5 per cent. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (Annexure attached)., Finishes shall have a no slip surface with a texture traversable by a wheel chair. Curbs wherever provided shall blend to a common level.

**b)** Parking: For parking of vehicles of handicapped people, the following provisions shall be made  
**i)** Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 m. from building entrance.

**ii)** The width of parking bay shall be minimum 3.60 m.

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

**iv)** Guiding floor materials or an audible signal device or other devices which serve the same purpose shall be provided to guide visually impaired persons.

**31.6 BUILDING REQUIREMENTS:**

The specified facilities for the buildings for physically handicapped persons shall be as follows:

**31.6.1**

**a)** Approach to Plinth Level: Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

**b)** Ramped Approach: Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. with maximum gradient 1: 12. Length of ramp shall not exceed 9.0 m. having 800 mm. high handrail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

**31.6.2 Stepped Approach:** For stepped approach, size of tread shall not be less than 300 mm. and maximum riser shall be 150 mm. Provision of 800 mm. high handrail on both sides of the stepped approach similar to the ramped approach.

**31.6.3 Exit/Entrance Door:** Minimum clear opening of the entrance door shall be 900 mm. and it shall not be provided with a step that obstructed the passage of wheel chair user. Threshold shall not be raised more than 12 mm.

**31.6.4 Entrance Landing:** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (hereinafter referred to as “the said guiding floor material”). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should bend to a common level.

**31.7 CORRIDOR CONNECTING THE ENTRANCE / EXIT FOR THE HANDICAPPED:**

The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs shall be provided as follows:

- a) “Guiding Floor Materials” shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) In case, there is a difference of level slope ways shall be provided with a slope of 1: 12.

**31.8 STAIR WAYS :**

One of the stair ways near the entrance/exit for the handicapped shall have the following provisions:

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

### **31.9 LIFTS:**

Wherever lift is required as per Regulations, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions:

Clear internal depth	-	1100 mm.
Clear internal width	-	2000 mm.
Entrance door width	-	900 mm.

- a) A handrail not less than 600 mm. long at 1000 mm. above floor level shall be fixed adjacent, to the control panel. Also, switch control shall be at an operating height equal to that of handrails.
- b) The lift lobby shall be of an inside measurement of 1800 x 1800 mm. or more.
- c) The time of automatically closing door should be minimum 5 seconds and, the closing speed should not exceed 0.25 m/second.
- d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance / exit is either open or closed.
- e) The lift meant for paraplegics/handicapped shall be available on each floor with proper signage.
- f) Also, this lift in case of power-failure or any such emergent situations shall reach to the nearest floor.

### **31.10 TOILETS:**

One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped:

- a) The minimum size shall be 1500 x 1750 mm.
- b) Minimum clear opening of the door shall be 900 mm. and the door shall swing out.
- c) Suitable arrangement of vertical/horizontal handrails with 50 mm. Clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500 mm. from the floor.

**31.11** One of the wash basins in the toilet block on each floor shall be fixed at height of 75 mm. above the finished floor level, with a tap. As similar arrangement has to be made for the drinking water facility.

**ANNEXURE**  
**(to Regulation No. 31)**  
**EXPLANATORY NOTES**

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

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

**Proper Signage :** Appropriate identification of specific facilities within a building for the handicapped persons shall be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision; whereas, visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm. high); For visually impaired persons, information board in Braille should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair as shown below be installed at the lift, toilet, stair-case, parking areas, etc. that have been provided for the handicapped.

# *INDICES*

**APPENDIX - A**  
**(REGULATIONS NO. 6.1 AND 6.5)**

Form for First Application for Development Under Section 44, 45, 58 and 69 of Maharashtra Regional and Town Planning Act, 1966 and to erect a building Under Section (253) of BMPC Act, 1949.

To,

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

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 No. \_\_\_\_\_ on / in Plot No. \_\_\_\_\_ Land Town and Revenue No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at Road/Street/City \_\_\_\_\_ and in accordance with Section 44, 45, 58 and 69 of M.R. & T.P. Act, 1966 / Section (253) of (B.P.M.C.) Act, 1949.

I forward herewith the following plans and statements (Item 1 to 6) wherever 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 (item 7 to 9).

1. Key plan (Location Plan)
2. Site Plan
3. Sub-division/Layout Plan/Demarcation Plan
4. Building Plan
5. Service Plan
6. Particulars of Development in Form
7. Ownership Title
8. Attested Copy of Receipt for Payment of Building Permit Fee
9. Clearance Certificate of Tax and any other Arrears

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

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

Name of Owner: \_\_\_\_\_

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

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

---

+ Exact number to be decided based on set up in local bodies.

**FORM GIVING PARTICULARS OF DEVELOPMENT  
(PART OF APPENDIX - A ITEM - 6)**

1.
  - a)
    - i) Full Name of Applicant.
    - ii) Address of Applicant.
  - b) Name and address of licensed Architect / Engineer employed.
  - c) Number and date of issue of the license / registration.
2. Is the plot affected by any reservations or road lines?  
If yes, are these correctly and clearly marked on the block plan?
3.
  - \*a) what is the total area of the plot according to the documents?
  - \*b) What is the area as per record of right (7/12 extract or P. R. Card)?
  - \*c) What is the actual area available onsite measured by licenced Architect / Structural Engineer / Supervisor?
  - d) Is there any reduction in the original areas of the plot on account of road lines or reservations? Please state the total area of such deductions?
  - e) If so what is the net area?

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

(NOTE: TO INDICATE DETAILS ON THE SITE/BUILDING PLANT AS IN PROFORMA-I)

4. Area all plans as required under Regulation No. 6.2 enclosed?
5.
  - a) Is the plot part of City Triangulation survey Number, Revenue survey Number or Hissa Number or a Final Plot Number (Survey Number) of a Town Planning Scheme or a part of an approved layout?
  - b) Please state Sanction Number and Date of Sub-division / Layout.
6.
  - a) In what zone does the plot fall?

- b) What is the permissible F.A.R. of the zone?
  - c) What is the number of tenements per hectare area permissible in the zone?
- 7.
- a) Is the use of every room in the proposed work marked on the plans?
  - b) Is it in accordance with the rules?
  - c) Does the use of the building fall in the category of special types of buildings like cinema halls, stadium, building for religious hospital buildings, educational buildings, markets and exhibition halls as per Appendix No. N-1.4 and N-2.2 ?
8. If the work is in connection with an industry:
- a) Please briefly describe the main and accessory process.
  - b) Please state the maximum number of workmen and the total horsepower likely to be employed per shift in the factory.
  - c) What industrial classification does it fall under, given reference to relevant Rule No.?
  - d) Is the proposal for relocation of an existing industry and if so given 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 Regulation No. 11.1 wherever applicable?
  - f) Will the building be at least 9 m. away from the boundary of a residential or commercial zone or as per Appendix No. N-1, 3.4 and N-1, 3.5?
  - g) Is the proposal for a service industrial estate on a plot reserved for service industries?
  - h) Nature and quantum of industrial water / effluents and methods of disposal.



9. a) What is the average  
 i) prescribed, and  
 ii) existing with of the street?  
 If the plot abuts two or more streets, the above information in all 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 Regulations No. 15.5?
10. a) If there are existing structures on the plot:  
 i) Are they correctly marked and numbered on the site plan?  
 ii) Are those proposed to be demolished immediately 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 of the retained?
- b) What is the plinth area and total floor area of the proposal work? Please append statement as per Statement - 2 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(c)].
- b) Please state the overall F.A.R. [Item 11 (a) divided by item 3(e)].
- c) Does the work consume the full F.A.R. 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?  
 [Item 10(a)(iv) plus item 10(c)]

**(NOTE: TO INDICATE DETAILS ON THE BUILDING PLAN AS IN PROFORMA-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 Regulation No. 15.1.27?
13. What is the distance of building from the center line of the street?
- 14.
- a) What is
- i) the width of the side open space(s)?
- ii) the width of rear open space(s)?
- iii) the distance between buildings?
- b) Are there two or more wings to the buildings and if so, are the open spaces separate or distinct for each wing as required under Regulation No. 15.1.6?
15. If the plot is narrow, which clause under Appendix No. N-1.1.2 or Appendix No. N-1.1.3 do you propose to take advantage of wherever applicable?
16. a) What are the dimensions of the inner or outer chowk?
- b) 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 Regulation No. 15.2?
17. If the height of the buildings is greater than 16 m. above the average ground levels, 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 Regulation No. 6.2.6. I?
- b) If so, do the proposed fire protection requirements conform to Appendix-P?
- c) If not give reasons for non-conformity.

19. a) i) What are the requirements for parking spaces under the Regulations?  
ii) How many are proposed?  
iii) How many lock-up garages are proposed?
- b) i) Are loading - unloading spaces necessary under Regulation No. 16.5?  
ii) If so, what is the requirement?  
iii) How many are proposed?

[NOTE: INDICATE DETAILS IN BUILDING PLAN AS IN PROFORMA-I.]

20. a) i) What are the maximum widths of the of balconies?  
ii) Will they reduce the required open space to less than the provisions of Regulations?  
iii) Do they serve as a passage to any part of the building?  
iv) What is their total area?
- b) What is the maximum width of weather-frames Sunshades (Chhajja), Sun breakers Cornice, eave or other projection?
- c) i) Are any porches proposed?  
ii) Are they in compliance with Regulation No.15.4.1?
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 Regulations No. 13.3.1 and 13.3.2?
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.A.R.?

24. a) What is the proposed height of the compound wall? Is it at junction?  
b) Is it in compliance with Regulation No. 17.17?
25. a) i) Does the proposal fall under the category of tower like structures vide Regulation No. 15.1.5? If so, does it comply with the requirements thereof?  
ii) Is the proposal in the Air-port Zone?  
iii) 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 watercourse pass through the land under development?  
b) Is the necessary set back provided as per Regulation No. 11.1?
28. Please explain in detail in what respect the proposal does not comply with the Building Regulations 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) Will the proposed Plinth level be above 28 m. Town Hall Datum+?  
c) Is the plot proposed to be filled upto the level of the abutting road or R.L. 27.55 m. Town Hall Datum+ whichever is more?
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:  
Existing \_\_\_\_\_  
Proposed \_\_\_\_\_

- 32. The source of water to be used in the construction.
- 33. Distance from the sewer.
- 34. How much Corporation land will be used for stacking building material?

I hereby declare that I am the owner-lease mortgage in possession / \_\_\_\_\_ of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date:

Signature of the Applicant

Address:

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+ Areas of similar reference point applicable to Pune, Nagpur, Solapur, Kolhapur, if any.

Form of certificate to be signed by the Licensed Architect / Engineer / Structural Engineer / Supervisor employed by the applicant:

I (Name) \_\_\_\_\_

I 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 / lessee / mortgage in possession of the plot and in the above form and the attached statements 1 and 2 and found them to be correct.

Date:

Address:

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

(NOTE - TO INDICATE IN BUILDING PLAN AS IN FORM II)

**FORM OF STATEMENT - 1 {Sr. No. 10 (a) (Hi)}  
EXISTING BUILDING TO BE RETAINED**

Existing Bldg. No.	Floor	Area	Total Floor Area of Existing Bldg.	Use or Occupancy of Floors

**FORM OF STATEMENT - 2 {Sr. No. 10  
(b)} PROPOSED BUILDINGS**

Bldg. No.	Floor	Area	Total Floor Area of Proposed Work	Use or Occupancy of Floors

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

A	Area Statement	Sq.M.
1.	Area of Plot	

2.	Deductions for		
	a) Road Acquisitor Area		
	b) Proposed Road		
	c) Any Reservation		
	Total (a+b+c)		
3.	Net Gross Area of Plot (1-2)		
4.	Deductions for		
	a) Recreation Ground As per Regulation No. 13.3.1		
	b) Internal Roads		
	c) Total (a+b)		
5.	Net Area of Plot (3-4c)		
6.	Addition for F.A.R. (Total Built-up Area) Proposed		
	a) 100% of Set Back Area		
7.	F.A.R. Permissible	Total Built-Up .....	
		Area Permissible .....	
8.	Existing Floor Area	Existing Floor Area	
9.	Proposed Area	Proposed Area	
10.	Excess Balcony Area Taken in F.A.R. (As per B, C Below)	Excess Balcony Area Taken in Total Floor Area Calculation (As per B, C Below)	
11.	Total Built up Area Proposed (8+9+10)	Total Built-Up Area Proposed	
12.	F.A.R. Consumed (11/7)	Total Built-Up Area Consumed (11/7)	



Proforma - I Contd.

<b>B</b>	<b>Balcony Area Statement</b>	<b>Sq.M.</b>
	a) Permissible Balcony Area Per Floor	
	b) Proposed Balcony Area per Floor	
	c) Excess Balcony Area (Total)	
<b>C</b>	<b>Tenement Statement</b>	<b>Sq.M.</b>
	a) Net Area of Plot Item A(7) Above	
	b) Less Deduction of Non-Residential Area (Shops Etc.)	
	c) Area of tenements (a-b)	
	d) Tenements Permissible as per Regulations	
	e) Tenements Proposed	
	Total Tenements (d+e)	
<b>D</b>	<b>Parking Statements</b>	<b>Sq.M.</b>
	a) Parking Required By Rule	
	b) Garages Permissible	
	c) Garage proposed	
	d) Total Parking Provided	
<b>E</b>	<b>Loading / Unloading Statement</b>	<b>Sq.M.</b>
	Loading / Unloading Required	
	Total Loading / Unloading Provided	

**PROFORMA - II**  
**(AT RIGHT HAND CORNER OF PLANS / BELOW PROFORMA - 1)**

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CONTENTS OF SHEET

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STAMP OF DATE OF RECEIPT OF PLANS

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STAMP OF APPROVAL OF PLANS

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REVISION			DESCRIPTION			DATE		SIGNATURE
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**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 admeasured on site and the area so worked out tallies with the area stated in documents of ownership / T. P. Act.

Signature of Licensed Architect/  
Engineer/Structural Engineer  
/ Supervisor

**Proforma - II Contd.**

DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF OWNER

JOB NO.  
BY

DRG. NO.

SCALE

DRAWN BY

CHECKED

NORTH LINE

SIGNATURE, NAME & ADDRESS OF ARCHITECT /  
ENGINEER/STRUCTURAL ENGINEER/ SUPERVISOR

**APPENDIX - B (Regulation No.  
6.2.9) FORM FOR SUPERVISION**

To,  
The Town Planning Officer (New Towns), City and  
Industrial Development Corporation Of Maharashtra  
Limited,  
Udyog Bhavan, New Aurangabad - 431 003.

Sir,

I hereby certify that the proposed development / erection / re-erection / demolition  
or material alteration in/or Building No. \_\_\_\_\_ on/in Plot No. \_\_\_\_\_  
in Block No. \_\_\_\_\_ situated at Road/Street \_\_\_\_\_  
Ward/ Sector \_\_\_\_\_ In Neighborhood \_\_\_\_\_  
- Town \_\_\_\_\_ 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 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

(in block letters)

License No. of Licensed Architect / Engineer  
/ Structural Engineer / Supervisor  
Address of Licensed Architect / Engineer /  
Structural Engineer / Supervisor

Date:

APPENDIX - C (Regulation in No. 6.4) QUALIFICATION OF LICENSED TECHNICAL PERSONNEL FOR PREPARATION OF SCHEMES FOR BUILDING PERMIT AND SUPERVISION

**C-1 GENERAL :**

**C-1.1** The qualification of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Corporation shall be as given in Regulations No. C-2 to C-6. The procedures for licensing the technical personnel are given in Regulation No. C-6.

