

**DEVELOPMENT CONTROL
REGULATIONS
FOR
AMBERNATH, KULGAON-BADLAPUR
& SURROUNDING NOTIFIED AREA**

1. Sanctioned to come in force with effect from 12th August 2005 under Government Notification. Urban Development Department No.TPS:1204/941/CR-163/04/UD-12 dt. 25th July 2005 published in Part I of Maharashtra Government Gazette, Konkan Division Supplement dt.12th August 2005 and subsequent Corrigendum No.TPS:1204/941/CR-163/04/UD-12 dt.14th Feb. 2006:
2. The Excluded Parts of the Development Plan are sanctioned to come into force with effect from 1st September 2008 under Government Notification. Urban Development Department No.TPS:1204/941/CR-163/04/(Part II)/UD-12 dt.11th August 2008 published in Part – I of Maharashtra Government Gazette, Konkan Division Supplement dated 11th September 2008.

The Development Control Regulations are to be read with relevant part of the said Notifications. Copies of which are annexed.

**MUMBAI METROPOLITAN REGION DEVELOPMENT
AUTHORITY, SUB REGIONAL OFFICE, THANE.**

Sanctioned to come in force with effect from 12th August 2005 under Government Notification, Urban Development Department, No TPS: 1204/941/CR-163/04/UD-12 dtd. 25th July 2005 published in Part – I of Maharashtra Government Gazette, Konkan Division, Supplement Dtd 12th August 2005 and subsequent Corrigendum No TPS: 1204/941/CR-163/04/UD-12 dtd. 14thFeb2006.

The Development Control Regulations is to be read with relevant part of the said Notification, copy of which is annexed.

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PART I: ADMINISTRATION

1. SHORT TITLE, EXTENT & COMMENCEMENT

1.1 TITLE

These Regulations shall be called the Development Control Regulations for Ambarnath, Kulgaon-Badlapur & Surrounding Notified Area, 1996 (hereinafter referred to as " these Regulations").

1.2 JURISDICTION

These Regulations shall apply to building activity and development work in areas under the jurisdiction of the Special Planning Authority appointed by the Government of Maharashtra vide Notification No. TPB 1275/1199/UD-8 dated 15.3.1976, issued under Section 40 (1) of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act. No. XXXVII of 1966) in respect of Ambarnath, Kulgaon-Badlapur & Surrounding Notified Area as amended from time to time (hereinafter referred to as "the Notified Area").

1.3 DATE OF COMING INTO FORCE

These Regulations shall come into force on the day the Notice regarding publication of the Draft Development Plan for AKBS Notified Area issued under section 26 of the Maharashtra Regional and Town Planning Act, 1966 is published in the Maharashtra Government Gazette.

These Regulations after they receive final sanctions of the State Government under section 31 of the Act shall supersede all Development Control Rules and Building Bye-laws earlier framed and sanctioned under the Maharashtra Regional and Town Planning Act, 1966, the Bombay Provincial Municipal Corporations Act, 1949 and the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965, as the case may be, unless the context otherwise requires. In the interest of clarity they are listed here-in-below

- 1) Development Control Rules framed as a part of the draft Structure Plan for Kalyan Complex Notified Area and published by the Special Planning Authority and sanctioned by Government vide TPS-1284/1116/UD.12 dated 16th October 1990 and come into force from 1.1.1991.
- 2) Development Control Regulations for Kalyan Complex Notified Area prepared and published as per Government direction given on 16-7-80 and brought into force from 18.8.1986 vide BMRDA Notification No. TCP (P-1)-DP KCNA (SPA)/471 dated 12th August 1986.

Till the time the State Government finally sanctions these Regulations under section 31 of the Maharashtra Regional and Town Planning Act, 1966, the Regulations currently in force and mentioned above shall also be applicable. During this period the Planning Authority shall have due regard to the provisions of these Regulations as well as the Regulations in force.

2 DEFINITIONS

2.0 GENERAL

2.0.1 In these Regulations, unless the context otherwise requires, the definitions given in Regulations 2.1 to 2.82 hereunder 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 the Maharashtra Regional & Town Planning Act, 1966. (Maharashtra Act No. XXXVII of 1966), the Bombay Provincial Municipal Corporations Act, 1949 (Bombay Act No. LIX of 1949) and the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965. (Maharashtra Act No. XL of 1965)

2.1 ACCESSORY OR ANCILLARY BUILDING

A building separated from the main building on a plot and containing one or more accessory uses, as distinct from predominant use of the main building.

2.2 ACCESSORY OR ANCILLARY USE

Any use of a building or premises subordinate to the principal use and customarily incidental to the principal use.

2.3 ACT

- i) "The Town Planning Act" means, the Maharashtra Regional and Town Planning Act, 1966. (Maharashtra Act No. XXXVII of 1966).
- ii) "The Municipal Corporation Act" means, the Mumbai Provincial Municipal Corporations Act, 1949. (Bombay Act No. LIX of 1949).
- iii) "The Municipal Act" means, the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965. (Maharashtra Act No. XL of 1965).

2.4 ADVERTISING SIGN

Any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose 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, or in or over any water body included in the limits of the Notified Area.

2.5 AIR CONDITIONING

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

2.6 ADDITION AND / OR ALTERATION

A change from one occupancy to another or a structural change including construction of, any wall, partition or a change in or closing of any means of ingress or egress,

2.7 APPROPRIATE AUTHORITY

Any public authority on whose behalf land is reserved designated for a public purpose in any plan or in any scheme or set aside for taking over by the authority by taking recourse to the provisions of Regulation 14.0.1 (c) (i) or Regulation 14.0.1 (c) (ii) which it is otherwise authorised to acquire under any law.

2.8 APPROVAL BY THE 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"

2.9 ARCHITECT

A qualified architect, who is an associate or corporate member of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such membership for such qualifications listed in schedule XIV of the Architects Act, 1972 and being duly registered with the council of Architects under the Act.

2.10 AUTOMATIC SPRINKLER SYSTEM

An arrangement of piping and sprinklers designed to operate automatically by heat and discharging water on fire simultaneously setting an automatic audible alarm.

2.11 BALCONY

A horizontal projection from a floor other than ground floor, including a hand rail, parapet or balustrade to serve as passage or sitting out place.

2.12 BASEMENT OR CELLAR

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

2.13 BUILDING

A structure, constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes -

- i) foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms ;
- ii) verandahs, balconies, cornices, projections ;
- iii) part of a building or anything affixed thereto ;

- iv) any wall enclosing or intended to enclose any land or space, signs and outdoor display structures ;
- v) tanks constructed for storage of liquids ;
- vi) all types of buildings defined here-in-below, but tents, shamianas and tarpaulin shelters erected for temporary purposes occasionally shall not be considered to be "building".

2.13.1 ASSEMBLY BUILDING

A 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 theaters, motion picture houses, drive-in-theaters, assembly halls, city halls, town halls, concert halls, auditoria, exhibition halls, museums, mangal karyalayas, skating rinks, gymnasia, gymkhanas, passenger stations and terminals or air, surface and other public transportation services, recreation piers and stadia.

2.13.2 BUSINESS BUILDING

A building or part of a building which is used for transaction of business and / or for keeping of accounts and records therefore. Offices, banks, professional establishments, court houses being classified as business buildings in so far as their principal function is transaction of business and / or keeping of books and records.

2.13.3 EDUCATIONAL BUILDING

A building exclusively used for a school or college, recognised by the appropriate Board or University, or any other competent authority, involving assembly for instruction, education or recreation incidental to educational use and including a building for such other users incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel captive to an educational institution whether situated in its campus or not.

2.13.4 HAZARDOUS BUILDING

A building or part thereof used for -

- i) storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations ;
- ii) storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flames, fumes and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

2.13.5 INDUSTRIAL BUILDING

A building or part thereof or a structure in which products or materials of all kinds and properties are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories, etc.

2.13.6 INSTITUTIONAL BUILDING

A building used for medical or other treatment, a hostel for working women or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories.

2.13.7 MERCANTILE BUILDING

A building or part thereof, used as shops, stores or markets, for display and sale of merchandise either wholesale or retail goods including office, storage or service facilities incidental to the sale of merchandise located in the same building.

2.13.8 OFFICE BUILDING (Premises)

A building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. "Office purpose" includes the purpose of administration, clerical work, handling money, telephone and telegraph and computer operating; 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.

2.13.9 PUBLIC BUILDING

A building, except where otherwise specifically defined, owned and used by a Government or a Semi-Government authority, public registered trust or such other public agency, for public purposes and includes that for public worship, and for public offices of Government of semi-Government authorities.

2.13.10 RESIDENTIAL BUILDING

A building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or rooming houses, hostels, dormitories, apartment houses, flats and private garages of such building.

2.13.11 SPECIAL BUILDING

- (i) A building solely being used as for occupancies listed in 2.13.1 to 2.13.9, 2.13.12 and 2.13.13 or where the floor area of such user exceeds 600 sq.m. in the case of mixed occupancies ;
- (ii) A residential or residential hotel building or centrally air-conditioned building which exceeds -
 - a) 15 m. in height, or

b) a total built up area of 600 sq.m. or more

2.13.12 STORAGE BUILDING

A building or part thereof used primarily for the storage or shelter of goods, wares or merchandise and includes warehouse, cold storage, freight depot, transit shed, store house, public garage, hangar, truck terminal, grain elevator, barn and stable.

2.13.13 WHOLE-SALE ESTABLISHMENT

An establishment or part thereof engaged in wholesale trade and manufacturers' wholesale outlets, including related storage facilities, ware-houses and establishments engaged in truck transport, including truck transport booking agencies.

2.14 BUILDING DETACHED

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

2.15 BUILDING SEMI DETACHED

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

2.16 BUILDING LINE

The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and it includes the lines prescribed, if any, in any scheme including a town planning scheme and / or development plan.

2.17 BUILT UP AREA

Summation of floor area and the area of the features exempted from FSI computation under these Regulations.

2.18 CABIN

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

2.19 CARPET AREA

The net useable floor area within a building excluding the area covered by walls or any other area specifically exempted from floor space index computation in these Regulations.