**C-2 ARCHITECT :**

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

**C-2.2 Competence:** The licensed architect shall be competent to carry out work related to Building Permit, Given below and shall be entitled to submit:

- a) All plans and related information connected with building permit;
- b) Structural details and calculations for building on plot upto 500 sq.m. and up to 3 storeys or 11 m.; and
- c) Certificate of supervision and completion for all buildings.

**C-3 ENGINEER:**

**C-3.1 Qualification:** The qualification for licensing of Engineer will be the Corporate Membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering which makes him eligible for such membership.

**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:

- a) All plans and related information connected with building permit;
- b) Structural details and calculations of building on plot upto 500 sq.m. and 5 storeys (16 m.); and
- c) Certificate of Supervision for all buildings..

#### **C-4 SUPERVISOR:**

**C-4.1 Qualification :** The qualifications for licensing of Supervisor be - I

- a) For Supervisor - 1
  - i) Three years architectural assistantship 'or intermediate in Architecture with two years experience; or
  - ii) Diploma in Civil Engineering with two years experience.
- b) For Supervisor - 2
  - i) Draughtsman in Civil Engineering from LT.L with five years experience under Architect / Engineer.

**C-4.2 Competence -** The Supervisor will be entitled to submit:

- a) For Supervisor - 1
  - i) All plans and related information connected with building permit on plots, upto 200 sq.m. and up to two storeys; and
  - ii) Certificate of Supervision on building on plots upto 200 sq.m. and up to two storeys.
- b) For Supervisor - 2
  - i) All plans and related information upto 50 sq.m. in built-up area and upto two storeys; and
  - ii) Certificate of supervision for limits at (i) above

#### **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) Graduate in Civil Engineering of recognised Indian or Foreign University and Chartered Engineer or Associate Member in Civil Engineers (India) or equivalent Overseas Institution; and
  
- b) Associate Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution possessing exceptional merits. The 3 years experience shall be relaxed to 2 years in the case of Postgraduate degree of recognised Indian and Foreign University in the Branch of Structural engineering. In the case of doctorates in Structural Engineering, the experience required would be one year.

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

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

## **C-6 LICENSING:**

**C-6.1 Technical Personnel to be Licensed:** The qualified technical personnel or group as given in Regulations C-2, C-3, C-4 and C-5 shall be licensed with the Corporation and the license shall be valid for one calendar year ending 31st December after which it shall be renewed annually.

**C6.2 Fees for Licensing:** The annual licensing fee shall be follows:

For Architects, Engineers and Structural Engineers	Rs. 250/	p.a.
For Supervisors S-1	Rs. 100/	p.a.
For Supervisors S-2	Rs. 50/	p.a.

**C-6.3 Duties and Responsibilities of Licensed Technical Personnel:** The duties and responsibilities of licensed technical personnel shall be as follows:

1. It will be incumbent on every Licensed Technical Personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Town Planning Officer of the Corporation and other Corporation Officers in carrying out and enforcing the provisions of the Corporation Act and of or Regulations for the time being in force under the same.

2. Every licensed Technical Personnel shall be in every case in which he may be professionally consulted or engaged, be responsible, for 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 Recreations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

**3.** In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set-back has accrued or is about to accrue to the Town Planning Officer / Managing Director 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 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 party to any evasion or attempted evasion of the set back (if any) that may be required.

**4.** In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building work upon any premises designed or intended to be used or any purposes in respect of which the written permission or License of the Commissioner/Town Planning Officer, is prescribed by the said Act as a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical Personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any Regulation for the time being in force there under, in respect of premises designed or intended to be applied to such use, are duly fulfilled or provided for.

**5.** A Licensed Technical Personnel shall not carry out any work in connection with any building or other creation on a plot of land leased or agreed to be leased by CIDCO in contravention of any term or condition of the lease or agreement for lease.

**6.** When a Licensed Technical Personnel ceases to be in the development for the development work, he shall report the fact forthwith to the Authority.



**APPENDIX - D (Regulation No. 6.7.1) FORM FOR SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE**

To,  
Sir,  
With reference to your application No.  
dated  
for the grant of sanction of Commencement Certificate under Section 45 and 69 of M.R.  
4.,  
& T.P. 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  
Ward/ Sector In Neighborhood Town , 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 for part of the public street.
2. No new building or part thereof shall be occupied or allowed to 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.

Yours faithfully,

Town Planning Officer (NT)  
City & Industrial Development  
Corpn. Of Maharashtra Limited.

+ Details of Section of Respective Corporations Act.  
\$ Name of Municipal Corporation / Address.

**APPENDIX - E (Regulation No. 6.7.1) 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. on / in Plot No. Block No. situated at Road/ Street Ward/ Sector In Neighborhood Town , I have to inform you that the sanction has been refused on the following grounds:

- 1
- 2
- 3
- 4
- 5.

Yours faithfully,  
Town Planning Officer (NT) City &  
Industrial Development Corpn. Of  
Maharashtra Limited.

Date:

**APPENDIX - F**  
**(Regulation No. 7.2)**

**FORM FOR NOTICE -FOR COMMENCEMENT OF WORK**

To,  
The Town Planning Officer (NT),  
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED,  
New Aurangabad - 431 003.

Sir,  
I hereby certify that development work / erection / re-erection / demolition or material alteration in/of Building No. on/in Plot No. Block No. situated at Mohalla / Road Town dated under the supervision of Licensed Architect / Engineer/Structural Engineer / Supervisor, License No. and in accordance with plans sanctioned.

Signature of Owner

Name of Owner

(In block letters)

Address of Owner

Date:

**APPENDIX - G**  
**(Regulation No.7 .4)**  
**FORM FOR INFORMING COMPLETION OF WORK - PLINTH LEVEL**

To,  
The Town Planning Officer (NT),  
CIDCO Limited,  
New Aurangabad - 431 003.

Sir,  
I hereby inform that construction upto plinth / column upto plinth level has been completed in Building No. on/in Plot No. in Block No. situated at Road/ Street Ward / Sector In Neighborhood Town as per your permission vide office communication No. dated under my supervision and in accordance with the sanctioned plan.

The completed work may be checked and permission 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

**APPENDIX - H**  
**(Regulation 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. in Block No. situated at Road/Street Ward/ Sector In Neighborhood Town , I have to inform that the further work may be proceeded with as per approved plans / shall not be proceeded with as the construction upto plinth level is not as per approved parts.

Yours faithfully,

Town Planning Officer (NT) CIDCO LTD.,  
New Aurangabad.

Date:

**APPENDIX - J**  
**(Regulation No. 7.6)**  
**FORM FOR COMPLETION CERTIFICATE**

To,  
The Town  
Planning Officer  
(NT), CIDCO  
Limited,  
New Aurangabad - 431 003.  
Sir,

I hereby certify that the erection/re-erection or part/full development work in/on Building / Part Building No. on/in Plot No. in Block No. situated at Road/Street Ward/Sector In Neighborhood Town has been supervised by me and that been completed on according to the plans approved vide Office Communication No. dated . I hereby declare that the structural work of the aforesaid proposal has been executed in accordance with the structural design, drawings and details prepared by a qualified Structural Engineer and under his supervision to ensure due and proper safety and stability of the work carried under the aforesaid proposal. I hereby further certify that no approval or permission granted to the aforesaid proposal has been constructed to impose upon your Corporation any liability or responsibility in law for any damage or loss arising from any act or omission in executing the intended :work for which I hold myself liable or responsible wholly and exclusively. No provisions of the Development Control Regulations and Conditions prescribed in the Commencement Certificate have been transgressed during the carrying out of development. The development so carried out is fit for which it has been carried out.

I have to request you to arrange for the inspection and given 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 Licensed Architect / Engineer /  
Structural Engineer / Supervisor.  
Address of Licensed Architect Engineer /  
Structural Engineer / Supervisor

Encl.: As Above  
Date :

**APPENDIX - K**  
**(Regulation No.7. 70) .**  
**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. in Block No. situated at Road/Street Ward/Sector In Neighborhood Town completed under the supervision of licensed Architect / Engineer/ Structural Engineer, License No. is permitted to be occupied subject to the following conditions:

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

yours faithfully,

Town Planning Officer (NT)  
City & Industrial Development  
Corporation of Maharashtra  
Limited  
New Aurangabad.

Date:

**APPENDIX - L**  
**(Regulation No.7. 7.1)**  
**FORM FOR INDEMNITY FOR PART OCCUPANCY CERTIFICATE**

To,  
The Town Planning Officer (NT), CIDCO Limited,  
New Aurangabad - 431 003.

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 City & Industrial Development Corporation of Maharashtra Limited, 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, administrators and to our assignees.

Yours faithfully

Owner's Name & Address

Witness:

Date:



**APPENDIX - M**  
**(Regulation No. 14.2)**  
**LAND USE CLASSIFICATION AND USES PERMITTED**

**M-1 PURELY RESIDENTIAL ZONE R-1 :**

**M-1.1** The following uses and accessory uses to the extent of 50% of principal residential use shall be permitted in building or premises in purely Residential Zone:

- i)** Any residence.
- ii)** Customary Home occupations, i.e. occupations customary carried out by 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 H.P.
- iii)** Medical and Dental Practitioners' Dispensaries but only 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 Planning Authority which will take into consideration the suitability of the site, size and shape of the site, means of access. 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)** Residential Hotels.
- vii)** Lodging Houses subjects to the provision of (vi) above shall only be permitted in independent building or parts of building, but on separate floors thereof with the special written permission of the Planning Authority who will see the suitability of the site, size and shape of the building, means of access, water and sanitary arrangements etc. before granting the permission.
- a)** Educational Building including students hostels in independent buildings, religious buildings, community halls and welfare centers and gymnasium except trade school.
- viii)** Public Libraries and Museums in independent structures or restricted to ground floor.

- ix)** Club Houses not conducted as business in independent structures or restricted to ground floor.
- x)** Correctional and Mental institutions, for the children, the aged or widows, Sanitoria and Hospitals in independent buildings facing on roads of width not less than 15 m. (except veterinary hospitals) with the special written permission of the Planning Authority provided that those principally for contagious diseases. the insane or for correctional purposes shall be located not less than 45 m. from any boundaries.
- xi)** Public Parks or Private Parks which are not utilized for business purposes;
- xii)** Bus Shelters. Trolley Bus Shelters, Railway Stations. Taxi Stands and Heliports;
- xiii)** Radio Broadcasting Studios. Parks; Stadium, Play Fields with the special written permission of the Planning Authority and Food Grain Shops (Ration Shops), Pan Shops. Tobacconist. Shops for Collection and Distribution of Cloths and other materials for Cleaning and Dyeing Establishments. Darners tailors, Groceries, Confectionery and Other General Provisions. Hair Dressing Saloon and Beauty Parlour. Bicycle Hire and Repairs. Vegetable and Fruit Stalls. Milk Shops. Dispensaries. Floweriest, Bangles and Other Articles needed by women, Small Bakeries. Newspapers Stalls. Small Wood. Coal and Fuel Merchants. Book and Stationery etc. Medicine and Chemist Shops with the approval of the Corporation. the Planning Authority/Town Planning Officer may from time to time add to alter or amend the above list.
- xiv)** Places for disposal of human bodies subject to the approval of the Corporation/Standing Committee/Planning Authority;
- xv)** Police Station. Telephone Exchange. Government and Municipal Sub Offices. Post and Telegraph Offices. Branch Offices of Banks with Safe Deposit Vaults. Electrical Sub-station. Fire Station. Civil Defence Warden Posts and First Aid Posts along with Home guards and Civil Defence Centers. Pumping Stations and Water Installations and Ancillary Structures thereof required to cater the local area facing on road of width not less than 12 m.
- xvi)** Petrol Filling and Service Stations employing more than 9 persons on site or not more than 1100 sq.m. on roads 12 m. above with the special written permission of the Town Planning Officer, and with minimum clearance of 6 m. from all boundaries excepting road sides for structure above and below 150ground and subject to all other regulations applicable to Petrol Filling Stations.

**xvii)** Air-conditioned Cinema Theaters with special written permission of the Planning Authority and subject to all other regulations applicable to Cinema Theaters (with ,12 m. open space on all sides); and

**xviii)** Where the commercial zone boundary or a street with shopping frontage is at least 400 m. away, shops like General Provision Store or Food Grain Shop the rate of 1 for 15 tenements may be permitted on the ground floor or in a semi-detached ground floor building with no other use over it, provided that the remaining area on the ground floor is utilised for parking purposes. Such shopping uses will not be permissible in more than two adjoining plots in any locality. Such shops use will not cover more than 5% of the plot area. Such shops may be used for a Frozen Food Shop or Coal Shop, Grains Shop, Ironing Shop, Provision Shop, Vegetable Shop for day-to-day demand, Milk Vending Shop, Kerosene Shop.

**xix)** Information Technology Land Use pertaining to only Software Development and only on the plot fronting 12.0 m. or more wide roads. .

**Note:**

*1. The user of Cinema/Drama Theatre shown as existing user on the 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.*

*2. The provisions mentioned at M-1-(iv), (vi), (vii), (ix), (x), (xi), (xii), (xiii), (xiv), (xv), (xvi), (xvii), (xviii) above (in pre-page) shall be subject to the latest detailed plan of the area prepared by the Corporation.*

**M-2 RESIDENTIAL ZONE WITH SHOPLINES R-2 :**

**M-2.1** All ,users permitted in R-1 zone shall be permitted in R-2 Zone.

**M-2.2 Uses permissible in Residential Zone with Shop Lines :**

A building or premises with a shop line along a street in residential zones may be used only for the purposes indicated at M-2.2.1 subject to the following conditions:

**a)** The additional uses permissible hereunder shall be restricted to a depth of 1517.5 m. measured from the building line and only on the ground floor of the building in the front portion abutting the street on which the shop line is marked with access form the front with maximum area of 50 sq.m. unless otherwise stipulated.

- b)** Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street on which no shopping line is marked.
- c)** All goods offered for sale shall be displayed within the building and shall not be kept in the passages.

**M-2.2.1 Use Provisions:**

- i)** Stores or shops for the conduct of retail business including departmental stores, storage and sale of combustible material shall not normally be permitted except with the special permission of the Town Planning Officer.
- ii)** Personnel Service Establishment.
- iii)** Hair Dressing Saloons and Beauty Parlours.
- 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 degree F, machines with dry load capacity exceeding 130 kg. and more than 9 persons ~d provided that the total power requirement' does not exceed 4 KW.
- x)** Shops for gold-smiths, lock-smiths, watch and clock repairs, bicycle rental and repairs, optical glass grinding and repairs, musical instrument r<?pairs. 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 with electric motive power not exceeding 1 HP.
- xii)** Restaurants, eating houses, cafeterias, ice cream and milk bars with area not exceeding 100 sq.m. on ground and/or on first floor. Nursing Houses, Health Clubs, Banks, Coaching Classes, Consulting Offices, shall be allowed on the ground floor/first floor.
- 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 and heating load 2 A maximum and 12 KV A.
- xiv)** Establishment for preparation of sale of eatables not occupying for production an area in excess of 75 sq.m. pre-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 be 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 and other .similar scheme not involving any danger or fire or explosion nor any offensive noise, vibrations, smoke, dust, odour, glare, of other objectionable influences; provided that the motor driving school shall not be permitted.
- xvii)** Flour mills not using more than 10 HP motive power with no floor above, with the special written permission of the Planning Authority.
- xviii)** Vegetable, fruit, flower, fish or !peat shop.
- xix)** Accessory uses customarily' incidental to any permitted .pp-pcipal use including storage upto 50 percent of the total floor area for the principal use.
- xx)** Photographic studios and laboratories with not more than 50 sq.m. area not -employing 8 persons and not using power more than 5 HP.

**xxi)** Showroom for Distribution and Sale of L.P.G. Gas provided godown facility is either located elsewhere in conforming zone or this activity is conducted on independent premises/building as per M-2.3.