2.20 CHAJJA

An external sloping or horizontal structural over-hang provided over openings in external walls for weather protection.

2.21 CHIMNEY

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

2.22 CHOWK

A fully or partially enclosed space permanently open to sky within a building at any level.

2.22.1 CHOWK, INNER

A chowk enclosed on all sides.

2.22.2 CHOWK, OUTER

A chowk where one of the sides is not enclosed.

2.23 COMBUSTIBLE MATERIAL

A material, which when burnt, adds heat to a fire when tested for combustibility in accordance with the IS:3808 - 1966 Method of Test for Combustibility of Building Materials, National Building Code.

2.24 DESIGN BRIEF

A report including drawings and statements explaining general layout of the holding, the circulation pattern, the total floor space being used, the distribution of the floor space for various uses on different floors, the outline of buildings, the marginal open spaces in the plot, the height of various parts of a buildings, the light receiving planes and the FSI, DRs, TDRs proposed be consumed in the plot DRs proposed to be transferred etc.

2.25 DEVELOPMENT RIGHTS (DRs)

The floor space potential of a plot required to be surrendered to the Planning Authority / Appropriate Authority by virtue of a reservation/designation proposed in the development plan, regular line of street prescribed under the relevant Act or public amenity site/recreational open space user imposed under Regulation 14.0.1 (c) (i) or 14.0.1 (c) (ii). While working out the value of Development Rights, the FSI admissible for the plots from the predominant use zone of the surrounding lands shall be considered. The FSI prescribed for the user in favour of which the plot is being surrendered shall, however, be totally disregarded. DRs could also be earned by undertaking development of a reservation / designation, amenity site under Regulation 14.0.1 (c) (i) or 14.0.1 (c) (ii), construction of Development Plan roads or construction for widening of an existing road to the extent a Regular line of street is prescribed.

2.26 DEVELOPMENT RIGHTS CERTIFICATE (DRC)

A document specifying the extent of DRs earned and allowed to be utilised in the form of TDR.

2.27 DRAIN

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

2.28 DRAINAGE

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

2.29 ENCLOSED STAIRCASE

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

2.30 ENVIRONMENT IMPACT ASSESSMENT (EIA)

A statement indicating probable changes in the environment, such as, changes in the air quality, water quality, soil quality, noise level, vegetation and wild life, landscape quality, land use, vehicular traffic, infrastructure, population, economic activity, etc. which may result from any development either during the course of development being carried out, or thereafter.

2.31 EXISTING BUILDING OR USE

A building or structure existing authorisedly before the commencement of these Regulations.

2.32 EXIT

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

2.32.1 EXIT HORIZONTAL

A protected opening through or around a fire wall or a bridge connecting two or more buildings.

2.32.2 EXIT OUTSIDE

A exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.

2.32.3 EXIT VERTICAL

A means of exit used for ascending or descending between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.

2.33 FIRE AND / OR EMERGENCY ALARM SYSTEM

An arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals workable automatically or manually in the event of a fire or any other emergency.

2.34 FIRE LIFT

A lift specially designed for use by fire and / or service personnel in the event of a fire or any other emergency.

2.35 FIRE PROOF DOOR

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

2.36 FIRE RESISTANCE

The time during which a fire resistant material or substance fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load restraint. The fire resistance test of structures shall be done in accordance with IS : 3809 -1966 Fire Resistance Test of Structures, National Building Code.

2.37 FIRE SEPARATION

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

2.38 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.

2.39 FIRE TOWER

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

2.40 FLOOR AREA / SPACE

The area covered by a building on all floors including cantilevered portions, if any, but excluding open terraces; architectural features, revas projections, chajjas etc. and areas specifically exempted from FSI computation under these Regulations

2.41 FLOOR SPACE INDEX (FSI)

The quotient of the floor space excluding the areas specifically exempted from computation under these Regulations that can be constructed in a plot to the net plot area.

$$\text{FSI} = \frac{\text{Total reckonable Floor Area on all floors}}{\text{Net Plot area}}$$

2.42 FOOTING

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

2.43 FOUNDATION

That part of the structure which is in direct contact with and transmits load to the ground.

2.44 GAOTHAN

In relation to the tenure of the land, an area free of assessment and entered as 'gaothan' in the Revenue Record / Record of Rights on the date of publication of these Regulations. It shall not include 'Ex-inam', 'Khalsa', 'Sarkari' or 'Pardi' lands of any other tenure lands.

2.45 HABITABLE ROOM

A room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen, if used as a living room, but excluding a bath-room, water-closet compartment, laundry, serving and storing pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used.

2.46 HEIGHT OF BUILDING

The vertical distance measured, in the case of flat roofs, from the average level of the ground around and contiguous to the building to the highest point of the building adjacent to the street and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of gables facing the road, the mid-point between the eaves level and the ridge, but excluding water tanks, staircase / lift rooms on terraces, T. V. antennae etc., unless otherwise mentioned and architectural features serving no other function except that of decoration.

2.47 HEIGHT OF ROOM

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 vertical distance measured from the finished floor surface upto the midpoint of the sloping roof.

2.48 HOME OCCUPATION

Customary home occupation other than that of conduct of an eating or drinking place, offering services to the general public, customarily carried out by a member of the family residing on the premises, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and / or employing licensable goods.

2.49 **LEDGE OR TAND**

A shelf-like projection, supported in any manner, except by vertical supports, within a room itself but without a projection wider than half a meter.

2.50 **LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR**

A qualified surveyor, engineer, structural engineer or supervisor licensed by the Metropolitan Commissioner.

2.51 **LIFT**

A mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.

2.52 **LOFT**

An intermediate floor between two floors or a residual space in a pitched roof above normal floor level constructed for storage purposes.

2.53 **MEZZANINE FLOOR**

An intermediate floor, not being a loft, between the floor and ceiling of any storey, but not a basement.

2.54 **NON-COMBUSTIBLE**

A material which is not liable to burn or add heat to a fire when tested for combustibility in accordance with IS : 3808-1966 Method of Test for Combustibility of Building Materials, National Building Code.

2.55 **OCCUPANCY or USE**

The principal occupancy for which a building or a part of a building is used or intended to be used; for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include contingent subsidiary occupancies, mixed occupancy buildings being those buildings in which more than one occupancy are present in different portions of the building.

Occupancy classification shall have the meaning given in Regulations 2.14.1 to 2.14.10 and 2.14.12 and 2.14.13 unless otherwise spelt out in the development plan.

2.56 **OPEN SPACE : FRONT**

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

2.57 OPEN SPACE : REAR

Open space on the side opposite to the front open space. Even in plots abutting more than one road there shall be only one rear open space; in such case the option as to which open space be treated as rear open space shall be exercised by the owner.

2.58 PARAPET

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

2.59 PARKING SPACE

An area, enclosed or un-enclosed, covered or open, sufficient in size to park vehicles, together with a driveway connecting the parking space with the street or alley and permitting ingress and egress of the vehicles.

2.60 PLINTH

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

2.61 PLINTH AREA

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

2.62 PLOT OR SITE

A parcel or piece of land enclosed by definite boundaries whether singly or jointly owned.

2.63 PLOT AREA : NET

The area of plot worked out by subtracting from its gross area,

- (i) the area under reservation / designation in the development plan, if any,
- (ii) the area under the regular line of street prescribed under the relevant Act if any,
- (iii) the area under or prescribed as a public amenity site under Regulation 14.0.1 (c) (i), and
- (iv) the area prescribed as recreational or open space under Regulation 14.0.1 (c) (ii), if any.

2.64 PORCH

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

2.65 PUBLIC AMENITY SITE

A site carved out by taking recourse to the provisions of Regulation 14.0.1 (c) (i) for any of the purposes spelt out in Table 7 of these Regulations for the purposes of an agency prescribed in the said table.

2.66 RECREATIONAL OPEN SPACE

A site carved out by taking recourse to the provisions of Regulation 14.0.1 (c) (ii), or reserved / designated as such in the development plan, to be used for any of the purposes spelt out in item at serial number 1 of the Table 7 of these Regulations for the purposes of an agency prescribed in the said table.

2.67 REGULAR LINE OF STREET

Regular line of street prescribed, from time to time, under the provisions of section 210 of the Municipal Corporation Act or that under section 196 of the Municipal Act.

2.68 ROAD / STREET

Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thoroughfare or not, over which the public have 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, road-side trees and hedges, retaining walls, fences, barriers and railings within the street lines.

2.69 ROAD WIDTH OR WIDTH OF ROAD / STREET

The whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey map or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction of such road.

2.70 ROAD / STREET LEVEL OR GRADE

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

2.71 ROW HOUSING

A row of houses with only front, and rear open spaces and interior open spaces, if any. The end row house will however have side open space too as prescribed.

2.72 SERVICE FLOOR

A floor provided for facilitating maintenance and / or termination / diversion of services like water supply, drainage, electricity supply, and accommodating mechanical / electrical devices, apparatus like air handling units, air conditioning plants etc.

2.73 SERVICE ROAD

A road / lane provided at the rear or sides of a plot for service purposes, or a road parallel to a highway or a major road to cater to local traffic.

2.74 SMOKE-STOP DOOR

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

2.75 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 from human habitation.

2.76 STOREY

The portion of a building above ground 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.

2.77 TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

The Development Rights which by virtue of the restrictions of these Regulations can not be utilised in the remaining part of the holding from where they generate and are allowed to be utilised elsewhere by way of transfer.

2.78 TENEMENT / APPARTMENT

An independent dwelling unit with a kitchen or a cooking alcove.

2.79 TRAVEL DISTANCE

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

2.80 WATER CLOSET (W.C.)

A privy with arrangement for flushing the pan with water, but does not include a bathroom.

2.81 WATERCOURSE

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

2.81.1 WATERCOURSE : MAJOR

A water course which carries storm water discharge from a contributing area of not less than 160 hectares, the Planning Authority's decision regarding the calculation of the contribution being final.

2.81.2 WATERCOURSE : MINOR

A watercourse which is not a major one.

2.82 WINDOW

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

3. INTERPRETATION

- 3.1 In these Regulations, the use of the present tense includes the future tense, the masculine gender includes the feminine and neutral gender, the singular includes the plural and plural includes the singular. The word 'person' includes a Corporation, Council, Authority, Body, Organization, Institution etc. 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 or just above such thumb impression.
- 3.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean the clear dimensions unless otherwise specified in these Regulations.

4. APPLICABILITY OF THE DEVELOPMENT CONTROL REGULATIONS.

Without prejudice to the Municipal Corporation Act or Municipal Act, these Development Control Regulations shall apply to all the development activity as under.

4.1 DEVELOPMENT OF SITE OR / AND SUB-DIVISION OR AMALGAMATION OF LAND

Where land is to be developed, subdivided, or two or more plots are to be amalgamated, or a lay-out is to be prepared these Regulations shall apply to the entire area under development, sub-division, amalgamation, layout.

Provided that, where a developed land, an existing lay-out / sub-division plan is being altered, these Regulations shall apply only to that part which is being altered.

4.2 BUILDING CONSTRUCTION / CHANGE OF OCCUPANCY OF A BUILDING

- 4.2.1 Where a building is to be erected, these Regulations shall apply to the design and construction of the building.
- 4.2.2 Where the whole or any part of the building is to be reconstructed / demolished, these Regulations shall apply only to the portion of the building involved in re-construction / demolition.
- 4.2.3 Where a building is altered, these Regulations shall apply only to that part of the building which would be affected by alteration.
- 4.2.4 Where the occupancy of a building is to be changed, these Regulations shall apply only to that part of the building which would be affected by the change.

4.3 **EXISTING BUILDING OR USE**

Nothing in these 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 Metropolitan Commissioner, such building or usage of land is unsafe or constitutes a hazard to the safety of the adjacent property or location.

5 DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

5.1 **NECESSITY OF OBTAINING PERMISSION**

No person shall erect or re-erect a building or alter any building or carry out any development or redevelopment on any plot or land or cause the same to be done without first obtaining separate development permission in the form of a commencement certificate from the Planning Authority.

5.2 **EXEMPTIONS**

The following operational construction under taken on behalf of the respective authorities organisations duly authorised by Government whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services are exempted from the purview of the Regulations except those relating to floor space index and fire precautions:-

- i) Railways;
- ii) National Highways;
- iii) National Waterways;
- iv) Airports and Aerodromes;
- v) Post & Telegraph, Wireless, Broadcasting, Telephones, Television and other like forms of communications;
- vi) Regional grids, towers, gantries, switchyards and contact rooms for distribution etc of electrical energy.
- vii) Defence Authorities.
- viii) Any other public service which the State Government may notify, if it is of the opinion that the operation, maintenance, development or execution of such service is essential to the life and services of the community.

- 5.2.1 Residential buildings (other than gate lodges, quarters for limited essential operational staff and the like), offices, hospitals, clubs, institutes and schools or roads and drains in residential colonies, office and other premises of the aforesaid authorities / Government departments do not come under the purview of operational construction for the purpose of exemption under Regulation 5.2. For such development, recourse to the provisions of section 58 of the Town Planning Act may be taken.

5.3 VALIDITY OF DEVELOPMENT PERMISSION

If development permission has been issued before the date of commencement of these Regulations, but the development is not started within a year from the date of such permission, the said development permission shall be deemed to have lapsed.

5.4 APPLICABILITY TO PARTIALLY COMPLETED WORKS OR WORKS ALREADY COMMENCED

For partially completed works, or works already commenced or started with due valid permission before the date of commencement of these Regulations, the Metropolitan Commissioner may not, for reasons to be recorded in writing, necessarily insist on compliance with the provisions of these Regulations for extending the period of development permission, which in any case, however, shall not exceed that specified in section 48 of the Town Planning Act.

6. PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

6.1 APPLICATION / PLANS FOR INTENDED DEVELOPMENT

Every person who intends to carry out development or redevelopment shall submit an application to the Metropolitan Commissioner of his intention, in the prescribed form (as in Appendix A) and such application shall be accompanied by plans and documents in sufficient copies and as required under Regulations 6.2 and 6.3.

6.1.1 SIZES OF DRAWING SHEETS

The size of drawing sheets shall be any of those specified in Table-1 below.

TABLE - 1
DRAWING SHEET SIZES

Sr.No.	Designation	Trimmed size (mm)
1	2	3
1	A0	811 x 1189
2	A1	594 x 841
3	A3	297 x 420

6.1.2 COLOURING NOTATIONS FOR PLANS

The plans shall be colored as specified in Table-2 below, prints being on one side of the paper only.

TABLE - 2
COLOURING OF PLANS

Sr. No.	Item	Site Plan	Building Plan
1	2	3	4
1.	Plot lines	Thick black	
2.	Existing street	Green	.....
3.	Future street	Green dotted	.....
4.	Permissible building	Thick dotted black	.....
5.	Front/side/rear open spaces	No colour	
6.	Work proposed to be demolished	Yellow hatched	
7.	Proposed work	Red filled in	
8.	Drainage and sewerage work	Red dotted	
9.	Water supply work	Blue dotted thin	
10.	Deviations	Red hatched	
11.	Recreational open spaces	Green wash	
12.	Roads, set backs and areas under regular line of street	Burnt sienna	
13.	Reservation / Designation	Appropriate colour code	

Note : Existing work to be hatched black ; for land development / sub-division / lay-out suitable colouring notations shall be used duly indexed shall be used.

6.1.3 All dimensions in drawings shall be in metric system. In addition to above applicants may also submit the above information in computer readable form.

6.2 INFORMATION ACCOMPANYING THE APPLICATION - (APPENDIX - A)

The application shall be accompanied by the key (location) plan, site plan, sub-division or layout plan, building plan, service plans indicating the requisite dimensions in metric units, specifications, certificate of supervision, payment of building permission fee and ownership title, etc. as prescribed here-in-below.

6.2.1 PLANS AND STATEMENTS

Normally four sets / copies of plans and statements shall be submitted alongwith the application. In the case of building schemes, where clearances of other agencies are necessary, the number of sets / copies of plans to be submitted shall be as required by the Metropolitan Commissioner.

6.2.2 OWNERSHIP TITLE AND AREA

Every application for development permission shall be accompanied by the following for verifying the ownership, area of land, etc. :

- a) Attested copy or original sale / lease deed / power of attorney/enabling ownership document, wherever applicable ;

- b) Property register card / extract of a date not earlier than twelve months of the date of submission of the development proposal. In the areas not covered by city survey, 7/12 extract of a date not earlier than twelve months of the date of submission of the development proposal ;
- c) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Metropolitan Commissioner ;
- d) Any other document prescribed by the Metropolitan Commissioner.

In case of land leased by the Government or local authorities, clearance of Government or such authorities regarding observance of the lease conditions shall be obtained and attached to the application for development permission in respect of such land.

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 building permission and commencement certificate, showing the boundary locations of the site with respect to neighborhood land-marks.

6.2.4 SITE PLAN

A site plan sent with the application for permission shall be drawn to a scale of 1:500 and shall show:-

- (a) the boundaries of the site and of any contiguous land belonging to the owner of the site.
- (b) the position of the site in relation to neighbouring streets ;
- (c) the name of the street(s) in which the building is proposed to be situated, if any ;
- (d) all existing buildings contained in, 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 a case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others ;
 - ii) all adjacent streets and buildings on adjoining plots (with number of storeys, height and marginal open spaces) ;
 - iii) if there is no street within a distance of 12 m. of the site, the nearest existing street with its name.
- (f) the means of access from the street to the building and any other building(s) which the applicant intends to erect upon his contiguous land referred to in (a) above;
- (g) space to be left around the building to secure free circulation of air, admission of light, and access for scavenging and other purposes ;
- (h) the width of the street (if any) in front and of the street (if any) at the side or rear of the building ;
- (j) the direction of north point relative to the plan of the building ;

- (k) any existing physical features, such as nallahs, wells, tanks, drains, trees, etc. ;
- (m) the ground area of the whole property and the breakup of the covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required under the Regulations governing the coverage of the area ;
- (n) over head electric supply lines, water supply and drainage line ;
- (p) proposals of the development plan, including reservations/designations, road widening lines, regular line of street prescribed under the relevant Acts.
- (q) Number of dwelling units and their sizes.
- (r) such other particulars as may be prescribed by the Metropolitan Commissioner.

6.2.5 PLANS

6.2.5.1 PROPOSAL FOR SITE DEVELOPMENT OR / AND SUB DIVISION

The application shall be accompanied by the sub-division, layout or amalgamation plan if any, which shall be drawn to a scale of 1:500, containing the following:-

- a) measurement plan / City Survey Map duly authenticated by the District Inspector of Land Records / City Survey Officer
- b) scale used and the north point ;
- c) the location of all proposed and existing roads with their names, existing / proposed / prescribed width within the land ;
- d) the location of drains, sewers, public facilities and services and electric lines etc. ;
- e) location and areas of reservations / designations, proposed in the development plan, if any, the regular lines of street prescribed under the relevant sets, if any, the public amenity sites prescribed under Regulation 14.0.1 (c) (i), if any, and the recreational open spaces prescribed under Regulation 14.0.1 (c) (ii), if any.
- f) a statement indicating the total area of the holding, the plot wise areas of various uses / occupancies, total area under various reservation / designations, proposed in the development plan, if any, the regular lines of street prescribed under the relevant Act, if any, the public amenity sites prescribed under Regulation 14.0.1 (c) (i), if any, and the recreational open spaces prescribed under Regulation 14.0.1 (c) (ii), if any.
- g) dimensions of all plots sub-plots, if any, proposed to be carved out broad use / occupancy proposed therein, alongwith building lines, the set-backs with dimensions within each plot. In the case of composite development involving no sub-division of the property, dimensions of all buildings showing set backs and distances between the buildings, light receiving planes and height of various parts of the buildings and the open marginal spaces ;
- h) the FSI, DRs, and / or TDRs, if any, assigned to each sub plot ;

- i) in the case of plots in built-up areas, in addition to the above, the means of access to the holding from existing streets.