**xxii)** Coal, fire wood shops.

**xxiii)** Electronic industry of assembly type (& not manufacturing type) with special permission of the Town Planning officer 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 nine.

**xxiv)** Diamond cutting and polishing not employing more than 6 persons with motor power not exceeding  $\frac{1}{2}$  H.P.

**xxv)** Group medical centers only on ground floors.

**xxvi)** Art Galleries.

**xxvii)** Data Processing Unit with use of Computers, Motor Driving Schools, Travel Agencies, Ticket Booking and Selling Agencies for all modes of travel and transport.

**Note :**

*The user of Cinema/Drama shown as existing user on Development Plan should be regarded as designated user and in case of redevelopment of property a similar user with similar or more capacity shall be provided along with any other users that may be permissible in accordance with zoning applicable for the particular plot.*

**M-2.3 Uses to be permitted in independent premises/building :**

The following uses shall be permitted in R-2 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 the special written permission of the Town Planning Officer.”

**ii)** Petrol filling and service stations not employing more than 9 persons with the special written permission of the Town Planning Officer with provision of M-1.1 (xvii).

- iii)** Trade or other similar schools.
- iv)** Bulk storage of kerosene and bottled gas for domestic consumption; with the special written permission of the Town Planning officer.
- v)** Parking of automobiles and other light vehicles on open plots even as a business.
- vi)** Vegetables, fruit, flour, fish or meat market place with the approval of the Corporation/Standing Committee.
- vii)** 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.
- viii)** Boarding and lodging houses.
- x)** Service Industries (Class 'A' in service industries plot in ~ zone, besides M-2.2.1 (viii), (ix), (x), (xi), (xv), (xvii) and (xx).
- x)** Photographic studios and laboratories not using power more than 5 HP.
- xi)** Undertakers; and
- xii)** Showroom for distribution and sale of L.P.G. including godown facility.

### **M-3 LOCAL COMMERCIAL AREA / ZONE - C<sub>1</sub> :**

**M-3.1** In commercial zones, building or premises shall be used only for the uses and purposes given in M-3.2 subject to the following condition:

- a)** All goods offered for sale shall be displayed within the building excluding passage.
- 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 a residential zone without a shop line (R1) have an access from the side for rear open spaces, the width of such open spaces shall not be less than 7 m.

### **M-3.2 Use Provisions:**

Any uses permitted in residential zone with shop line, R2.

- ii)** Auto part stores and showrooms for motor vehicles and machinery.
- iii)** Repairing garages with the special written permission of the Planning Authority, 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.
- iv)** Sale of used or second hand goods or Merchandise (not junk, cotton waste, rags or other materials of offensive nature).
- v)** Club houses or other recreational activities conducted as business.
- vi)** Storage of furniture and household goods.
- vii)** Retaining of building material, open or enclosed with not more than 500 sq.m. of area per establishment.
- viii)** Pasteurizing and milk processing plant not employing more than 9 persons and 25 HP Motive power in these industrial activities.
- ix)** Veterinary dispensaries and hospitals “and kennels.
- x)** Electronic industry of assembly type & not manufacturing type with special permission of the Town Planning officer with following restrictions:
  - 1)** Restricted on ground floor only with area not exceeding 50 sq.m.
  - 2)** Total electric power inclusive of motive power & heating load not exceeding 5 HP.
  - 3)** Number of persons employed not exceeding nine.
- xi)** Animal pounds.
- xii)** Accessory uses customarily incidental to any permitted principal use including storage space up to 50 percent of the total floor area used for the principal use.
- xiii)** Mattress making and cotton cleaning, not employing more than 6 persons, with motive power not exceeding 3 HP.



- xiv)** Establishments requiring power for sealing tins, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 HP.
- xv)** Art galleries, aquariums.
- xvi)** 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 Town Planning Officer.
- xvii)** Battery charging and repairing not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 charges.
- xviii)** Information Technology Land Use only on the plot fronting 12.00 m. or more wide roads.

#### **M-4 DISTRICT COMMERCIAL AREA / ZONE:**

**M-4.1** Provisions of M-3.1 shall apply for premises/buildings in district Commercial Area/ Zone C2. Further the uses permitted, as C2 shall be as follows:


- i)** Any uses permitted in Local Commercial Area zone C)
- 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 conditions to be prescribed by the town Planning officer in the interest of the adjoining development.
- v)** Major public utility buildings.
- vi)** Headquarters organizations.

#### **M-5 SERVICE INDUSTRIES ZONE - 1 :**

##### **M-5.1 Service Industries Class - A :**

The service Industries of Class - A to be permitted, either in C. with shop lines or an independent, building (on independent plot) in C2 Zones as well as indicated in C) alongwith 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 the Service Industries Class - A.

**TABLE: 24 SCHEDULE FOR SERVICE INDUSTRIES**





**M-5.1.1** Information Technology Land Use be permitted on the plots fronting 12.0 m. or more wide roads.

**M-5.2 Service Industries Class - B in Zone I<sub>1</sub> :**

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 watchmen's quarters, canteen, banking spaces, can be permitted within the premises of building for sendee industries in Service Industries Zone I<sub>1</sub>.

**M-5.2.1** Information Technology Land Use be permitted on the plots fronting 12.0 m. or more wide roads.

**M-6 GENERAL AND SPECIAL INDUSTRIES ZONE I<sub>2</sub> AND I<sub>3</sub> :**

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

Building under I-2 shall be further sub-divided as follows:

Sub-division I-2.1 Building used for low. hazard industries.

Sub-division I-2.2 Buildings used for moderate hazard industries.

Sub-division I-2.3 Buildings used for high hazard industries.

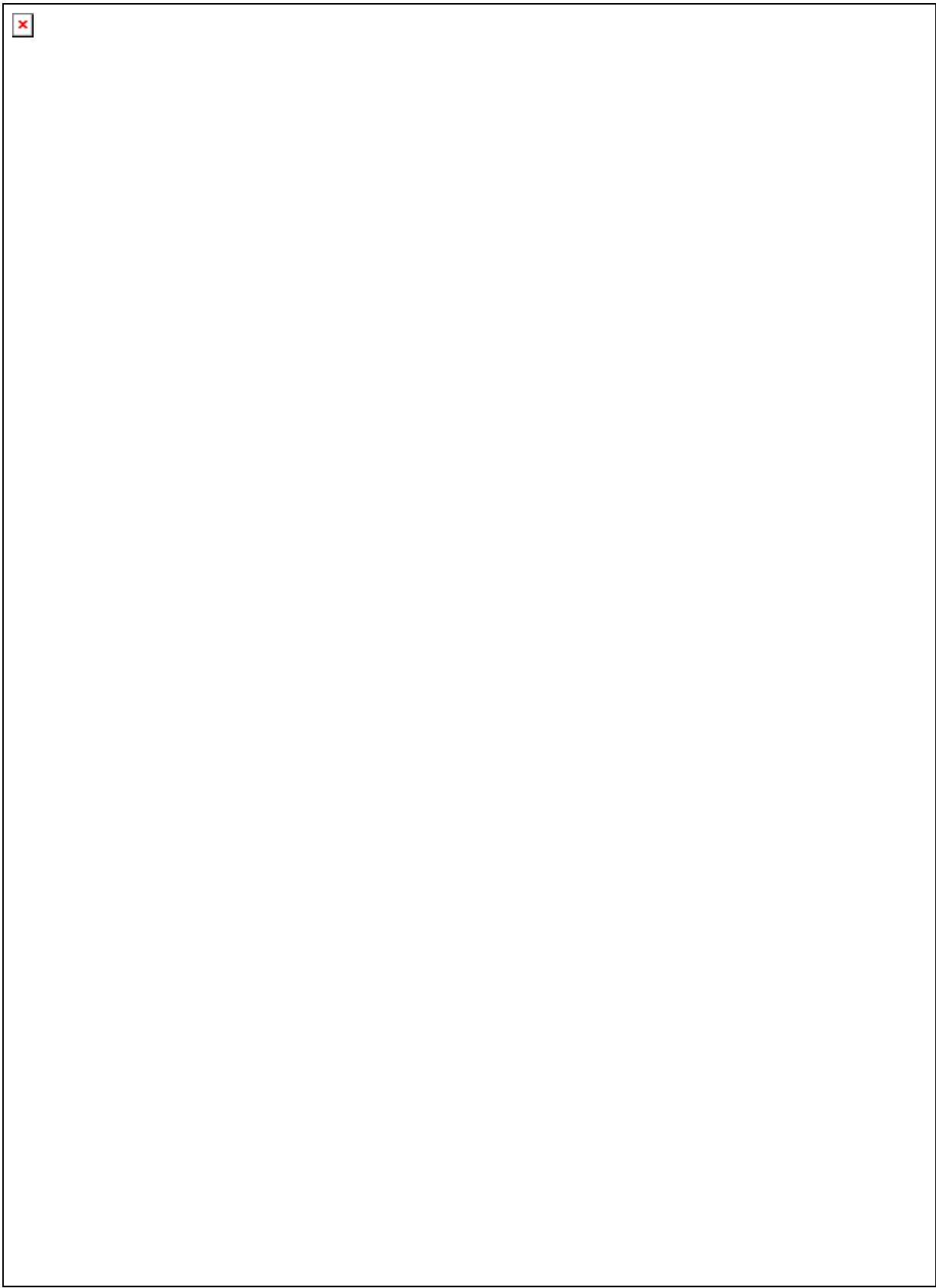
The hazard of occupancy, shall be the relative danger of the start and spread of fire, the danger of smoke or gases, generated, the danger of explosion or other occurrence potential endangering the lives and safety of the occupants of the building.

Hazard of occupancy shall be determined by the Authority on the basis of the character of the contents and the processes or operations conducted in the building provided, however, that where the combustibility of the building, the flame spread rating of the interior finish or other features of the building or structure are such as to involve a hazard greater than the occupancy hazard, the greater degree of hazard shall govern the classification. Where different degrees hazard of occupancy exist in different part of a building, the most hazardous of those shall govern the classification expert in as hazardous areas are segregated or protected.







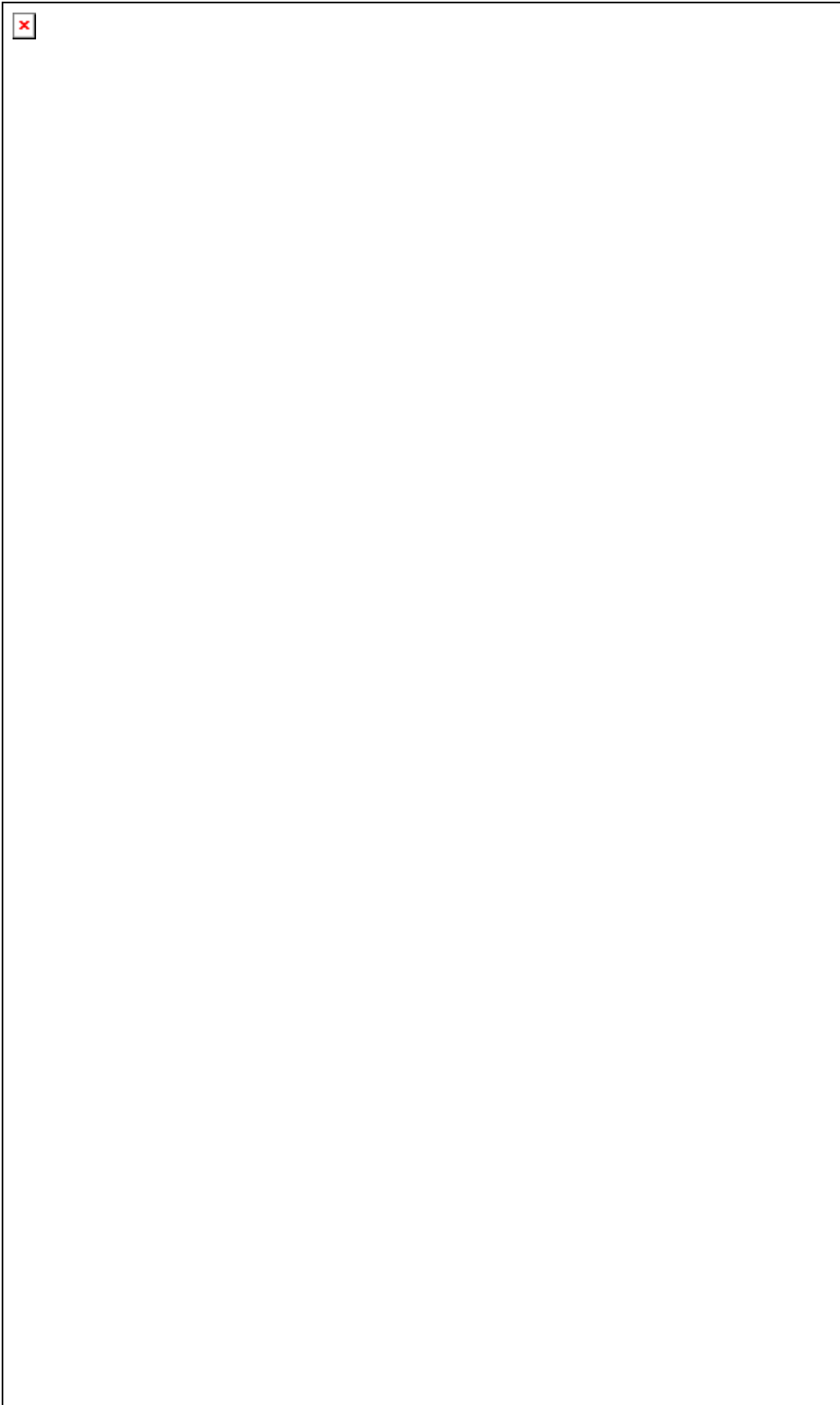












**a) Sub-division 1-2.1 :** This sub-division shall include any building in which the contents are of such low combustibility and the industrial process or operations conducted therein are of such a nature that there are no possibilities for any self-propagating fire to occur and the only consequent danger to life an property may arise form panic, fumes or smoke, or fire from some external sources.

**b) Sub-division 1-2.2 :** This sub-division shall include any building in which the contents or industrial processes or operations conducted therein are liable to give rise to a fire which will bum with moderate rapidity and give off a considerable volume of smoke, but form which neither toxic fumes nor explosion are to be feared in the event of a fire.

**c) Sub-division 1-2.3 :** This sub-division shall include any building in which the contents or industrial processes or operations conducted therein are liable to give rise to a fire which will bum with extreme rapidity or from which, poisonous fumes or explosions are to be feared in the event of a fire.

**M-6.2 Special Industries:** The Special Industries shall include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or product which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosion, for storage, handling, manufacturing or processing which involve highly corrosive toxic obnoxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive poisonous, irritant or corrosive gases; and for the storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition. Examples of building in the class or those building which are used for:

- a)** Storage, under pressure of more than 1 *kg./ cm* 2 and in quantities exceeding 70 cu.m. of acetylene, hydrogen, illuminating and natural gases, ammonia, chlorine, phosphors, sulfur dioxide, carbon dioxide, methyl oxide and all gases subject to explosion, fume or toxic hazard.
- b)** Storage and handling of hazardous and highly flammable liquids.
- c)** Storage and handling of hazardous and highly flammable or explosive materials, other than liquid; and
- d)** Manufacture of artificial flowers, synthetic leather, and ammunition explosives and fire works.