6.2.5.2 BUILDING PLAN, WHERE CONSTRUCTION OF BUILDINGS IS ENVISAGED.

The plan of the building, elevations and sections accompanying the application, shall be drawn to a scale of 1:100 and shall

- a) include floor plans of all floors together with the covered areas clearly indicating the sizes of rooms, the position and width of staircases, ramps and other exit ways, which shall show :-
 - (i) lift wells, lift machine room and lift pit details;
 - (ii) ground and all other floor plan details including those of basement ;
 - (iii) electric sub-station and meter room details (if any) ;
 - (iv) details of parking spaces, loading and unloading spaces provided around and within building, access ways and appurtenant open spaces with projections in dotted lines ;
 - (v) distance from any building existing on the plot in figured dimensions alongwith accessory building. These plans will also contain further details as in Proforma 1 in Appendix A ;
- b) show the use or occupancy of all parts of the building ;
- c) show exact location of essential services, e.g. WC, sink, bath and the like ;
- d) include sectional drawings of all parts of the building showing all sectional details ;
- e) all street elevations ;
- f) give dimensions of the projected portions beyond the permissible building line ;
- g) include terrace plan indicating the drainage and the slope of the roof ;
- h) give indication of the north point relative to the plans ;
- i) give dimensions of doors, windows and ventilators ;and
- j) such other particulars as may be prescribed by the Metropolitan Commissioner.
- k) dwelling unit data comprising number of units and their size wise distribution in terms of less than 25 sq.m., 26 sq.m. to 40 sq.m., 41 sq.m. to 80 sq.m., 81 sq.m. and above.

6.2.5.3 BUILDING PLANS FOR SPECIAL BUILDINGS

For special buildings, the following additional information shall be furnished/indicated in the building plans:-

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

- c) location and details of lift enclosures ;
- d) location and size of fire lift ;
- e) smoke stop lobby door, where provided ;
- f) refuse chutes, refuse chamber, service ducts etc. ;
- g) vehicular parking spaces including loading/unloading spaces;
- h) refuse area, if any ;
- i) details of air-conditioning system with position of fire dampers, mechanical ventilation systems, electrical services, boilers, gas pipes, meter rooms etc. ;
- j) details of exits including provisions of ramps, etc. for hospitals / other buildings requiring special fire protection measures ;
- k) location of generator, transformer and switch gear room ;
- l) smoke exhaust system, if any ;
- m) details of fire alarm system ;
- n) location of centralised control connecting all fire alarm system, built in fire protection arrangements, public address system etc. ;
- o) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank ;
- p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drencher, carbon dioxide (CO₂) installation etc. ; and
- q) location and details of first-aid and fire fighting equipments/installations.

6.2.5.4 DESIGN BRIEF

Development proposals of lands exceeding 2500 sq.m. in area from Residential, Commercial Zone C-2, Industrial or Urbanisable Zone or those from Commercial Zone C1 envisaging development of not less than 1/5th portion of the zone shall be accompanied by Design Brief formulated in accordance with the guidelines issued by the Metropolitan Commissioner from time to time.

6.2.6 SERVICE PLAN

Plans and sectional elevations of water supply, sewage disposal system and details of building services, where required by the Metropolitan Commissioner, shall be made available on a scale not less than 1:100 before undertaking development.

6.2.7 SPECIFICATIONS

General specifications of the proposed construction, giving the type and grade of materials to be used, duly signed by the Architect / Licensed Surveyor/ Engineer / Structural Engineer / Supervisor, as the case may be, shall accompany the application.

6.2.8 SUPERVISION CERTIFICATE - (APPENDIX - B)

The application shall be further accompanied by a certificate of supervision in the form in Appendix B by the architect/licensed surveyor/ engineer / structural engineer, as the case may be. In the event of the said technical person ceasing to be employed for the development work, further development work shall be stand suspended till a new architect licensed technical person is appointed and his certificate of supervision along with a certificate for the previous work erected (either from the old previous license) is accepted by Metropolitan Commissioner.

6.2.9 DEVELOPMENT PERMISSION FEE RECEIPT

The application shall be accompanied by an attested copy of the receipt of payment of development permission application fee.

6.2.10 SECURITY DEPOSIT

To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, which may be in the form of an irrevocable bank guarantee, shall be charged at rates specified by the Metropolitan Commissioner. It shall be returned to the owner one year after the issue of the full occupancy certificate and after the Metropolitan Commissioner is fully satisfied with the compliance with the various conditions stipulated in the said full occupancy certificate.

6.2.11 CLEARANCE FROM URBAN LAND CEILING AUTHORITIES

Every owner from the Ulhasnagar Agglomeration who is required to file a return under the Urban Land (Ceiling and Regulation) Act, 1976, shall enclose with the application, clearance under the relevant provisions of the Act from the Competent Authority.

6.2.12 CLEARANCE FROM FOREST DEPARTMENT

In case of land declared as 'protected' or 'reserved' forest under the provisions of the Indian Forest Act, 1927 or forest acquired under the Maharashtra Acquisition of Forest Act, 1947 or that shown as 'forest' in the revenue records, the owner / applicant / developer, shall obtain and produce no objection certificate of the Competent Authority under the said Act.

6.2.13 ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR CERTAIN KINDS OF PROJECTS

6.2.13.1 Any person who intends to carry out any development of the type listed in this Regulations and involving an investment of Rs.50 crores or more shall submit to the Planning Authority a copy of the

application for development permission submitted by him to the Planning Authority concerned, along with the information in the form prescribed in Appendix - N and an Environmental Impact Assessment report in respect of the development proposed.

- a) River valley projects including hydel power, irrigation or their combination ;
- b) highways, expressways, major bridges, railway lines ;
- c) treatment or disposal of solid waste including toxic and hazardous waste ;
- d) storage of hazardous material ;
- e) slaughter house or facilities for processing and disposal of dead animals.

6.2.13.2 Any person who intends to carry out any development of the type listed in this Regulation shall submit to Planning Authority a copy of the application for development permission submitted by him to the Planning Authority concerned, along with the information in the form prescribed in Appendix-N. If the environmental screening indicates that the proposed development will have significant impact on the environment, the Planning Authority may, at its discretion, call upon the applicant to submit an EIA report for such development.

- a) All projects listed as item (a) to (e) in Regulation 6.2.5 where investment is upto Rs.50 crores.
- b) Minor ports and harbours.
- c) Quarrying for stone, murum and earth, including sand dredging from rivers, creeks and estuaries.
- d) Any development of lands admeasuring 25 ha. or more.
- e) Development of land for Industrial purpose.
- f) Any development of wetlands including reclamation, bunding etc. for salt pans, fish farms etc.
- g) Film and video shooting sites on land admeasuring 5 ha. or more.
- h) Poultry farms, cattle stables, piggeries, sheep farms and stud farms.

6.2.14 **EXCAVATION AND RESTORATION PLAN FOR QUARRYING**

In case of application for quarrying an excavation and restoration plan prepared in accordance with the guide-lines given in Appendix 'P' shall be submitted along with an undertaking to observe all necessary care and precaution during quarrying operating as required by these guide-lines.

6.2.15 **NO OBJECTION CERTIFICATE OF OTHER AUTHORITIES**

In the case of proposals requiring clearance from authorities like the Civil Aviation Department, the Directorate of Industries, the Maharashtra Pollution Control Board, the District Magistrate, the Inspectorate of Boilers and Smoke Nuisance etc. the relevant no objection certificate from these authorities, shall also accompany the application.

6.2.16 CLEARANCE CERTIFICATE FOR TAX

The application shall also be accompanied by an attested copy of a clearance certificate from the assessment department of the concerned Municipal Corporation/ Council / Gram Panchayat for payment of tax up-to-date.

6.3.1 DEVELOPMENT PERMISSION FEE

The rate of fees for scrutiny of development proposal shall be as prescribed here-in-below. The Planning Authority may revise the rates of fees as deemed appropriate.

6.3.1.1 DEVELOPMENT OF LAND / SUB-DIVISION / LAYOUT / AMALGAMATION.

The fees for submitting proposals for development of land/sub division / layout / amalgamation of land shall be as Table 3 hereunder or as laid down from time to time by the Planning Authority.

TABLE - 3
FEES FOR SUBMITTING PROPOSALS

Area to be Developed	Fees (Rs.)
1	2
Upto 0.3 ha	150
0.3 to 1 ha.	300
1 to 2.5 ha.	600
2.5 to 5 ha.	900
above 5 ha.	900 plus Rs.100 per ha. or part thereof for area above 5ha.

6.3.1.2 CONSTRUCTION OF RESIDENTIAL BUILDING

The following scales of fees as updated by the Planning Authority from time to time shall be applicable for building permission for residential building :-

TABLE - 4
SCALE OF FEES FOR BUILDING PERMISSION

	PURPOSE	SCALE OF FEES
(1)	(2)	(3)
1.	To construct a building covered under and section 253 to 269 of the Municipal Corporation Act or Section 189 to 199 of the Municipal Act.	Rs.20/- per 10 sq.m. of built over area or part thereof with a minimum of Rs.100/- and maximum of Rs. 10,000/- per proposal. Nominal fee of Rs. 10/- for constructions restricted to 30 sq.m. built over area.
	PURPOSE	SCALE OF FEES
(1)	(2)	(3)
2.	For alteration and/or additions to the existing building.	Same as above for additional built up area plus Rs. 50/- for alterations.
3.	In the case of amended plans for sanctioned proposal.	Fee of Rs. 100/- with every amended proposal wherein no extra floor area is proposed otherwise as for the additional area proposed Rs. 20/- per 10 sq.m. of built up area of part thereof with a minimum of Rs. 100/- and maximum of Rs. 10,000/- per proposal.
4.	Application for renewal of a sanctioned proposal, plans remaining the same before the end of the each year from date of commencement certificate / building permission	No Fees.
5.	Application for renewal of a sanctioned proposal plans remaining the same after the end of each year from the date of commencement certificate.	A lump sum fee of Rs. 100/- if application for renewal is submitted before the expiry of the date of validity of the permission. Rs. 100/- per month or part thereof (the number of months being calculated for the delay period) if application is submitted after the expiry of the date of validity.