**M-6.3 Use Provision in General Industries Zone (12)** : Subject to the provisions of M-6.5, building or premises in general industries zone may be used for any purpose except for the following:

- i)** Any dwelling other than dwelling quarters of watchmen caretakers or other essential staff required to be maintained on the premises as maybe allowed by the Planning Authority;
- ii)** Acetone manufacture;
- iii)** Acetylene gas manufacture and storage;
- iv)** Acid manufactures;
- v)** Air-crafts (including arts) manufactures;
- vi)** Alcohol manufactures;
- vii)** Ammonia manufacture;
- viii)** Aniline Dyes manufacture;
- ix)** Arsenic manufacture;
- x)** Asphalt manufacture or refining;
- xi)** Automobiles, trucks and tailors (including parts} manufacture and engine re-building, except motor-body building not employing pneumatic riveting;
- xii)** Blast furnace;
- xiii)** Bleaching powder manufacture;
- xiv)** Boiler works manufacture or repairs, excepting repairs to boilers with heating surface not exceeding 5 sq.m.;
- xv)** Brick, tile or terra cotta manufacture;
- xvi)** Building materials such as pre-fabricated houses, composite will boards, partitions and panel manufacture;

- xvii)** Carbide manufacture;
- xviii)** Celluloid or cellulose manufacture or treatment and articles manufacture;
- xix)** Caustics soda and compound manufacture;
- xx)** Cement manufacturing;
- xxi)** Manufacture of charcoal and fuel briquette
- xxii)** Coke manufacturing ovens;
- xxiii)** Chlorine manufacture;
- xxiv)** Concrete products manufacture including concrete central mixing & proportioning plants;
- xxv)** Cotton ginning, cleaning, refming or pressing manufacturing of cotton wedding or lint, except cotton cleaning for the purpose of preparing mattresses;
- xxvi)** Creosote manufacture or treatment;
- xxvii)** Disinfectants manufacture except mixing of prepared dry ingredients;
- xxviii)** Distillation of bones, ceas or weed;
- xxix)** Dye stud manufacture excess mixing of dry powders and wet mixing;
- xxx)** Exterminator or post manufacture, except mixing of prepared ingredients;
- xxxi)** Emery cloth and sand paper manufacture;
- xxxii)** Explosive or fire works manufacture of storage except storage in connection with retail sale;
- xxxiii)** Fat rendering;
- xxxiv)** Fertilizer manufacture;

**xxxv)** Flour mill with motive power exceeding 25 HP, grain crushing or processing mills with motive power exceeding 50 HP, masala grinding mill with motive power exceeding 15 HP or a combination of any of the above mill with aggregate motive power exceeding 60 HP and each one mill using motive power in. excess of the above limits;

**xxxvi)** Film photographing manufacture;

**xxxvii)** Forges, Hydraulic and mechanically operated;

**xxxviii)** Garbage offal or dead animals reduction, dumping or incineration;

**xxxix)** Gas manufacture and storage in cylinders except manufacture of gas as an accessory to a permissible industry;

**xl)** Glass manufacture .except manufacturing of glass products from manufactured glass;

**xli)** Glue sizing material or gelatin manufacture;

**xlii)** Graphite and graphite products manufacture;

**xliii)** Gypsum or plaster of Paris manufacture;

**xliv)** Hair, felt, fur and feather, bulk processing, washing, curing and dyeing;

**xlv)** Hydrogen and oxygen manufacture;

**xlvi)** Industrial aluminum manufacture;

**xlvii)** Junk (Iron, aluminum, magnesium, or zinc) cotton waste or rags storage & baling;

**xlviii)** Printing ink manufacture;

**xlix)** Jute, hump, sisel, coir and cokum products manufacture;

**i)** Lamp-black, carbon blade or bob-block- manufacturing;

**ii)** Lime manufacture;



- iii)** Match manufacture;
- liii)** Metal foundries with an aggregate capacity exceeding 10 tons a day;
- liv)** Metal processing (including fabrication and machinery, manufacturing) factories employing such machine tools or processes as power hammer, forging machine, pneumatic drilling or riveting, sheet working with heavy sledge hammers etc., or processes expressly prohibited herein;
- Iv)** Metal finishing, enameling, anodizing, japanning plating, galvanizing requiring grinding, polishing, rust-proofing and heat treatment;
- Ivi)** Paint, oil shellac, turpentine or varnish manufacture except manufacture of edible oils and paint making (not including turpentine or varnish making);
- Ivii)** Oil cloth or linoleum manufacture, excepting waterproofing of paper or cloth;
- Iviii)** Paper cardboard or pulp manufacture;
- lix)** Petroleum or its products refining or wholesale storage;
- Ix)** Plastic materials and synthetic resins manufacture;
- Ixi)** Pottery or ceramics manufacture other than manufacture of handicraft product only;
- Ixii)** Potash works;
- Ixiii)** Tyrexilin manufacture or products;
- Ixiv)** Rolling mills;
- Ixv)** 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, hoses, tubing, wire insulation, toys and balls, but including manufacture of tyres and tubes and tyre recapping;
- Ixvi)** Salt works except manufacture of common salt from sea water;

- lxvii)** Sand, clay or gravel quarrying under Government or Municipal agencies or control;
- lxviii)** Smelting, reduction, refining and alloying of metal and metal ores except or rare and precious metals;
- lxix)** Soap manufacture other than cold mix;
- lxx)** Soda and compound manufacture;
- lxxi)** Starch, glucose or dextrine manufacture;
- lxxii)** Stockyard or slaughter of animals or fowl, except the slaughter of fowls, incidental to a retail business;
- lxxiii)** Stone crushing processing and stone products manufacture, except manufacture of household ware and stone tablets and except grinding of minerals for pharmaceutical or cosmetic purposes;
- lxxiv)** Shoe polish manufacture;
- lxxv)** Tallow; grease or lard manufacture;
- lxxvi)** Tanning, curing or storage of raw hides or skins;
- lxxvii)** Tar distillation or manufacture;
- lxxviii)** Tar products manufacture;
- lxxix)** Textile manufacture exceeding 50 HP total;
- lxxx)** Vegetable oil manufacturing and processing plants;
- lxxxii)** Wood and timber, bulk processing and wood working including saw-mills and mills excelsior, plywood and vander and wood preserving treatment except the manufacture of wooden articles with saws or machine;
- lxxxii)** Sugar manufacturing or refining;
- lxxxiii)** Wax products manufacture from paraffin;

**lxxxiv)** Wool pulling or scouring;

**lxxxv)** Yeast plant;

**lxxxvi)** In general these uses which may be obnoxious or offensive by reason of odor, liquid effluvia, dust, smoke, gas, noise, vibration or fire hazards;

**lxxxvii)** With the approval of the Corporation, the Managing Director or any other officials authorised by him may from time to time add to alter or amend the above list.

**M-6.4 Use Provision in Special Industries Zones (13) :** In Special Industries Zones, building or premises may be used for industrial and warehousing purposes only except that dwelling quarters for watchmen or caretakers or other essential staff required to be maintained on the premises and canteen and other amenities for labour, if any, may be permitted to be constructed, special written permission of the Managing Director shall be required for the following uses provided that the Managing Director may prescribe minimum size of plot, the open spaces to be maintained all round and such other conditions with view to minimize the nuisance likely to be created to the surrounding area.

- 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 imd which do not produce noxious or fumes in the compounding or manufacture thereof;
  
- ii)** Sulphurous, sulphuric, citric, nitric, hydrochloric or other corrosive acid manufacture or their use or storage except as accessory to a permitted industry;
  
- iii)** Blast Furnace;
  
- 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 platform 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 explosive or inflammable products of cellulose;
- ix)** Celluloid manufacture or treatment;
- x)** Manufacture of photographic films;
- xi)** Cement manufacture;
- xii)** Chlorine manufacture;
- xiii)** Bleaching powder manufacture;
- xiv)** Gelatin or glue manufacture or processes involving recovery from fish or animal offal;
- xv)** Aluminum, magnesium, tin, copper, zinc or iron smelting;
- xvi)** Manufacture or storage of explosives of fire works;
- xvii)** Match manufacture;
- xviii)** Fat rendering;
- xix)** Candle or perfume wax products manufacturing;
- xx)** Fat, tallow, grease or lard refining or manufacturing;
- xxi)** Manufacture of explosive or inflammable product or hydroxyls;
- xxii)** Hydroxyls manufacture;
- xxiii)** Dyestuff manufacture;
- xxiv)** Turpentine, varnish or size manufacture or-refining;
- xxv)** Gypsum plaster or plaster of Paris manufactures;
- xxvi)** Drive-in-Theatres, cinema or theaters, 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-6.5 Special Industrial in General Industrial Zones:** Uses permissible only in special Industries Zone (13), (those listed under M-6.4) may be permitted with the approval of the Corporation in General Industrial Zones (12), provided they are located in a building which is at least 52.5 m. from the boundaries of the General Industrial Zones and 15 m. from the boundaries (other than that facing a street) of the premises.

**M-6.6 Non-viable Plots in Industries Zones (12 and 13) :** 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:

- j) Petrol pump and service station;
- k) Parking lots;
- l) Electric Sub-station;
- m) Building of public utility concerns except residence;
- n) The branches of Scheduled Banks;
- o) Service Industries;
- p) Storage Buildings.

**M-6.7** In case of the Special Industrial Zone, the users which are permitted in General Industrial Zone (12) may be permitted in the set back distance of 52.5 m. provided such industries are located 22.5 m. away from the boundaries of the Zone.

**M-6.8** Information Technology Land Use be permitted on the plots fronting 12.0 m. or more wide in all categories of Industrial Zone.

## **M-7 GREEN ZONE:**

**M-7.1** The following uses shall be permitted in Green Zone:

- i)** All agricultural uses except stabling of buffaloes on a commercial scale subject to a limit of 10 cattle's per acre, providing the accessory building, tents, garages, pigsties, stables and storage buildings.
- ii)** Garden and poultry farms. .
- iii)** Forestry.
- iv)** Golf clubs and Links.
- v)** Public parks, private parks, play fields, summer camps for recreation of all types.
- vi)** Race tracks and shooting ranges.
- vii)** Brick, tile or pottery manufacture in temporary building only.
- viii)** Fish curing on open land/fish farming.
- ix)** Salt manufacture from seawater.
- x)** Sand, clay or gravel quarrying.
- xi)** Storage and drying of fertilizer.
- xii)** Public utility establishments such as electric sub stations, receiving stations, sewage disposal, water works alongwith residential quarters for essential staff for such works proposed to be located in the zone.
- xiii)** Development of Information Technology Establishment (pertaining to software only) with ancillary residential development shall be allowed subject to the following:
  - 1)** The total F.S.I. shall not exceed 0.50.
  - 2)** Ancillary activities including residential development shall not have F.S.I. more than 0.15.

## **M-8 RESERVATIONS:**

**M-8.1** Special reservations shall be made for the following users in the Development Plan.

- i)** Air-Port
- ii)** Prisons
- iii)** Film Studios
- iv)** Cemeteries and crematorium
- v)** Stone crusher for quarrying
- vi)** Hospital and sanatoria for contagious diseases except as provided in M -1.1 (xi)
- vii)** Institutions for the insane and for correctional purposes except as provided in M-1.1(xi)
- viii)** Sites for such other purposed which are considered necessary as an amenity or facility for the residents of the town as required by any State or Central Government Department or a Public Authority or Statutory Authority for more efficiently carrying out its duties and purposes.

## APPENDIX - N

### **N-I AS APPLICABLE TO MUNICIPAL CORPORATIONS OF NAGPUR, SOLAPUR, KOLHAPUR AND PUNE :**

**N-I.1** Open Spaces and Area Height Limitations in Gaothan Areas (Core Sector) or Similar Congested Areas as may be specified in the Development Plan.

**N-I.1.1** General Area included in the gaothan shall be intended mainly for residential purpose excepting areas reserved for public purpose or municipal purposes in the Development Plan and Areas in which it would be expedient to acquire for the said purpose, but not so designated. All other users as listed out under residential use in Land Use Classification Order, shall be permitted in the gaothan or similar congested areas.

#### **N-I.1.2 Residential (for Gaothan or congested area only) :**

**a)** Floor Area Ratio: The Permissible F.A.R. shall be 1.5 for purely residential building and in case of mixed residential and commercial or other user, additional F.A.R. to the extent of 0.5 only shall be permissible where mixed users as shown in a detail plan by Corporation.

**b)** Front Open Spaces: The minimum set back from existing or proposed road shall be as under:

**i.** For streets 7.5 m. to less than 12.00 m. in width -+ 1.0 m.

**ii.** For streets 12.0 m. and above in width-----± 1.50 m.

**iii.** For streets less than 7.5 m. in width, no set back shall be prescribed subject to condition that no lane shall be less than 4.5 m. in width, clear of structural projections. For lanes less than 4.5 m. wide set back of 2.25 m. shall be prescribed from the Center line of such lane, Street 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 set back mentioned above shall be applied.

**iv.** Structural projections such as balconies, cornices, weather sheds, roof projections etc. shall be allowed in the set back distances prescribed above. Such projections will not be taken into consideration for calculation of built over area.

**v.** Density permissible shall be 300 T / Ha. Net area.



**N-1.1.3 Other Buildings :**

- a) Floor Area Ratio - Maximum Floor Area Ratio shall be \_\_\_\_\_
- b) Open Spaces - A clear Open of 3 m. all-round the building shall be provided.

**N-1.1.4** Further the provisions of N-1.1-2 and N-1.1.3 may be relaxed by the Corporation in special circumstances.

**N-1.2 Open Spaces and Area and Height Limitations in. Areas Outside the Congested Area (Gaathan) :**

**N-1.2.1 Residential Buildings:** Provisions relating to open spaces, tenements, F.AR, etc. shall be as detailed out under the laws of 13.1 (iv), (v), 13.4.1, subject to Regulations” 12, 13.

**N-1.2.2 Educational Buildings:**

- a) Built-up Area - The maximum built-up area permissible shall be not more than 1/ 3rd of plot area.
- b) F.AR. - The maximum F.AR. shall be 1.
- c) A minimum open space of 6 m. shall be left on all sides from boundaries of the plot.
- d) No educational building shall be constructed if the distance between the perimeter of the site of the proposed building and cinema theatre / assembly hall is less than 60 m.

**N-1.2.3 Institutional Building (Hospitals, Maternity Home, Health centers) :**

- a) Built-up Area - The built up area shall be more than 1/ 3rd of the area of the plot.
- b) F.A.R. - The maximum F.A.R. shall be 1.
- c) There shall be a minimum open space of 6 m. on all sides.
- d) No building shall be constructed if the distance between the perimeters of the sites of the proposed building and cinema theatre/assembly halls is less than 60 m.

#### N-1.2.4 Cinema Theatres / Assembly Halls :

##### a) Open Spaces:

**i. Front set-back** - A set-back of 12 m. from road shall be left.

*Note: Further in cases of plots facing National Highway, State Highway and Major District Road the building line shall be 37 m.. from the center line of existing or proposed road or 12 m. from plot boundary whichever is more.*

**ii. Side and Rear Open Space**- Side and rear marginal distances to the left open shall be 6 m. The above shall be exclusive of parking spaces, subject to Regulations No. 16.7 and 16.8.

**b)** The minimum distance between boundary of the site for cinema theatre / assembly halls and boundary of educational institutional and other Government Business Buildings shall not be less than 60 m.

#### N-1.2.5 Public Entertainment Hall Mangal Karyalaya and like Building:

**a)** Built up Area - The maximum permissible built-up area shall be 1/3 of the plot area.

**b)** F.A.R. - Maximum F.A.R. shall be 1.

**c)** Access Roads - The minimum width of access roads shall be 15 m. and the plot shall abut on this road.

##### **d)** Open Spaces

**i.** front open space - 12 m.

**ii.** from all the three boundaries - 6 m.

#### N-1.2.6 Petrol Filling Station with or without Service Bays:

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

**b)** Petrol station shall not be permitted within a distance of 91.5 m. from any junction or 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, and place of assembly or stadium.

#### **N-I.2.7 Building in Commercial / Service Industrial 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 spaces required to be left around the buildings.

b) Built-up-Area - Maximum plot coverage shall be half of the plot size.

c) F.A.R. and V.P.S. - Maximum F.A.R. permissible shall be one for Commercial and 0.5 for Service Industries. For the purpose of F.A.R. net area of land excluding open space and areas covered by internal roads shall only be considered. Provided that in congested areas, F.A.R. may be permitted to be increased to 1.50. Further the area and height limitation shall be subject to a minimum volume to plot ratio (VPR) of 4 m. for commercial and 2 m. for service industries.

#### **N-I.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 given in Table.

**TABLE**

<b>Sr. No.</b>	<b>Plot Size in size in m.</b>	<b>Max. Built up area %</b>	<b>Min. Width of Plot m.</b>	<b>Max. No. of Storeys</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>
1	500-1000	25/50	20	2/1
2	1001-2500	25/50	25	2/1
3	2501-5000	25/50	35	2/1
4	Above 5001	25/50	50	2/1

**Note :**

1. *The provisions of Note under Regulation No. N-1.2.4 (a) (i) shall apply for front open space given in column (4).*

2. *The maximum built-up area shall be either achieved through 50% ground coverage and single storeyed construction or 25% ground coverage and two-storeyed construction or F.A.R. of 0.5 with maximum 2 storeyed construction with the previous approval of Government the F.A.R. specified above, may be permitted to be exceeded 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 building by charitable and public institutions or public trusts and Government and Semi-Government Offices and Luxury Hotels.*

3. *In industrial zone; actual factory or workshop buildings 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 zone, as the case, may be, where it separates an industries 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 about on an existing or proposed road. Provided further that ancillary buildings such as essential staff quarters, canteen, garages, Electricity stations, water tank etc. may be permitted in such open spaces provided a minimum distance of 6 m., 10.5 m. and 22.5 m. is left free from the. boundaries.*

**APPENDIX - P**  
**(Regulation No. 20.2)**  
**ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR BUILDINGS**  
**MORE THAN 15 M IN HEIGHT AND BUILDINGS AS COVERED BY REGULATION NO.**  
**6.2.6.1.**

**P-1 GENERAL :**

**P-1.1** In addition to the provisions of Part IV fire protection of National Building Code of India, the Chief Fire Officer, Kolhapur Fire Brigade may insist on suitable provisions in building from fire safety and fire fighting point of view depending on the occupancy and height of buildings.

**P-2 CONSTRUCTION:**

**P-2.1 Building Materials:**

**P-2.1.1** Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of noncombustible material. Inferior finish material (wall paneling, floor covering etc.) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS: 1642-1960 (Class-I) Ceiling linings shall be of non-combustible or of plasterboard.

**P-2.1.2** Stairways and corridors shall not contain combustible materials.

**P-2.2** Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceilings 2 hours to 4 hours.

**P-2.3** Internal walls and partitions separating corridors from areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than one hour. There shall be no openings in such walls other than for doors or delivery hatches with fire resistance not less than half an hour to one hour. Fire stations (Fire Walls) sub-dividing the building to prevent fire spread, shall have a fire resistance rating not less than two hours.

**P-2.4** Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

### **P-3 STAIRCASE ENCLOSURES:**

**P-3.1** The internal enclosing walls of staircase shall be of brick or R.C.C. construction having fire resistance or not less than two hours. All enclosed staircases shall be reached via ventilated lobby and shall have access through self-closing doors of at least half hour fire resistance. There shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action door closers.

**P-3.2** The staircase enclosure on external wall of the building shall be ventilated to atmosphere at each landing.

**P-3.3** Permanent vent at the top equal to 5 percent of the cross sectional area of the enclosure and openable sashes at each floor level with area equal to 15% of the cross sectional area of the enclosure on the external wall shall be provided. The roof of the shaft shall be at least 1 m. above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the buildings and cannot be ventilated at each landing, a positive pressure of 5 mm. e.g. by an electrically operated blower/blowers shall be maintained. (for buildings above 24 m. in height).

**P-3.4** The mechanism for pressurising the staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatic fire alarm (see Regulation No. P-13.1.3) operates.

### **P-4 LIFT ENCLOSURE :**

**P-4.1** The walls enclosing lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sq.m. (0.2 sq.m.) in clear area. Lift motor rooms preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.

**P-4.2** Landing doors in lift enclosures shall open in the ventilated or pressurised corridor/lobby and shall have fire resistance of not less than one hour.

**P-4.3** The number of lifts in one lift bank shall not exceed four. Shaft for fire lift in a lift bank shall be separated from each other by brick masonry or R. C. C. wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.

**P-4.4** If the lift shaft and lift lobby are in' the core of the building a positive pressure of not less than 2.5 mm and not more than 3 mm w. g. by an electrically operated blower/blowers shall be maintained in the lift lobby and positive pressure of not less than 5 mm w.g. shall be maintained in the lift shaft. The mechanism for pressurising the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operate. The mechanism shall have facilities to operate manually. (For building more than 24 m in height).

**P-4.5** Exit from the lift lobby if located in the core of the building, shall be through a self closing smoke stop door of half hour fire resistance.

**P-4.6** The lift machine room shall be separate and no other machinery shall be installed therein.

**P-4.7** Lifts shall not normally communicate with the basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is pressurised and separated from the rest of the basement areas, by smoke actuated fire resisting door of two hours fire resistance. These doors can also be kept in hold-open position by an electro-magnet device to be linked with smoke detectors.

**P-4.8** Grounding switch/ switches at ground floor level to enable the fire service to ground the lift car/cars in an emergency shall be provided (for building more than 24 m. in height).

**P-4.9** External Windows - Area of the op enable external windows on a floor be not less than 2 % percentage of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of fireman's axe).

## **P-5 LIFTS AND FIRE LIFTS (FOR BUILDING MORE THAN 24 M IN HEIGHT) :**

**P-5.1** Public address system in the lift car with speaker/telephone assembly shall be provided for buildings more than 45 m. in height.

**P-5.2** Provisions for a fire lift shall be made as per the details:

- a) To enable Fire Services Personnel to reach to the upper floors with the minimum delay, one or more of the lifts shall be so designed so as to be available for the exclusive use of the Firemen in an emergency and be directly accessible to every welling/let table floor space on each floor.

**b)** The lift shall have a floor area of not less than 1.4 sq.m. it shall have loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors.

**c)** The electric supply shall be on a separate service from electric supply mains in a building and the cable run in a route safe from fire, that is, within the lift shaft. In case of failure of normal electric supply; it shall automatically switch over to alternate supply. For apartment buildings, this change over of supply could be done through manually operated change over switch.

**d)** The Operation of a fire lift is by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level, when the switch is on, landing can-points will become inoperative and the lift will be on car control only or a priority control device. When the switch is off, the lift will return to normal working. The occupants can use this lift in normal times.

**e)** The word '-FIRE LIFT' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.

**f)** For building above 15 m. in height collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least one hour.

**g)** The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute or 91.5 meters per minute whichever is less.

## **P-6 BASBMENTS :**

**P-6.1** Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall boards of pavement light as before but ducts to convey fresh air to the basement floor level have to be laid. Stall boards and pavement lights should be in positions easily accessible to the Fire Brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

**P-6.2** The staircase of basements shall be of enclosed type having fire resistance of not less than 2 hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such position that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of 1 hour fire resistance. If the travel distance exceeds 18.50 meters additional stair cases at proper places shall be provided.



**P-6.3** In multi-storey basements, in take ducts may curve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.

**P-6.4** Mechanical extractors for smoke venting system from lower basement levels also be provided. The systems shall be of such design as to operate on actuation of heat sensitive detectors of sprinklers if installed and shall have a considerably higher performance than the standard units. It should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 5,500<sup>0</sup>c.

**P-6.5** Kitchens working on gas fuel, departmental stores and shops shall not be permitted in basement / sub-basement.

## **P-7 COMPARTMENTATION (FIRE SECTIONS):**

**P-7.1** If the unpartitioned floor space on a floor exceeds 750 sq.meters it shall be separated in compartments each not exceeding 750 sq.meters by means of firewalls of not than 2 hours fire resistance. In extended buildings, firewall should be erected at distance not exceeding 40 meters. For floors with sprinklers, the area mention above may be increased by 50%.

## **P-8 SERVICE DUCTS:**

**P-8.1** Service ducts shall be enclosed by walls having a fire resistance of not less than 2 hours. Doors for inspection or access shall also have a fire resistance not less than 2 hours.

**P-8.2** If the cross sectional area exceeds 1 sq.m. it shall be sealed where it passes a floor by carrying the floor through the duct. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.

**P-8.3** A permanent vent shall be provided at the top of the service shaft of cross sectional area not less than 460 sq.cm. or 625 sq.cm. for each 900 sq.cm. of the area of the shaft whichever is more.

## **P-9 REFUSE CHUTES AND REFUSE CHAMBERS:**

**P-9.1** Hoppers to refuse chutes shall be situated in well-ventilated positions and the chutes shall be continued upward with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than 2 hours. The hoppers shall not be located within the staircase enclosure.

**P-9.2** Inspection panel and hopper (charging situation) opening shall be fitted with tight fitting metal doors, covers, having a fire resistance of not less than 1 hour.

**P-9.3** Refuse chutes shall not be provided in staircase walls, air-conditioning shafts, etc.

**P-9.4** Refuse chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than 2 hours. They shall be located at a safe distance from exit routes.

## **P-10 ELECTRICAL SERVICES:**

### **P-10.1**

**a)** The electrical distribution cables / wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible material having the same resistances as that of the duct.

**b)** Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct for electric cables.

**c)** Separate circuits for water pumps, lifts, staircases and corridor lighting and blowers for pressurising systems shall be directly from the main switch gear panel and these circuits shall be laid in separate conduct pipes so that fire in one circuit will not affect the others. Master switches controlling essential services circuits shall be clearly labeled.

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

e) Medium and Low voltage wiring running in shafts, and within false ceiling shall run in metal conduit.

f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees service and alternate supply cables. The doors provided for the service room shall have fire resistance of not less than two hours.

g) If the licensees agree to provide meters on upper floors, the licensees' cables shall be segregated from consumers cable by providing a partition in the duct Meter rooms on upper floors shall not open into staircase enclosure and shall be ventilated directly to open air outside.

h) PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.

**P-10.2 Town Gas / L.P. Gas Supply Pipes:** Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. Gas meters shall be housed in a suitably constructed metal cupboard located at well ventilated space at ground level.

### **P-10.3 Staircase and Corridor Lighting:**

a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily, accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points if any.

b) Staircase and corridor lighting shall also be connected to alternate supply as termed in the following sub-clause P- 10.4.

c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.

d) Emergency lights shall be provided in the staircase / corridor for assembly and institutional buildings.

**P-IO.4 Alternative source of Electric Supply:** A Stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans and blowers, smoke extractors and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machine and circuits stated above simultaneously. If the stand by pumps is driven by diesel engine, the generator supply need not be connected to the standby pump where parallel HV /LV supply from a separate substation is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Chief Fire Officer CIDCO Fire Brigade/Municipal Fire Officer.

**P-10.5 Transformers :**

- a) If transformers are housed in the building below the ground level it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A kerb (sill) of a suitable height be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other parts of the basement. The direct access to the transfer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire-resisting wall with fire resistance not less than four hours.
- b) Transformer if housed in basement shall be protected by an automatic high pressure water spray system (Emulsifier system).
- c) In case the transformers housed in the basements are totally segregated from other areas of the basements by 4 hours fire resisting wall/walls with an access directly from outside it may be protected by carbon dioxide or B.C.F. fixed installation system.
- d) When housed at ground floor level it/they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- e) They shall not be housed on upper floors.

- f) A tank of R.C.C. construction of capacity of accommodating entire oil of the transformers shall be provided at lower level, collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non combustible construction and shall be provided with a flame arrestor.

**P-10.6 Air Conditioning:**

- a) Escape routs like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with IS:655-1963 Metal Air Ducts (Revised).
- c) Where ever the ducts pass through fire walls / floors the opening around ducts shall be sealed with fire resisting material such as asbestos rope, vermiculite concrete, glass wool, etc.
- d) As far as possible metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e) The material used for insulating the duct system (inside/outside) shall be non combustible material such as glass wool, spun glass with neoprene facing.
- f) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and Automatic Fire Dampers for isolation shall be provided where ducts pass through fire walls. The fire dampers shall be capable of operating manually.
- g) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- h) The air handling units shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floor.
  - 1) If the air handling unit serves more than 1 floor, the recommendations given above shall be complied with in addition to the condition given below.
- i)
  - 1) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
  - 2) When the automatic fire alarm operates the respective air handling units of air conditioning systems shall automatically be switched off.

- j) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment at every floor.
- k) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operation of a smoke detector.
- l) The air filters of the air handling units shall be off non combustible material.
- m) The air handling unit room shall not be used for storage of any combustible materials.
- n) Inspection panel shall be provided in main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- o) No combustible material shall be fixed nearer than 15 cm. to any duct unless such duct is properly enclosed and protected with non combustible material (glass wool / sun glass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 m. thick and which would not readily conduct heat.

**P-10.7 Boiler Room:** Provisions of boiler and boiler rooms shall confirm to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler/boiler room.

- a) The boilers shall not be allowed in sub-basement but may be allowed in the sub-basements away from the escape routes.
- b) The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch-pit shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 hours fire resistance.

d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.

e) The furnace oil tank for boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hour rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

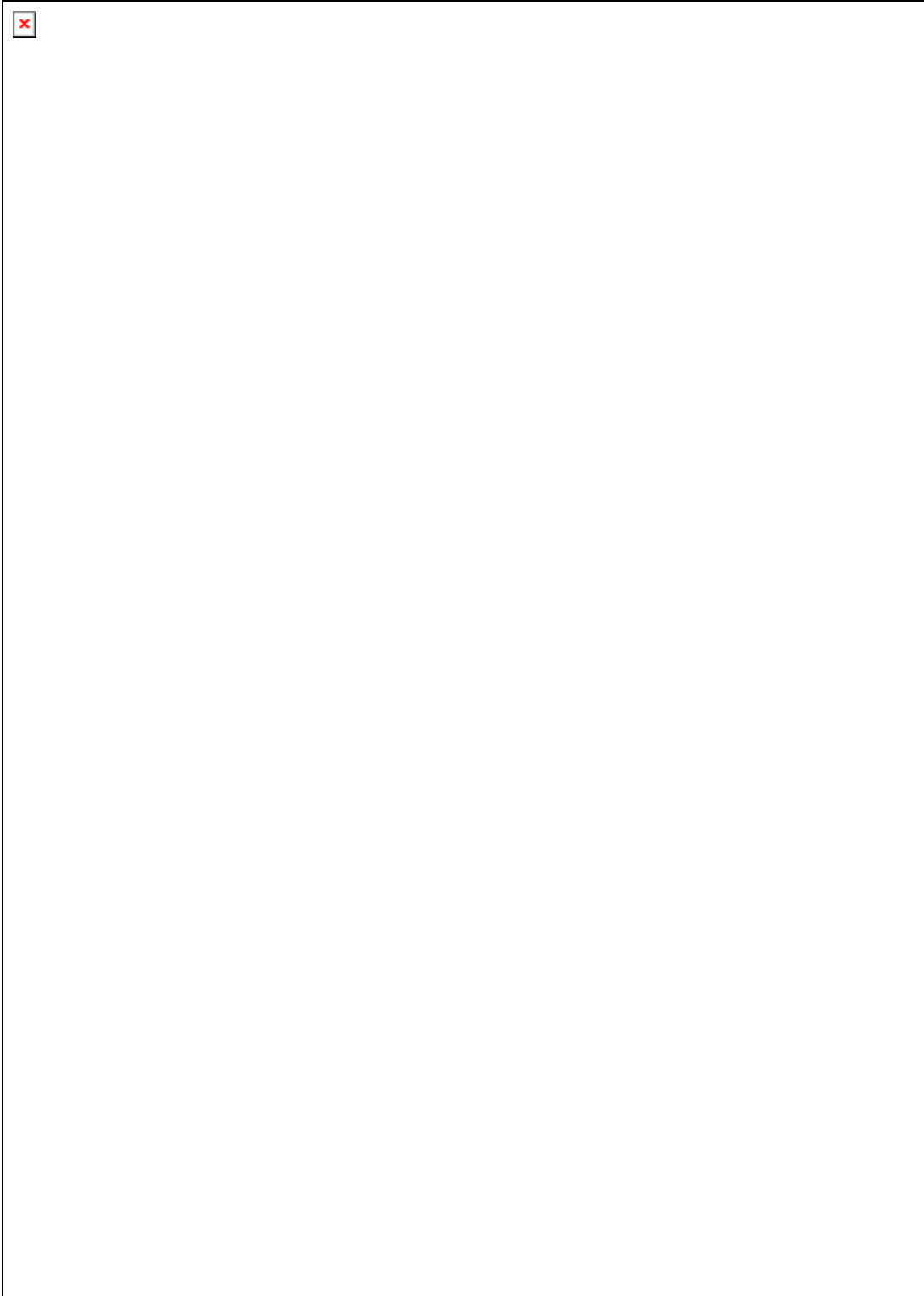
## **P-11 PROVISION OF FIRST AID FIRE FIGHTING APPLIANCES :**

**P-11.1** The first aid fire fighting equipments shall be provided on all floors including basements, lift rooms etc. In accordance with IS : 2217 - 1963 recommendations for providing First-Aid Fire Fighting Arrangement in public Buildings in consultation with the Chief Fire Officer, CIDCO Fire Brigade/Municipal fire Officer.