Note : The total built up area on all floors shall be taken as the basis for calculation of fees, including areas of basement and accessory buildings.

6.3.1.3 CONSTRUCTION OF BUILDING FOR MEDICAL / EDUCATIONAL AND CHARITABLE INSTITUTIONS.

In case of proposals from medical, educational and charitable institutions which are duly registered, fees shall be charged at one-fourth of the aforesaid basic scale, subject to a minimum of Rs.100/- and maximum of Rs.2,500/- per proposal.

6.3.1.4 CONSTRUCTION OF INDUSTRIAL / BUSINESS / COMMERCIAL BUILDINGS.

In case of proposals for industrial, business and commercial buildings, cinema theaters and entertainment halls, hotels and lodging houses, fees shall be charged at double the aforesaid basic scale, subject to a minimum of Rs.200/- and maximum of Rs.20,000/- per proposal. For the purpose of these Regulations a residential building with non-residential component exceeding 10% of floor

space will be treated commercial building. Similarly, all buildings proposed as ancillary to an industry being constructed in an industrial premises shall be considered as an industrial building.

6.3.1.5 FENCING

The fees for constructing compound wall / fencing shall be Rs.100/-

6.3.2 EXEMPTIONS FROM PAYMENT OF DEVELOPMENT PERMISSION FEES

For special housing schemes for economically weaker sections, low income group and slum clearance redevelopment schemes undertaken by public agencies or subsidized by State Government with carpet area of a tenement of not more than 21 sq.m. no development permission fee is chargeable.

6.3.3 REFUND OF FEES IN CASE OF REJECTION

In case a proposal is rejected, 10% of the development permission fee shall be retained and the balance shall be refunded to the applicant within one month of the of rejection.

6.4 SIGNING THE PLANS

All the plans shall be duly signed by the owner or constituted Attorney of the owner and the architect/ licensed surveyors/engineer/structural engineer as the case may be and shall indicate their names, addresses and licence numbers if any, allotted by the Metropolitan Commissioner as shown in proforma II in Appendix A. In the case of architects covered by registration under the Council of Architects as per Architects Act 1972, requiring no licencing by the Planning Authority, the registration number allotted by the Council of Architects shall be indicated.

6.5 QUALIFICATIONS & COMPETENCE OF THE LICENSED ENGINEER / SURVEYOR / STRUCTURAL ENGINEER

Surveyor, engineers, structural engineers and supervisors referred to under Regulations 6.4, shall be licensed by the Planning Authority as competent to do the various works as given in Appendix C. The qualifications and procedure for licensing the engineer, structural engineer and supervisor shall be as given in Appendix C.

6.6 DISCRETIONARY POWERS

6.6.1 In conformity with the intent and spirit of these Regulations the Metropolitan Commissioner may

- i) decide on matters where it is alleged that there is an error in any order, requirement, decision, determination or interpretation made in the application of these Regulations ;
- ii) determine and establish the location of zonal boundaries in exceptional cases or in cases of doubt or controversy ;
- iii) interpret the provisions of these Regulations where the street layout actually on the ground varies from the street layout shown on the Development Plan ;
- iv) modify the limit of a zone where the boundary line of the zone divides a plot ;

- v) authorise operational construction of a public service undertaking for public utility purposes only where he finds such an authorisation to be reasonably necessary for the public convenience and welfare even if it is not permitted in any Land Use Classification.

6.6.2 In specific cases where a clearly demonstrable hardship is caused the Metropolitan Commissioner, may, by a special written permission.

- i) permit any of the dimensions/provisions prescribed by these Regulations to be modified provided the relaxation sought does not violate the health safety, fire safety structural safety and public safety of the inhabitants of the building and the neighborhood. However, no relaxation in floor space index shall be granted under any circumstances except when permissible under these Regulations.
- ii) grant temporary permission for certain types of structures and subject to the conditions as specified in Regulation 10.

While granting permission under (i) and (ii) above, conditions may be imposed on size, cost or duration of the structure, abrogation or claim of compensation, payment of deposit and its forfeiture for noncompliance and payment of premium as may be prescribed by the Metropolitan Commissioner.

6.7 DEVELOPMENT CHARGES

The applicant shall have to pay Development charges on development and / or construction as levied by the Planning Authority in accordance with the provisions of chapter VI (a) of the Town Planning Act. For the purpose of information the rates of the development charge presently being levied are indicated in Appendix 'S'.

6.8 GRANT OF PERMISSION OR REFUSAL

6.8.1 The Metropolitan Commissioner may grant or refuse the development permission or may grant it with such modifications or directions as may be deemed necessary and thereupon shall communicate the decision to the person making the application in the prescribed forms in Appendix 'D' or 'E'.

6.8.2 If within sixty days of the receipt of the application for Development Permission under Regulation 6.1 or within sixty days of the re-submission of plans under Regulation 6.8.3, the Metropolitan Commissioner fails to intimate, in writing to the person making the application, refusal or sanction with such modifications or directions as may be required, the application with its plans and statements shall be deemed to have been sanctioned, provided the proposed development is in accordance with these Regulations or the plans.

6.8.3 Once the plans have been scrutinized and objections have been pointed out, the person who submitted the application shall modify the plan, comply with the objections raised and resubmit the same for approval. The prints of plans submitted for final approval shall not contain superimposed corrections. The Metropolitan Commissioner shall grant or refuse the Commencement Certificate

within sixty days from the date of re-submission of the modified plans, or the modified plans shall be deemed to have been sanctioned provided they are in conformity of the Regulations.

6.9 REVOCATION OF PERMISSION

In addition to the provisions of Section 51 of Town Planning Act, the Planning Authority may revoke any development permission issued under the provisions of these Regulations, wherever there has been any false statement or any misrepresentation of material fact in the application on which the development permission was based, and in such case the whole work shall be treated as unauthorised. In the case of revocation of permission based on false statements or any material misrepresentation of fact in the application, no compensation shall be payable.

6.10 COMMENCEMENT OF WORK

A commencement certificate / development permission shall remain valid for four years in the aggregate, but shall have to be renewed before the expiry of one year from the date of its issue. The application for renewal shall be made before expiry of one year, if the work has not already commenced. Such renewal can be done for three consecutive terms of one year each, after which proposals shall have to be submitted to obtain development permission afresh.

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

- | | |
|---|--|
| (a) For a building work including additions and alterations : | Construction upto plinth level or construction of peripheral walls upto 0.6 m. in height in case of additions, alterations over old plinths in upper floors. |
| (b) For bridges and overhead tanks : | Foundation and construction work upto the base floor. |
| (c) For underground works : | Foundation and construction work upto floor of underground floor. |
| (d) For layout, subdivision and amalgamation proposals : | Final demarcation and provision of infrastructure and services upto the following stages
(i) Roads : water bound macadam complete.
(ii) Sewerage, drainage and water supply excavation and base concreting complete. |

7. PROCEDURE DURING CONSTRUCTION

7.0.1 Neither the granting of permission nor approval of the drawings and specifications, nor inspections made by Metropolitan Commissioner during erection of the building, shall in any way relieve the owner of such building from full responsibility of carrying out the work in accordance with the requirements of these Regulations.

7.1 NOTICE FOR COMMENCEMENT OF WORK

The owner shall within one year from the date of issue of building permission / commencement certificate, commence the work for which the building permission/commencement certificate has been issued. The owner shall mark on building site the line-out of the proposed development work i.e.

centre lines of all external walls / columns proposed on ground floor of the structure. He shall then give notice to Metropolitan Commissioner of the intention to start work on the building site in the proforma given in Appendix F. The Metropolitan Commissioner within 7 days of the receipt of such notice shall check the lineout. The owner may anytime after seven days have elapsed from the date of service of such notice to the Metropolitan Commissioner, or earlier if permitted by the Metropolitan Commissioner commence the work.

7.2 DOCUMENTS AT SITE

7.2.1 RESULTS OF TESTS OF MATERIALS

Where tests of any materials are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such a period thereafter as required by the Metropolitan Commissioner.

7.2.2 APPROVED PLANS

The person to whom a development permission is issued shall, during construction, keep in a conspicuous place on the site in respect of which the permission has been issued, a copy of the commencement certificate along with copies of the approved plans and specifications.

7.3 CHECKING OF PLINTH / COLUMNS UPTO PLINTH LEVEL.

The owner through his architect or his licenced surveyor / engineer / structural engineer shall give notice, in form in Appendix G, to the Metropolitan Commissioner after the completion of work upto plinth level with a view to enabling the Metropolitan Commissioner to ensure that the work is carried out in accordance with the sanctioned plans. The Metropolitan Commissioner may himself or with the architect or licenced technical to carry out inspection within seven days from the receipt of such notice and allow him to go ahead with further construction work as per sanctioned plan in or otherwise communicate in the form given in Appendix H. Within this period if the decision is not communicated it shall be deemed to have been given, provided the work is carried out in accordance with the sanctioned plans.

7.4 DEVIATION DURING CONSTRUCTION

If during the construction of a building, any departure which is not of substantial nature from the sanctioned plan, is intended to be made by way of addition which does not violate any provisions regarding general building requirements, structural stability and fire safety requirements of these Regulations, alteration may be made and sanction of the Metropolitan Commissioner shall be obtained immediately and in any case before occupation certificate is submitted. The procedure laid down for approved original plans shall apply to all such amended plans. Provided that no such alterations shall result in increasing the built-up area / floor space under or change in the marginal open spaces or the height of the building. No such alterations shall be carried unless sanction to the amended plan is obtained.

7.5 COMPLETION CERTIFICATE

The owner through his architect, licensed surveyor, engineer, structural engineer, as the case may be, who has supervised the construction, shall give notice to the Metropolitan Commissioner regarding completion of work described in the building permission in the form in Appendix J along with four sets of the completion plan. One of the sets, duly certified as the completion plan, shall be returned to the owner along with the issue of full occupancy certificate.