**P-11.2** The fire fighting appliances shall be distributed over the building in accordance with IS : 2190-71 code of practice for selection, installation and maintenance of portable first-aid fire appliances.

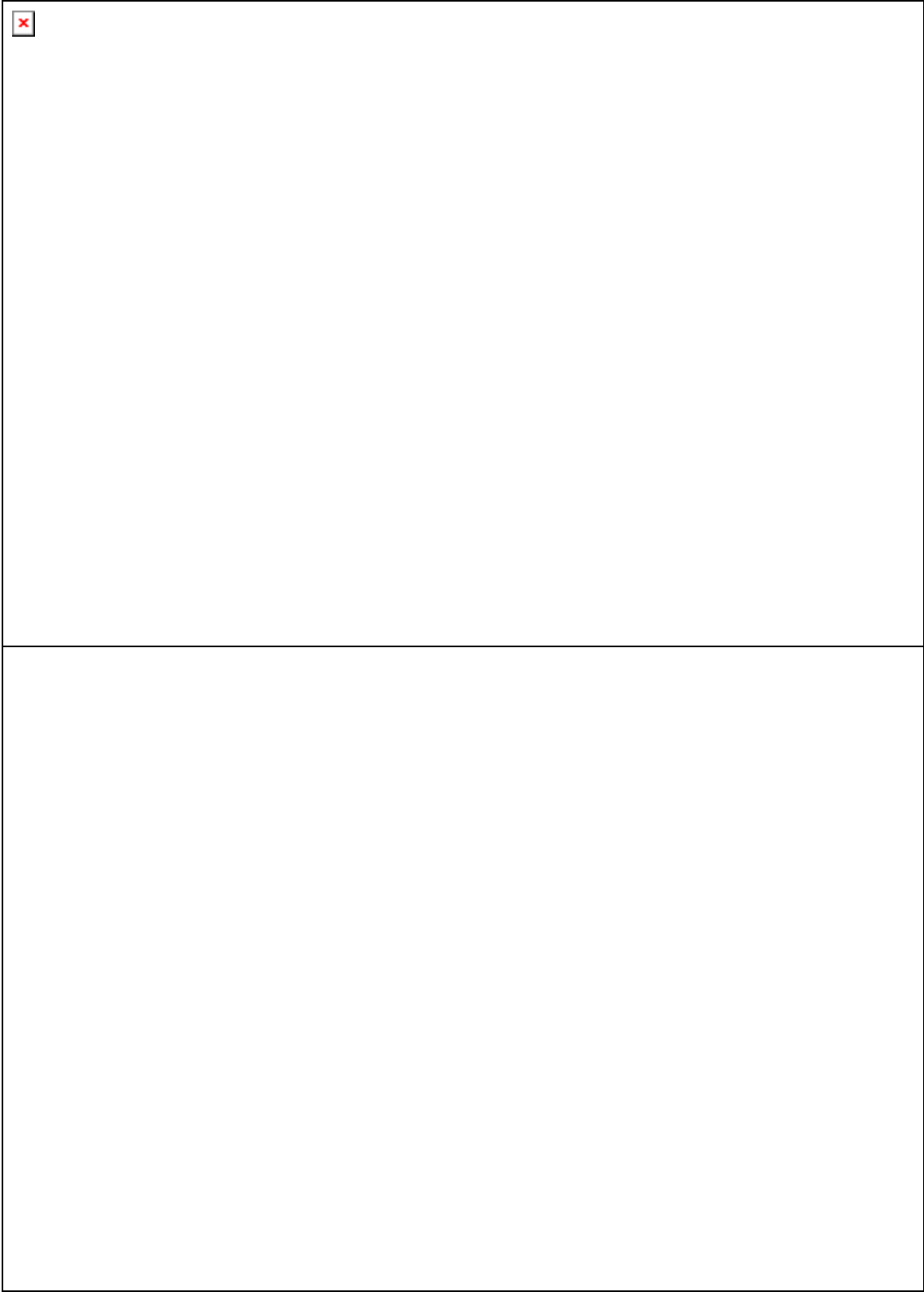
## **P-12 FIXED FIRE FIGHTING INSTALLATIONS:**

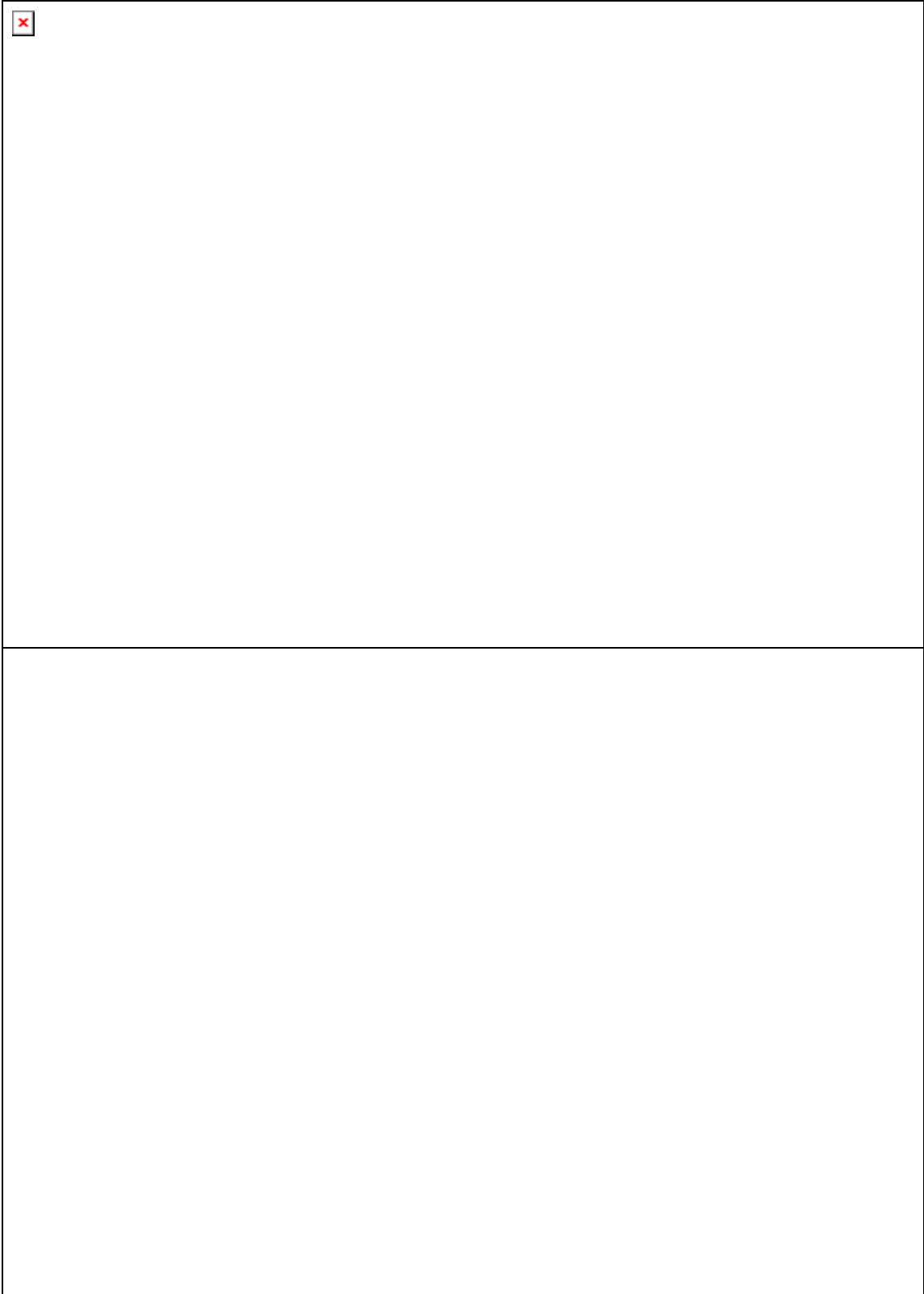
**P-12.1** Building above 15 m. in height depending upon the occupancy use shall be protected by wet riser, wet riser-CUM-down comer, automatic sprinkler installation, high pressure water spray or foam generating system etc. as per details P-12.2 to P-12.7.

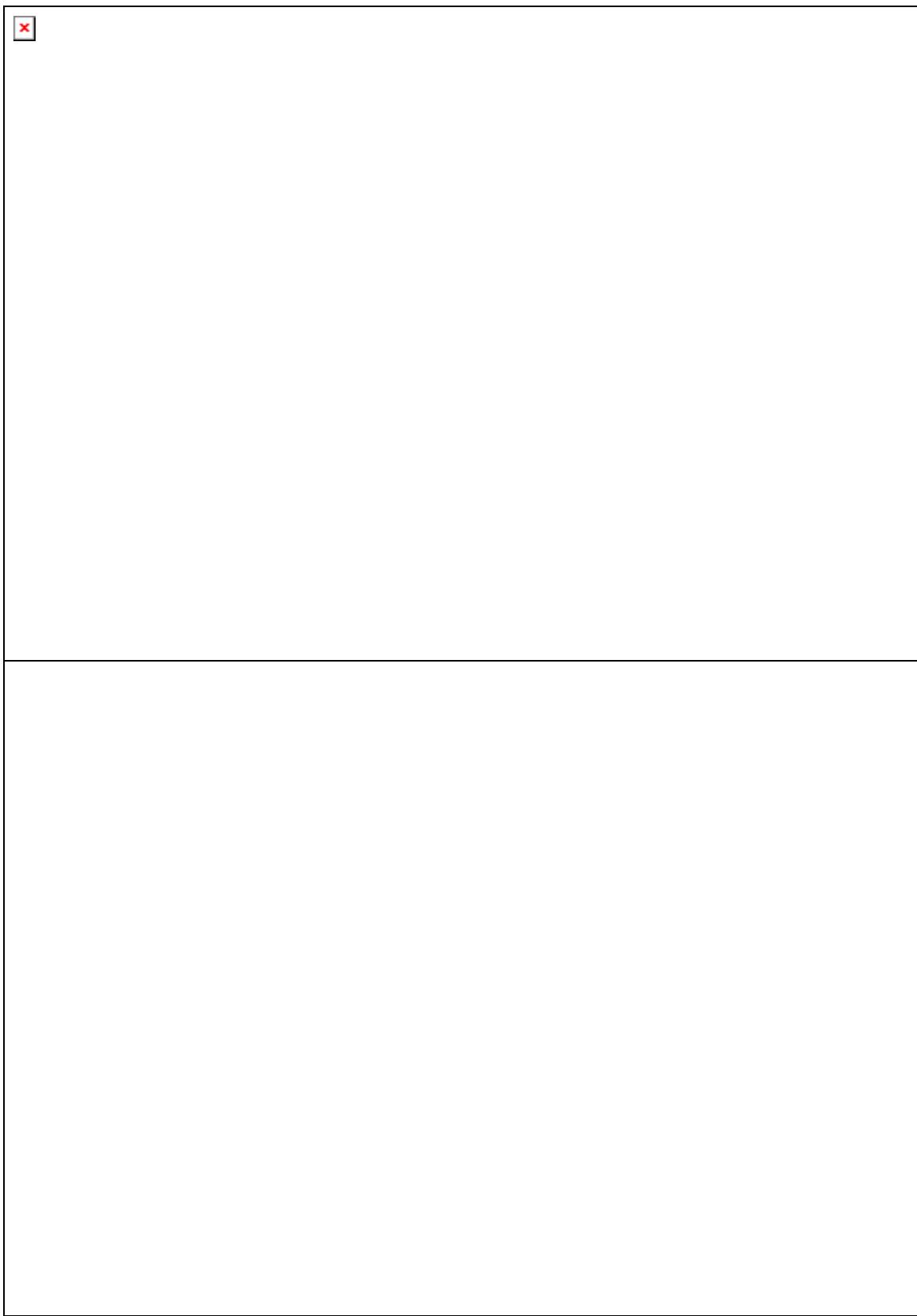




(1)	(2)	(3)	(4)	(5)	(6)	(7)
	d) above 24 m. and not exceeding 35 m. with shopping area exceeding 250 sq. m.	Wet riser-cum-down corner	1,00,000 Lit.	20,000 Lit.	2,400 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant.	900 litres per minute giving a pressure not less than 2.1 kg/cm <sup>2</sup> at the topmost hydrant.
	e) above 45 m. and not exceeding 60 m.	Wet riser-cum-down corner	75,000 Lit.	20,000 Lit.	2,400 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant.	900 litres per minute giving a pressure not less than 2.1 kg/cm <sup>2</sup> at the topmost hydrant.
	f) above 60 m. in height but not exceeding 92 m. (Apartment bldg. above 92 m. should not be permitted.)	Wet riser-cum-down corner	1,00,000 Lit.	20,000 Lit.	2,400 litres per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant. The pump provided should be of multi-stage type with suction and delivery sizes not less than 6" dia. with low level riser upto 15 storeys and high level riser delivery for upper floors.	900 litres per minute giving a pressure not less than 2.1 kg/cm <sup>2</sup> at the topmost hydrant.







**P-12.3** The wet riser installations shall conform to IS : 3844-1966 Code of Practices for installation of internal fire hydrants in multi-storeyed buildings.

In addition, wet riser shall be designed for zonal distribution ensuring that unduly high pressures are not developed in risers and hose pipes.

In addition to wet riser/wet riser-cum-down comer first-aid hose reels shall be installed on all the floors of the buildings above 24 m. and shall conform to IS : 884-1969 specifications for first-aid reel for fire fighting (fixed installation). The first-aid hose reel shall be connected to one of the female couplings or twin couplings of landing valves of the wet riser installations by means of adapter.