7.6 OCCUPANCY CERTIFICATE

The Metropolitan Commissioner, on receipt of the completion certificate, shall inspect the work and sanction or refuse an occupancy certificate, in the proforma in Appendix K within twenty-one days from the date of receipt of completion certificate, after which period it shall be deemed to have been approved by the Metropolitan Commissioner for occupation provided the building has been constructed as per the sanctioned plans. Where the occupancy certificate is refused, the various reasons for rejection shall be quoted, at the first instance itself.

7.6.1 PART OCCUPANCY CERTIFICATE

When request all by the holder of the building permission, the Metropolitan Commissioner may issue a part occupancy certificate for a building or part thereof, before completion of the entire work as per development permission, provided sufficient precautionary measures are taken by the holder of the building permission to ensure public safety and health. The part occupancy certificate shall be given by Metropolitan Commissioner subject to the owner indemnifying the appropriate authority in the form in Appendix "L".

7.6.2 OCCUPANCY CERTIFICATE FOR SPECIAL BUILDINGS

In the case of special buildings, the work shall, in addition, be subject to the inspection by the concerned Fire Officer and the occupancy certificate shall be issued by the Metropolitan Commissioner only after clearance from the said Fire Officer regarding the compliance of requirements from the fire protection point of view.

8. AMENDMENT / MODIFICATION TO APPENDICES.

Except where same area prescribed in Town Planning Act, or Municipal Corporation Act or Municipal Act or in the rules or the bye-laws framed thereunder, the Metropolitan Commissioner may, from time to time, add to, alter or amend Appendices 'A' to 'L'.

9. INSPECTION

The Metropolitan Commissioner may at anytime during development carry out inspection of the work without giving previous notice of his intention of doing so.

10. TEMPORARY STRUCTURES.

PERMISSIONS FOR TEMPORARY CONSTRUCTIONS

The Metropolitan Commissioner may grant permission for temporary construction for the following purposes for a period not exceeding six months at a time but not exceeding a period of three years in the aggregate :

- i) Structures for protection from the rain or covering of the terraces during the monsoons only ;
- ii) Pandals for fairs, ceremonies, religious functions, sale of crackers, seasonal goods etc. ;
- iii) Structures for exhibitions/circuses etc. ;
- iv) Structures for ancillary works for quarrying operations in conforming zones ;
- v) Structures for godowns/storage of construction materials within the site ;
- vi) Temporary site office and watchmen chowkies within the site only during the phase of construction of the main building ;
- vii) Structures for storage of machinery, before installation, for factories in Industrial lands within the site ;
- viii) Transit accommodation for persons to be rehabilitated in the new construction ;
- ix) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings ;
- x) Structures for Ready Mix Concrete in or adjacent to building site ;
- xi) Asphalt mixing plant for a period not exceeding 15 days at a stretch subject to a maximum limit of 60 days in a calendar year ;
- xii) MAFCO stalls, milk booths and telephone booths within building site.

Provided that temporary constructions for structures mentioned in (v) to (x) may be permitted to be continued temporarily by the Metropolitan Commissioner but in any case not beyond completion of construction of the main structure or building.

PART II: LAND USE CLASSIFICATION & USERS PERMITTED

11.1 DEVELOPMENT TO BE IN CONFORMITY OF THE USE ZONES

In the development plan the areas within the Planning Authority's jurisdiction are categorised into various Broad Zones and Micro Zones. The Broad zones are depicted distinctly by different colours, notations and textures on the Development Plan. The Micro Zones which prescribe the relative intensity of land-use are either specifically marked on the plan or parameters defining them have been set out in these Regulations.

Development of any plot or premises shall necessarily be in conformity with the use Zone / Micro Zone in which it is situated or the specific use / occupancy assigned to it in the development plan.

Provided that, any lawful use of premises existing prior to the date of enforcement of these Regulations may be allowed to be continued, unless in the opinion of the Planning Authority the activity poses danger to public safety and/or life, and/or the Government in the Environment Department or organisation under its control, for reasons to be recorded in writing, requires discontinuance of such activity. With additional safeguards prescribed by the Planning Authority and/or Government in the Environment Department or the Competent Authority under its control so empowered by the State Government on its behalf, the activity can be continued for a specified time or permanently.

Further provided that, a non-conforming industrial use specially identified as such in the development plan, if any, shall be discontinued within a period of five years from the date from which development plan comes in force.

11.2 BROAD ZONES

- 1) Residential Zone (R)
- 2) Commercial Zone
- 3) Industrial Zone
- 4) No Development Zone (NDZ) (within municipal limits)
- 5) Green Zone (G) (outside municipal limits)
- 6) Forest Zone
- 7) Urbanisable Zone

11.3 MICRO ZONES

Residential, Commercial and Industrial Zones are further classified into various micro zones viz. Residential Zone in R1, R2, R.2 (X) and R.2 (I) micro zones, Industrial Zones into service Industries Zone (SI), Transformation Zone (T) and Industries Zone (I), Commercial Zone into C1 and C2 micro zones. The parameters applied for the sub-classification are as under:

11.3.1 RESIDENTIAL ZONE (R1)

Residential Zone (R1) consists of all plots situated on roads having existing or prescribed width of less than 18 m. and the plots situated on roads on which shop line is not marked in the development plan.

11.3.2 RESIDENTIAL ZONE (R2)

Residential Zone (R2) consists of all plots along roads on which a shop line is marked in the development plan and/or plots situated on roads having existing or prescribed width of 18 m. or more.

11.3.3 RESIDENTIAL ZONE (R-2(X))

Residential Zone (R-2(X)) consists of stretches of land from R-2 zone upto a depth of 50 m. from the roads, where no user other than residential use is permitted. Plots which are within a distance of 50 m. from such roads but do neither front on them, nor derive access from them, however, would not form part of the R-2(X) zone. If any plot having more than 50 m. depth fronts on such road, non-residential activity may be permitted beyond 50 m. depth subject to the provision of an independent access to such user.

11.3.4 RESIDENTIAL ZONE (R2(I))

Residential Zone (R2(I)) consists of all independent plots from R2 zone (excluding those in a R2(X) zone) exceeding 1000 sq.m. in area where the owner proposes to utilise the entire plot for single non-residential activity or a mix with non-residential activities. Such development shall be subject to the additional restrictions as prescribed elsewhere in these Regulations.

11.3.5 COMMERCIAL ZONE (C-1)

Commercial Zone (C-1) consists of lands / plots specifically designated in the development plan as C-1 zone and generally meant for a mix of uses permissible in R-2 Zone, public utility buildings, business offices, whole sale establishments and also residential tenements.

11.3.6 COMMERCIAL ZONE (C-2) / DISTRICT CENTRE

Commercial Zone (C-2) consists of lands / plots specifically designated in the development plan as C-2 zone and generally meant for a mix of city level amenities public utility buildings, head quarters of commercial organisations, whole sale establishments, etc.

11.3.7 SERVICE INDUSTRIES ZONE (SI)

Service Industries Zone (SI) consists of lands / plots specifically designated in the development plan as 'SI'-zone and meant for accommodating service industries, storage and warehousing activity and space, extensive commercial uses and trades.

11.3.8 TRANSFORMATION ZONE (T)

Transformation Zone (T) consists of lands / plots presently occupied by industries and specifically designated in the development plan as Transformation Zone. Over a period of time such lands are expected to be recycled for service industries, commercial and / or residential use.

11.3.9 INDUSTRIES ZONE (I)

Industries Zone (I) consists of all plots meant for accommodating the process of fabrication, assembly and production, excepting those involving highly combustible or explosive materials.

11.4 USES PERMISSIBLE IN RESIDENTIAL, SERVICE INDUSTRIES AND NO DEVELOPMENT ZONES AND THE CONDITIONS ATTENDANT THERETO

11.4.1 Principal and ancillary non industrial uses permitted in the Residential zone, i.e. (R1), (R2), (R2(I)), the Service Industries Zone (SI) and No Development Zone (NDZ) with attendant restrictions thereon shall be as prescribed in the Table No.5 and Table No.6 herein below. In No Development Zone some more uses are allowed as mentioned in Regulation No. 11.6.

TABLE - 5

TABLE SHOWING USES PERMISSIBLE IN VARIOUS ZONES

Wherever specified
A = Maximum Floor Area in sq.m.
F = Floor on which the activity is permissible,
P = Maximum Power permissible,
Sp.C. = Special Condition.

Note: In NDZ development permitted would be subject to number of storeys and on the conditions that minimum plot size is 2000 sq.m., FSI is restricted to 0.10 and the owner / developer undertakes the responsibility and provides and maintains infrastructure service at his cost to the satisfaction of the Metropolitan Commissioner.

Sr. No.	USES / OCCUPANCY	Condition	ZONES / MICRO ZONES				
			R1	R2	R2(I)	SI	NDZ
			Residential Zone	Residential Zone	(Independent plots from R2 Zone Exceeding 1000sq.m.)	Service Industry Zone	No Development Zone
1	2 USES / ACTIVITIES	3	4	5	6	7	8
1.	Any Residence		Permitted	Permitted	Permitted	Not Permitted	Permitted
2.	Lodging houses, lodging and boarding houses and residential hotels, hostels, working women's hostels, welfare and community activities such as foundling homes, children's homes (orphanages), aftercare hostels, child guidance clinics day care centres, rescue homes, protective homes.		Permitted	Permitted	Permitted	Not Permitted	Permitted
		A	200	400	No restrictions		No additional restrictions
		F	Ground, first or two floors immediately above stilts.	Ground, first or two floors immediately above stilts.	No restrictions		Ground and first or floor immediately above stilts.

Sr. No.	USES / OCCUPANCY	Condi tion	ZONES / MICRO ZONES				
			R1	R2	R2(I)	SI	NDZ
			Residential Zone	Residential Zone	(Independent plots from R2 Zone Exceeding 1000sq.m.)	Service Industry Zone	No Development Zone
1	2	3	4	5	6	7	8
		Sp.C.	i) Independent access ii) Special permission of the Metropolitan Commissioner with regard to suitability of the site.	i) Independent access ii) Special permission of the Metropolitan Commissioner with regard to suitability of the site.	No restrictions		i) Independent access ii) Special permission of the Metropolitan Commissioner with regard to suitability of the site.
3.	Holiday Resorts and Holiday Houses, Motels and Club Houses		Not Permitted	Not Permitted	Permitted	Not Permitted	Permitted
4.	Customary home occupation i.e. occupation carried out customarily by the members of the household and shall include stitching embroidery, button making, etc.		Permitted	Permitted	Not relevant	Not relevant	Permitted
5.	Shops & Stores	A	50 / Unit	100 / Unit			
	a) Restaurants / Eating-houses / establishments for preparation and sale of eatables.	P	Motor not exceeding 0.75 K.W.	Motor not exceeding 0.75 K.W.	Permitted	Not Permitted	Not Permitted
	b) Photographic studios, private lockers data processing units with the use of computers, travel agencies, personal services establishment such as hair cutting saloons, beauty parlours, circulating libraries, laundries, tailoring establishments etc. and all kinds of shops for retail business including departmental stores, show-rooms for distribution and sale of LPG gas but excluding raw meat / fish stalls and crackers and other inflammable goods.		Permitted	Permitted	Permitted	Not Permitted	Not Permitted

Sr. No.	USES / OCCUPANCY	Condi tion	ZONES / MICRO ZONES				
			R1	R2	R2(I)	SI	NDZ
			Residential Zone	Residential Zone	(Independent plots from R2 Zone Exceeding 1000sq.m.)	Service Industry Zone	No Development Zone
1	2	3	4	5	6	7	8
	c) Raw meat and fish stalls, vegetables, fruit markets.	A F P A Sp.C.	20 Ground floor, first floor or floor immediately above stilts. Not permitted Permitted 20 Permitted in an independent building and with the special permission of the Metropolitan Commissioner who shall consult the concerned Health Office / regarding suitability of the design and the site.	100 Ground floor, first floor or floor immediately above stilts. 2.25 K.W. individual Permitted 100 Permitted in an independent building and with the special permission of the Metropolitan Commissioner who shall consult the concerned Health Office / regarding suitability of the design and the site.	No restrictions No restrictions No restrictions Permitted No restrictions Permitted in an independent building and with the special permission of the Metropolitan Commissioner who shall consult the concerned Health Office / regarding suitability of the design and the site.	 Not permitted	 Permitted Permitted in an independent building and with the special permission of the Metropolitan Commissioner who shall consult the concerned Health Office / regarding suitability of the design and the site.
	d) Sale of crackers and other inflammable goods.	 A Sp.C.	 Not Permitted Permitted Permitted in an independent building and with the special permission of the Metropolitan Commissioner.	 Permitted 2 Permitted with special permission of the Metropolitan Commissioner.	 Permitted 40 Permitted with special permission of the Metropolitan Commissioner.	 Permitted 40 Permitted with special permission of the Metropolitan Commissioner.	 Permitted No restrictions Permitted with special permission of the Metropolitan Commissioner.
	e) Coal and fire wood shop	 Sp.C.	 Not Permitted	 Not Permitted	 Permitted In independent premises	 Permitted In independent premises	 Permitted In independent premises

Sr. No.	USES / OCCUPANCY	Condition	ZONES / MICRO ZONES				
			R1	R2	R2(I)	SI	NDZ
			Residential Zone	Residential Zone	(Independent plots from R2 Zone Exceeding 1000sq.m.)	Service Industry Zone	No Development Zone
1	2	3	4	5	6	7	8
	f) Bulk storage of kerosene	A Sp.C. 1	Not Permitted	Not Permitted	Permitted 80 sq.m. Independent ground floor structure in conformity of the requirements of the Chief Controller of Explosives, Government of India.	Permitted 80 sq.m. Independent ground floor structure in conformity of the requirements of the Chief Controller of Explosives, Government of India.	Permitted No additional restrictions Independent ground floor structure in conformity of the requirements of the Chief Controller of Explosives, Government of India.
		Sp.C. 2			Subject to owner's making and maintaining adequate fire fighting arrangements at his cost.	Subject to owner's making and maintaining adequate fire fighting arrangements at his cost.	Subject to owner's making and maintaining adequate fire fighting arrangements at his cost.
	g) Storage of liquefied petrol and gas cylinders (bottled gas)	A Sp.C. 1	Not Permitted	Permitted 10 sq.m. Independent ground floor structure in conformity of the requirement of the Chief Controller of Explosives, Government of India.	Permitted 80 sq.m. Independent ground floor structure in conformity of the requirement of the Chief Controller of Explosives, Government of India.	Permitted 80 sq.m. Independent ground floor structure in conformity of the requirement of the Chief Controller of Explosives, Government of India.	Permitted No restrictions Independent ground floor structure in conformity of the requirement of the Chief Controller of Explosives, Government of India.
		Sp.C. 2		Subject to owner's making and maintaining adequate fire fighting arrangements at his cost.	Subject to owner's making and maintaining adequate fire fighting arrangements at his cost.	Subject to owner's making and maintaining adequate fire fighting arrangements at his cost.	Subject to owner's making and maintaining adequate fire fighting arrangements at his cost.

Sr. No.	USES / OCCUPANCY	Condition	ZONES / MICRO ZONES					
			R1	R2	R2(I)	SI	NDZ	
			Residential Zone	Residential Zone	(Independent plots from R2 Zone Exceeding 1000sq.m.)	Service Industry Zone	No Development Zone	
1	2	3	4	5	6	7	8	
6.	h) Storage of obnoxious or hazardous materials.	Sp.C.	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted	Subject to owner's making and maintaining adequate fire fighting arrangements at his cost and obtaining necessary permission from the Inspector of Explosives.
	i) Undertaker's shops	Sp.C.	Not Permitted	Not Permitted	Permitted In independent premises.	Permitted In independent premises.	Permitted In independent premises.	
7.	Service Industries	← As detailed in Table No. 6 →						
7.	Institutional uses (without indoor beds). a) Creches, clinics, dispensaries, group medical centres, polyclinics, health centres, pathological and radiological laboratories etc.	A	Permitted 50	Permitted 200	Permitted No restrictions	Permitted No restrictions	Permitted No restrictions	
		F	Permitted Ground floor, first floor or floor immediately above stilts.	Permitted Ground floor, first floor or floor immediately above stilts.	Permitted No restrictions	Permitted No restrictions	Permitted No restrictions	
	b) Institutional uses with indoor beds such as maternity homes, hospitals.	P	0.75 K.W. Not Permitted	0.75 K.W. Permitted	No restrictions Permitted	No restrictions Not Permitted	No additional restrictions Permitted	
		A F		400 Ground floor, first floor or immediately above stilts.	No restrictions No restrictions		No restrictions No restrictions	

Sr. No.	USES / OCCUPANCY	Condition	ZONES / MICRO ZONES				
			R1	R2	R2(I)	SI	NDZ
			Residential Zone	Residential Zone	(Independent plots from R2 Zone Exceeding 1000sq.m.)	Service Industry Zone	No Development Zone
1	2	3	4	5	6	7	8
8.	c) Correctional and mental institutions, sanatoria and institutions for care of shelter-less persons, hospitals for contagious diseases, convalescent homes. Educational Building a) Nursery, pre-primary school, kindergarten. b) Other educational buildings, community halls, clubs, welfare centres, gymkhanas, public libraries art galleries, museums, auditoria, theatres, public halls, cinema houses and other places of entertainment.	Sp.C.	Not Permitted	Only on independent floor and with independent access.	Only on independent floor and with independent access	Not Permitted	Only on independent floor and with independent access
			Not Permitted	Not Permitted	No restrictions Plot should be exclusive used for the said purpose.	Not Permitted	Independent Plot
			Permitted	Permitted	Permitted	Not permitted	Permitted
		A	100	200	No restrictions		No additional restrictions
		F	Ground floor, first floor or floor immediately above stilts.	Ground floor, first floor or floor immediately above stilts.	No restrictions		No additional restrictions
			Permitted	Permitted	Permitted	Not permitted	Permitted
		A	200	400	No restrictions		No additional restrictions
	Permitted	Permitted	Permitted	Not permitted	Permitted		
		Sp.C.1	Independent means of access	Independent means of access	Independent means of access		Independent means of access

Sr. No.	USES / OCCUPANCY	Condition	ZONES / MICRO ZONES				
			R1	R2	R2(I)	SI	NDZ
			Residential Zone	Residential Zone	(Independent plots from R2 Zone Exceeding 1000sq.m.)	Service Industry Zone	No Development Zone
1	2	3	4	5	6	7	8
9.	c) Other trade schools, motor driving schools, etc.	Sp.C.2	The Metropolitan Commissioner shall take into consideration the suitability of the site with regard to the adequacy of means of access, the nuisance factor the user may cause etc.	The Metropolitan Commissioner shall take into consideration the suitability of the site with regard to the adequacy of means of access, the nuisance factor the user may cause etc.	The Metropolitan Commissioner shall take into consideration the suitability of the site with regard to the adequacy of means of access, the nuisance factor the user may cause etc.		The Metropolitan Commissioner shall take into consideration the suitability of the site with regard to the adequacy of means of access, the nuisance factor the user may cause etc.
			Not Permitted	Not Permitted	Permitted	Permitted	Permitted
	a) Offices including professional offices, police stations, telephone exchanges, Government municipal offices, posts, telegraphs, banks, safe deposit vaults.	Sp.C.			Parking for vehicles used for training, if any, to be provided within the premises.	Parking for vehicles used for training, if any, to be provided within the premises.	Parking for vehicles used for training, if any, to be provided within the premises.
			Permitted	Permitted	Permitted	Permitted	Not Permitted
		A	20 sq.m. per unit	400 sq.m. per unit	No restrictions	No restrictions	
		F	Ground floor, first floor or floor immediately above stilts.	Ground floor, first floor or floor immediately above stilts.	No restrictions	No restrictions	
b) Radio broadcasting studios, video and film studios, dubbing, editing and recording studios, etc.		Not Permitted	Not Permitted	Permitted	Permitted	Permitted	
	A			No restrictions	No restrictions	No restrictions	