**P-12.3.1. Static Water Storage Tank** : A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storage with capacity specified in Appendix-A for each building by the Local Fire Authority with arrangements of replenishment by town's main or alternative source of supply @ 1,000 liters per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the Local Fire Service provision of suitable number of manholes shall be made available for inspection, repairs and inspection of section hose etc. The covering" slab shall be able to withstand the vehicular load of 16 tons.

The domestic suction tank connected to the static water storage tank shall have an overflow capable of discharging 2,250 liters per minute to a visible drain point from which by a separate conduit, the overflow shall be conveyed to a storm water drain.

**P-12.3.3** To prevent stagnation of water in the static water storage tank the suction tank of the domestic water supply shall be fed only through an overflow management to maintain the level therein at the minimum specified capacity (as per sketch attached).

**P-12.3.3** The static water storage tank shall be provided with a fire brigade collecting breaching with 4 Nos. – 65mm. die. instantaneous male inlets aTanged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm. die to discharge water into the tank when required at a rate of 2,250 liters per minute.

**P-12.4 Automatic Sprinklers :** Automatic Sprinklers shall be installed:

- a) In basement used as car parks; if the area exceeds 500 sq.m.
- b) In multi-storeyed basements used as car parks and for housing essential services ancillary to a particular occupancy.
- c) Any room or other compartment of a building exceeding 750 sq.m.
- d) Departmental stores or shop that totally exceeds 750 sq.m.
- e) All non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independent of the remainder of a building.
- f) Godown and warehouses as considered necessary.
- g) On all floors of the buildings other than apartment buildings, if the height of the building exceeds 60 m.
- h) Dressing rooms, scenery docks, stages and stage basement of theatres.

**P-12.5** Automatic high pressure water spray (emulsifier) system shall be provided for protection of indoor transformers of a sub-station in a basement area.

**P-12.6 Foam Generating System:** This system shall be provided for protection of boiler rooms with its ancillary storage of furnace oils in basement.

**P-12.7 Carbon-di-Oxide Fire Extinguishing System:** Fixed CO<sub>2</sub> fire extinguishing installation shall be provided as per IS : 6382-1971 Code of Practice for design and installation of fixed CO<sub>2</sub> fire extinguishing system on premises where water or foam cannot be used for fire extinguishments because of the special nature of the contents of the buildings/areas to be protected. Where possible BCF (Bromochlorodifluoromethane) installation may be provided instead of CO<sub>2</sub> installation.

### **P-13 FIRE ALARM SYSTEM:**

**P-13.1** All buildings with heights mentioned against each shall be equipped with fire alarm system as given in Regulations No. P-13.1.1 and P-13.1.2.

**P-13.1.1 Residential Buildings (Dwelling Houses and Hostels) above 35 m. & Educational Buildings, Institution Buildings above 24 m. in height:**

- a) Such buildings shall be equipped with manually operated electrical fire alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than: 22.5 m.
- b) The call boxes shall be of the “break-glass” type without any moving parts. where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All the call boxes shall be wired in a close circuit to a control panel in the control room. located as per Regulation No. P-14 so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in Regulation No. P-IO.4.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the buildings shall be warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit- ways and their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m. from the floor level.

**P-13.1.2 Business & Industrial Buildings above 24 m. but not exceeding 30m.:**

- a) Such buildings shall be equipped with manually operated electrical fire alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.5 m.

- b) The call boxes shall be of the ‘‘break-glass’’ type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All the call boxes shall be wired in a close circuit to a control panel in the control room, located as per Regulation No. P-14 so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in Regulation No. K-10:4.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the buildings shall be warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit-ways and their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m. from the floor level.

**P-13.1.3** All other buildings exceeding 24 m. in height excluding those mentioned in Regulation No. P-13.1.1 and P-13.1.2. These buildings shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system., The later shall be in addition to the alarm which may be sounded by the actuation of any automatic fire extinguishing system which may be installed in any particular occupancy in accordance with these rules. The detectors for the automatic fire alarm shall conform to relevant IS specifications Heat/Smoke Sensitive type Fire Detector and the system shall be installed in accordance with IS : 2189-1976 Code of Practice for Automatic Fire Alarm System or any other relevant Indian Standards prescribed from time to time.

**Note :**

*1) Several types of smoke/fire detectors are available in the market but the application of each type is limited and has to be carefully considered in relation to the type of risk and the structural features of the building where they are to be installed.*

*2) No automatic smoke/fire detector shall be required in any room or portion of a building which is equipped with an approved installation of automatic sprinklers.*



## **P-14 CONTROL ROOM:**

**P-14.1** For all buildings mentioned in Regulations No. P-13.1.1, P-13.1.2 and P-13.1.3 except apartment buildings not exceeding 60 m. there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the messages from the different floor. Details of all floor plans alongwith the details of fire fighting equipment and installations shall be maintained in the control room. The control room shall also have facilities to detect the fire on any floor through indicator boards connecting fire detecting and alarm systems on all floors. The staff in-charge of control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations.

## **P-15 CARE TAKER FOR RESIDENTIAL HOSTELS, BUSINESS, MERCANTILE, INDUSTRIAL, STORAGE AND HAZARDOUS BUILDINGS WITH HEIGHT MORE THAN 45 M. :**

**P-15.1** A qualified Fire Officer with experience of not less than 3 years (in city fire brigade) shall be appointed as a care taker who will be available on the premises at all times. The lighting protection for buildings shall be provided based on the provisions of Part-III of National Building Code of India-1970.

**P-15.2** The fire officer shall:

- i)** Maintain the fire fighting equipment in good working condition at all times.
- ii)** Layout fire orders and fire operational plans.
- iii)** Impart training to the occupants of the buildings in use of fire fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan.
- iv)** Keep proper liaison with City Fire Brigade.

## **P-16 HOUSE KEEPING:**

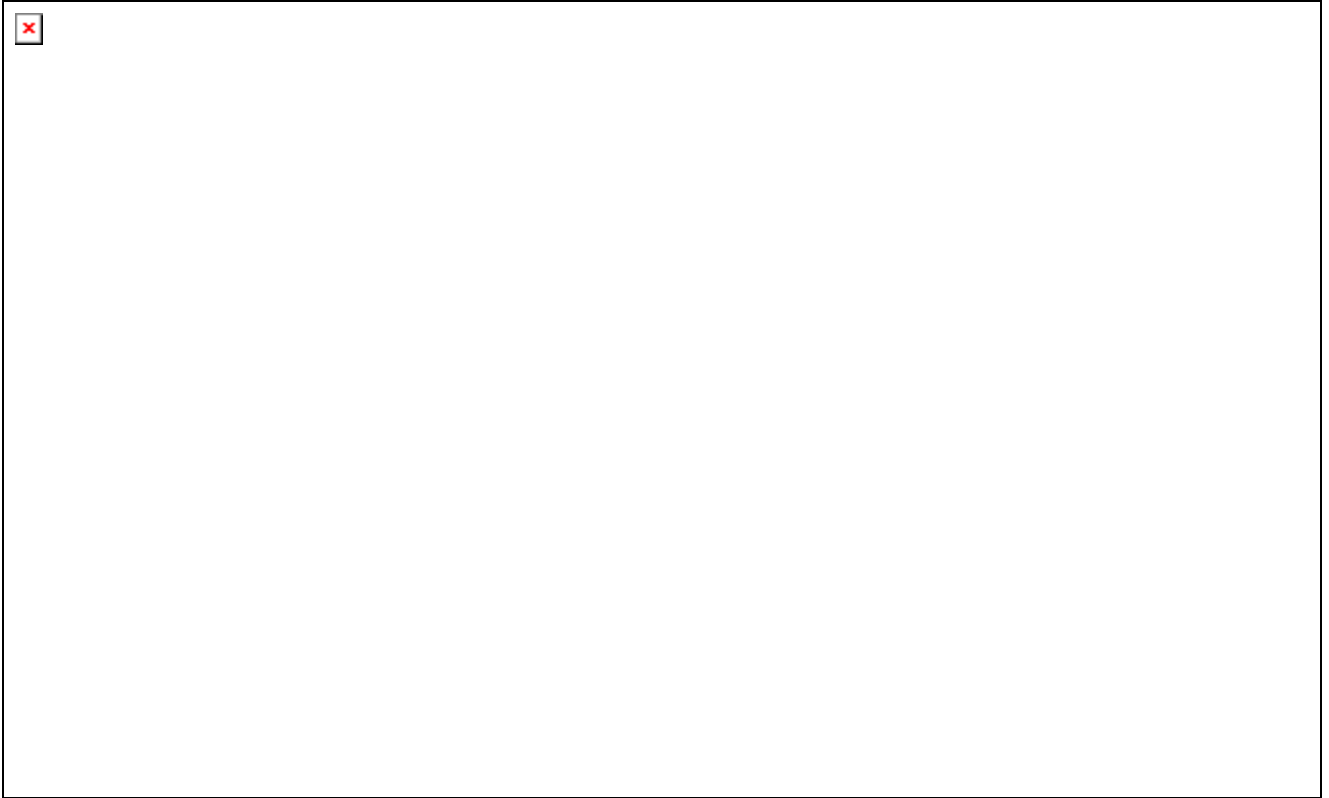
**P-16.1** To eliminate fire hazards a good house keeping inside the building and outside the building shall be strictly maintained by the occupants and/or the owner of the building.

For all buildings mentioned in Regulations No. P-14.1.1, P-14.1.2, P-14.1.3 except apartment buildings not exceeding 60 m. there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors.

## **P-17 FIRE DRILLS AND FIRE ORDERS:**

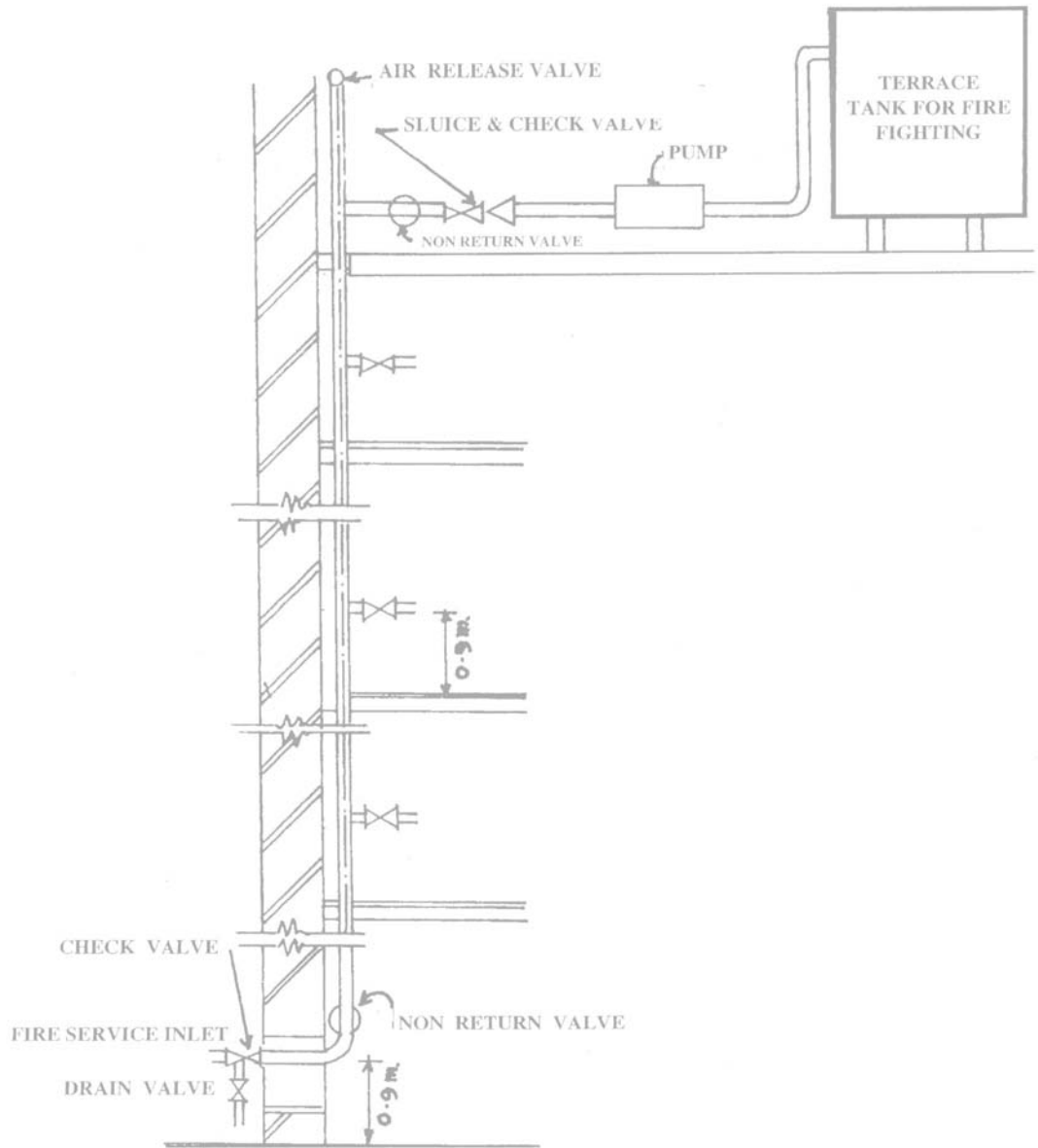
**P-17.1** Fire notice/orders shall be prepared to fulfill the requirements of the fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their action in the event of the emergency by displaying fire notices at vantage points~ Such notices should be displayed prominently in broad lettering.

*Notes :* The balance area of the terraces flat shall be taken into account for F.A.R. calculation.

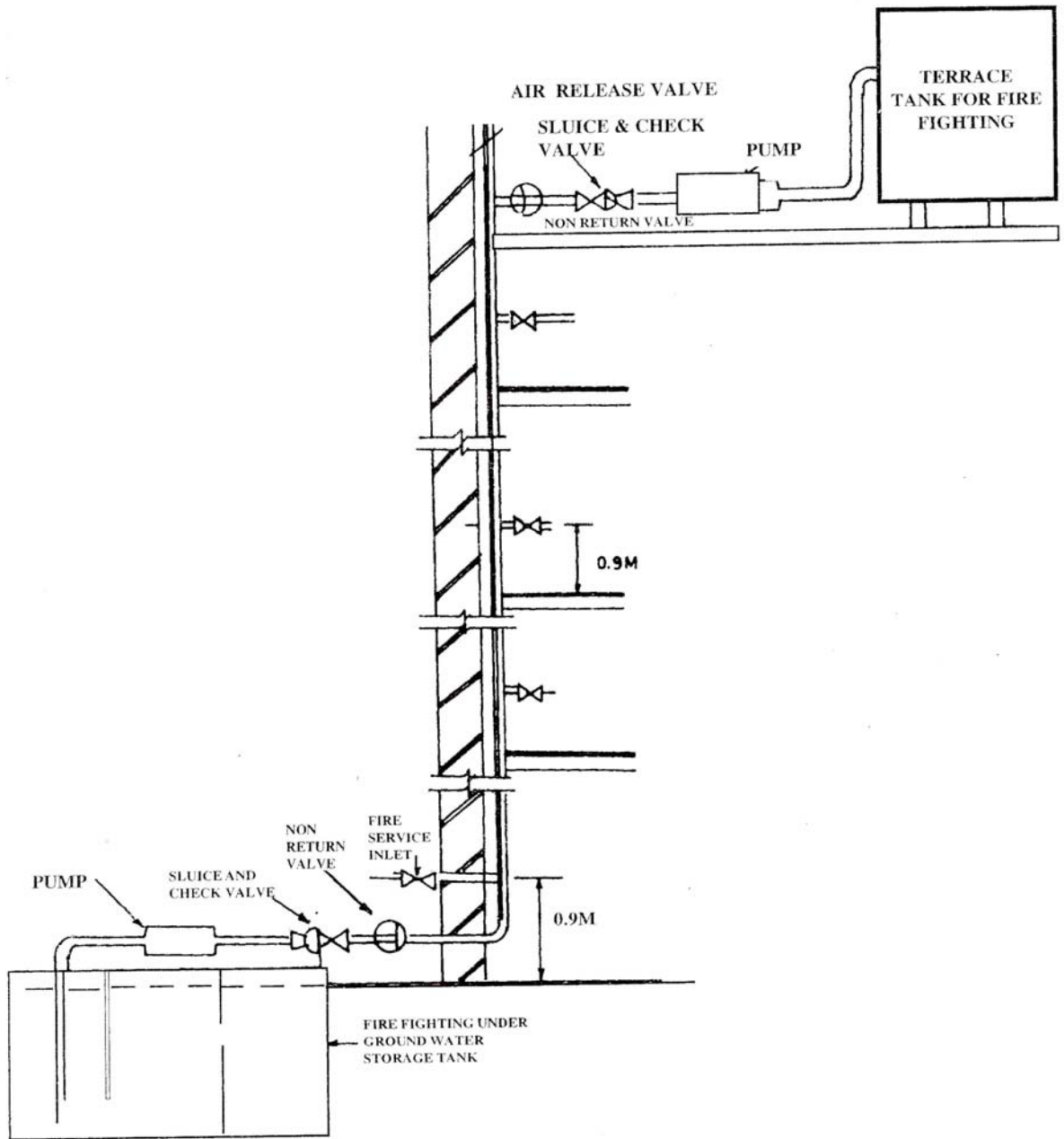


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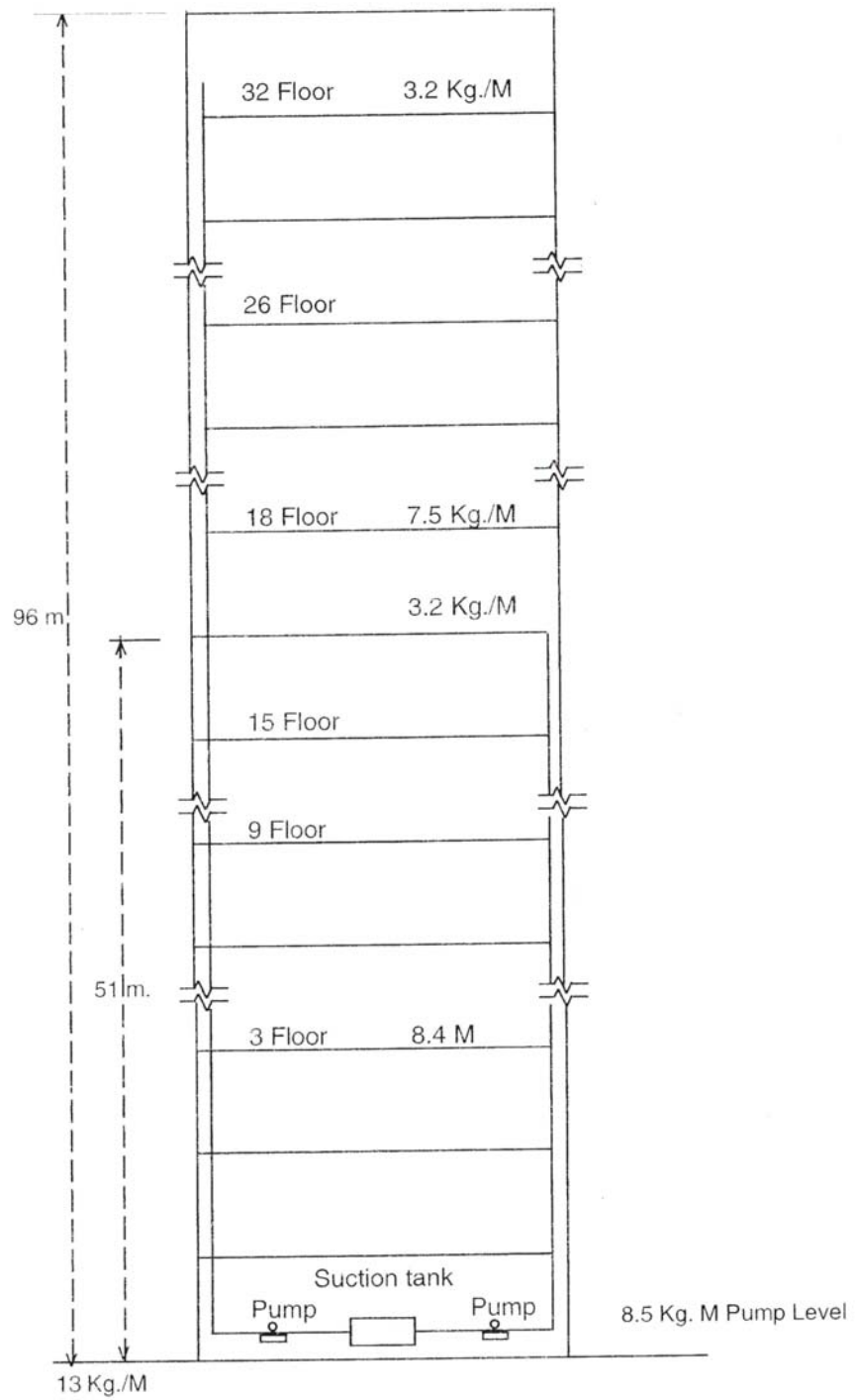
**Fig. 2 : ARRANGEMENT FOR PROVIDING COMBINE FIRE FIGHTING AND DOMESTIC WATER TANK AS PER REGULATION NO. P-12.2.3**



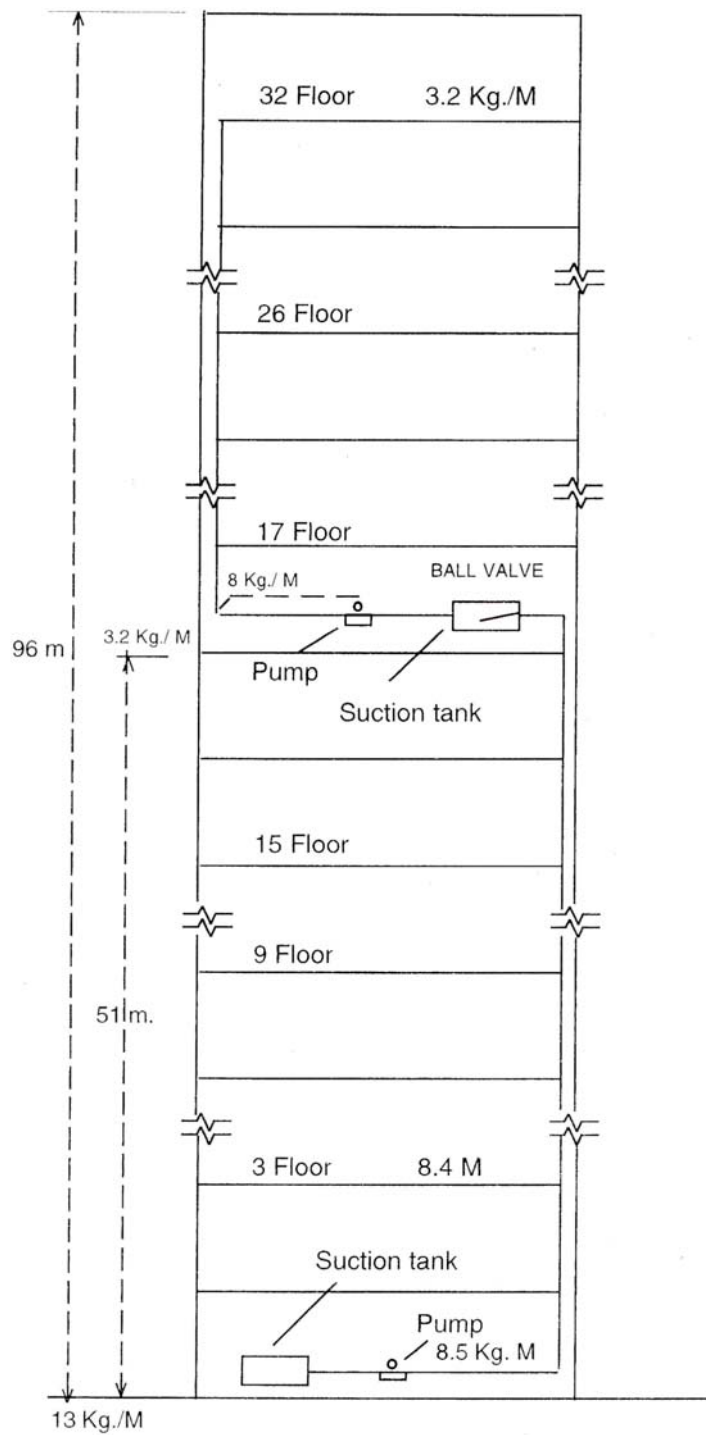
**Fig. 3 : APARTMENT BUILDINGS NOT EXCEEDING 24 METERS**



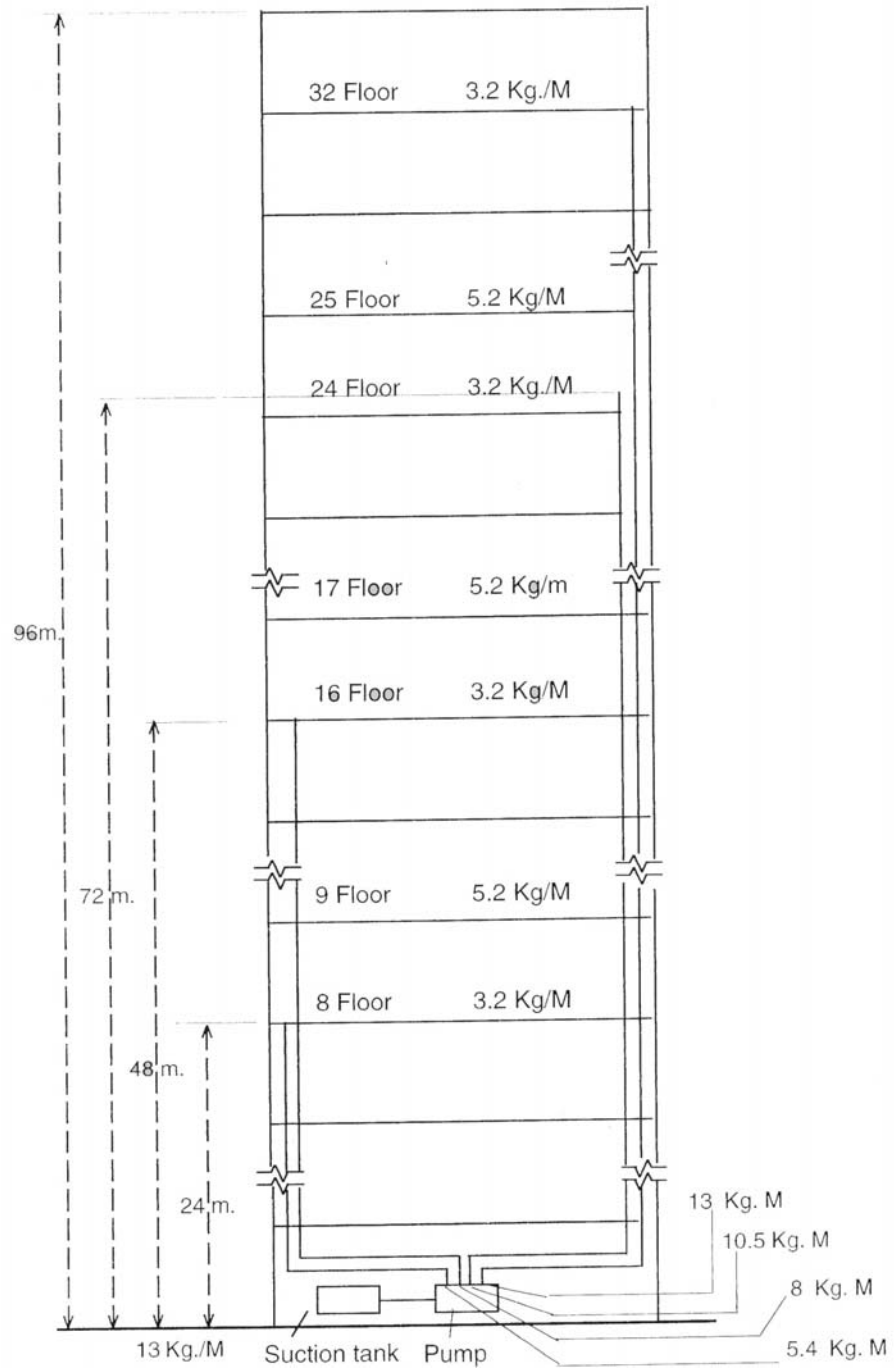
**Fig. 4 : APARTMENT BUILDINGS NOT EXCEEDING 24 METERS**



**Fig. 5 : WET RISERS SYSTEM FOR HIGH NON APARTMENT BUILDINGS (OVER 35 M.)**



**Fig. 6 : WET RISERS SYSTEM FOR HIGH NON APARTMENT BUILDINGS (OVER 35 M.)**



**Fig. 5 : WET RISERS SYSTEM FOR HIGH NON APARTMENT BUILDINGS (OVER 35 M.)**



**APPENDIX**  
**(Regulation No. 13.2.4)**

The following Special Regulations are approved, as a special case, and shall be applicable only for Low Cost Housing Scheme i.e. Economically Weaker Section and Low Income Group Housing Scheme undertaken by Maharashtra Housing and Area Development Authority or any such approved authority and shall prevail over their corresponding provisions of the Development Control Regulations in force as amended from time to time.

**1. MINIMUM PLOT / ROOM SIZE:**

- a) In case of a growing or incremental 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 a provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.m. with minimum width of 1.2 m.
- d) **Combined Toilet:** Combined Toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of Lon.
- e) **Height:** The average height for a habitable room with sloping roof shall be minimum 2.6 m. and minimum height of 2.0 m. at eaves. In the case of a flat roof minimum clear height shall be 2.6 m. for habitable rooms. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without 10ft) shall have a clear minimum height of 2.2 m.
- f) **Plinth:** The minimum plinth height shall be 30 cms. but in any case above high flood level.

**2. 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.

**3. STAIR-CASES:**

Single Flight Staircases without landing between the two floors shall be permitted for Economically Weaker Section and Lower Income Group Housing Schemes.

**4. 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 9.0 m. and below, shall be of a minimum of 1.5 m. for buildings with heights upto 10.0 m.

**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 m. 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 m.

**5. PATHWAYS:**

The widths of Pathways for E.W.S. and L.I.G. Housing Schemes shall be as follows:

- i) 1.5 m. width for pathways upto 20 m. in length.
- ii) 2.0 m. width for pathways upto 30 m. in length.
- iii) 2.5 m. width for pathways upto 40 m. in length.
- iv) 3.0 m. width for pathways upto 50 m. in length.

**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 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 or five years or so. Pour Flush Water seat 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 Regulations shall be permitted along layout roads within E.W.S. and L.I.G. Housing Scheme area with width of 12.0 m. to 18.00 m. provided that a minimum of set-back of 1.5 m. and minimum plot area of 25.0 sq.m. is available and is provided.

**10. RECREATION GROUND:**

Ancillary structures such as underground tanks, overhead tanks, sub-stations, etc. shall be permissible on the compulsory recreation space subject to the condition that not more than 10 percent of such recreation shall be allowed to be utilised for such purposes.

**11.** Other provisions of the existing Development Control Rules shall continue to have application for such E.W.S. and L.I.G. Housing 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.