Sr. No.	USES / OCCUPANCY	Condition	ZONES / MICRO ZONES				
			R1	R2	R2(I)	SI	NDZ
			Residential Zone	Residential Zone	(Independent plots from R2 Zone Exceeding 1000sq.m.)	Service Industry Zone	No Development Zone
1	2	3	4	5	6	7	8
10.	Public utility concerns, electrical sub station, receiving station, fire station, water treatment plant, pumping station, sewage treatment and disposal plants etc.	F	Permitted	Permitted	Ground floor, first floor or floor immediately above stilts. Permitted	Permitted	No restrictions Permitted
11.	Flour mill	Sp.C.	The uses be housed in an independent structure Permitted	The uses be housed in an independent structure Permitted	The uses be housed in an independent structure Permitted	The uses be housed in an independent structure Permitted	The uses be housed in an independent structure Permitted
		A	20 sq.m.	20 sq.m.	Subject to the relevant requirements of Table 6	Subject to the relevant requirements of Table 6	Subject to the relevant requirements of Table 6
		F	Ground floor	Ground			
		P	7.5 K.W.	7.5 K.W.			
		Sp.C.	Single storeyed detached or semi-detached structure	Single storeyed detached or semi-detached structure			
12.	Research experimental and testing laboratories, film processing laboratories.		Not Permitted	Not Permitted	Permitted	Not Permitted	Permitted only in the sites approved by the Metropolitan Commissioner.
13.	Fair grounds, circus ground, stadia, public swimming pools, sports gymkhanas, exhibition grounds.		Not Permitted	Not Permitted	Permitted	Not Permitted	Permitted

Sr. No.	USES / OCCUPANCY	Condition	ZONES / MICRO ZONES				
			R1	R2	R2(I)	SI	NDZ
			Residential Zone	Residential Zone	(Independent plots from R2 Zone Exceeding 1000sq.m.)	Service Industry Zone	No Development Zone
1	2	3	4	5	6	7	8
14.	Places of disposal of human bodies		Not Permitted	Not Permitted	Not Permitted	Not Permitted	Allowed in the sites approved by the Planning Authority from time to time.
15.	Petrol filling stations and service stations.		Not Permitted	Not Permitted	Permitted	Permitted	Permitted
16.	Parking lots in independent plot.		Permitted	Permitted	Permitted	Permitted	Permitted
17.	a) Bus shelter, taxi stand.		Permitted	Permitted	Permitted	Permitted	Permitted
	b) Bus terminus.		Not Permitted	Permitted	Permitted	Not Permitted	Permitted
18.	General agriculture and horticulture including domestic poultry with a space required at 0.25 sq.m. / bird.		Permitted	Permitted	Permitted	Not Permitted	Permitted
		Sp.C.	Upto 20 birds only	Upto 20 birds only	Upto 20 birds only		Beyond 500 m. from residential uses / zones.
19.	Cattle stables of agriculturist		Permitted	Permitted	Not Permitted	Not Permitted	Permitted
		Sp.C.	5 Cattle / holding only an agriculturist's holding.	5 Cattle / holding only an agriculturist's holding.			
20.	Information Technology Establishment - for details please see Appendix - 'U'						

Note 1: In addition accessory non-residential uses customarily incidental to residential user including storage upto 50% of the total floor area of principal non residential users shall be permitted.

Note 2: The users of cinema theatres shown as existing cinema theatres in the Development Plan shall be regarded as designated users and in case of redevelopment of such property a theatre of at least 1/3rd capacity of said theatre or 150 seats which ever is less shall be provided and the rest of the floor space be allowed for uses generally permitted in the surrounding zone.

Note 3: The Metropolitan Commissioner may amend the list from time to time include likewise activities at similar scale.

11.5 PERMISSIBLE SERVICE INDUSTRIES IN R2, R2 (I), SI AND NO DEVELOPMENT ZONES

In addition to the occupancies permissible in the respective zones, service industries primarily offering goods and services for satisfying day to day needs of the community may also be permitted in R2, R2(I), SI zones subject to the additional restrictions specified in Table No.6. Further, watchmen's quarters and canteens may be permitted within a plot, building or premises meant for service industries.

All these kinds of service industries shall also be permissible in No. Development Zone.

- a) within permissible 0.10 FSI ;
- b) in a minimum plot size of 2000 sq.m. ;
- c) if the number of storeys is restricted to 2 ; and
- d) if the owner himself or through any agency provides and maintains infrastructure service to the satisfaction of the concerned authorities at his cost in No Development Zone within aforesaid parameters there would be no restriction as to the number of employees, power consumed and the floor area +.

TABLE - 6

SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Special Conditions (if any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Other Special Conditions (if any)
1	2	3	4	5	6	7	8	9	10
I	FOOD PRODUCTS								
1.	Preservation of meat, canning, preserving and processing fish, Crustaces.	Not Permitted	---	---	---	20	20	250	---
2.	Manufacture of Milk and Dairy Products such as butter, ghee, etc.	7.5	9	50	---	20	20	250	---
3.	Canning and preservation of fruits and vegetables including production of jam, jelly, sauce, etc.	Not Permitted	---	---	---	20	20	250	---
4.	a) Rice huller.	7.5	9	---	No floor above	20	20	100	---
	b) Groundnut decorticaters.	7.5	9	50	No floor above	20	20	100	---
	c) Grain Mill for production of flour and flour mills.	7.5	9	50	No floor above	20	20	100	---
	d) Manufacture of supari and masala grinding (in separate building).	7.5	9	50	No floor above	20	20	100	---
	e) Baby oil expellers	7.5	9	50	No floor above	20	20	100	---
	f) Pasteurising and milk processing plants.	7.5	9	50	No floor above	20	20	100	---
5.	Manufacture of bakery products with no floor above.	7.5	9	75	i) shall not be permitted under or above dwelling unit.	20	20	250	---

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (In Person)	Maximum permissible Floor Area (in sq.m.)	Special Conditions (if any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (In Person)	Maximum permissible Floor Area (in sq.m.)	Other Special Conditions (if any)
1	2	3	4	5	6	7	8	9	10
6.	Manufacture of cocoa, chocolate, sugar, confectionery.	Not Permitted	---	---	ii) Operation shall be permitted only between 0800 hrs. and 2000 hrs. iii) Fuel used shall be electricity, or smokeless coal.	15	20	250	---
7.	Coffee, curing, roasting and grinding.	1.5	9	50	---	7.5	20	100	---
8.	Cashewnut processing like drying, shelling, roasting, salting, etc.	Not Permitted	---	---	---	7.5	20	250	---
9.	Manufacture of Ice	Not Permitted	---	---	---	---	Unlimited	---	---
10.	Sugar cane and fruit juice crushers.	1.5	9	25	---	1.5	9	25	---
II	BEVERAGES AND TOBACCO								
1.	Manufacture of soft drinks and carbonated water	Not Permitted	---	---	---	15	20	250	---
2.	Manufacture of Bidi	No power be used	Permitted	---	---	15	Permitted	Permitted	---

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (In K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (In sq.m.)	Special Conditions (if any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (In Person)	Maximum permissible Floor Area (In sq.m.)	Other Special Conditions (if any)
1	2	3	4	5	6	7	8	9	10
III	TEXTILE AND TEXTILE PRODUCTS								
1.	Handloom / Powerloom subject to a maximum of 4 looms.	Not Permitted	---	---	---	3.75	9	50	---
2.	Embroidery and making of crape laces and fringes.	3.75	9	50	---	15	20	250	---
3.	Manufacture of all types of textiles, garments, including wearing apparel.	2.25	9	50	---	15	20	250	---
4.	Manufacture of made up textile goods such as curtains, mosquito nets, mattresses, bedding, material, pillow cases, textile bags, etc.	2.25	9	50	---	15	20	250	---
IV	WOOD PRODUCTS AND FURNITURE								
1.	Manufacture of wooden and case boxes and packing cases	Not Permitted	---	---	---	15	20	250	---
2.	Manufacture of structural wooden goods such as beams, posts doors and windows.	Not Permitted	---	---	---	15	20	500	---
3.	Manufacture of wooden furniture and fixtures.	Not Permitted	---	---	---	15	20	500	---

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Special Conditions (if any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Other Special Conditions (if any)
1	2	3	4	5	6	7	8	9	10
4.	Manufacture of bamboo and case furniture and fixtures.	0.75	9	50	---	15	20	250	---
5.	Manufacture of wooden products such as utensils, toys, artwares, etc.	Not Permitted	---	---	---	15	20	250	---
V	PAPER PRODUCTS AND PRINTING PUBLISHING.								
1.	Manufacture of containers and boxes from paper and paper board.	3.75	9	50	---	15	20	250	---
2.	Printing and publishing of newspaper.	Not Permitted	---	---	---	15	20	250	---
3.	Printing and publishing periodicals, books, journals, atlases, maps, envelop printing picture post card embossing.	7.5	9	120	i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted between 0800 hrs. and 2000 hrs.	15	20	250	No restriction of power, number of employees, area or hours of operation shall apply if located in a building in separate plot not less than 500 sq.m. and if, special permission of the Metropolitan Commissioner is obtained.

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2, R2-I and SI) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Special Conditions (if any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Other Special Conditions (if any)
1	2	3	4	5	6	7	8	9	10
4.	Engraving, etching, block making, etc.	7.5	9	120	Operation shall be permitted only between 0800 hrs. and 2000 hrs.	15	20	250	---
5.	Book binding	7.5	9	120	---	15	20	250	---
VI 1.	LEATHER PRODUCTS Manufacture OF Leather footwear	3.75	9	50	---	15	20	250	If no power is used the max. permissible employment shall be 40 persons with special permission of the Metropolitan Commissioner.
2.	Manufacture of wearing apparel like coats, gloves, etc.	3.75	9	50	---	15	20	250	---
3.	Manufacture of leather consumes goods such as upholstery, suitcases, pocket books, cigarette and key cases, purses, etc.	3.75	9	50	---	15	20	250	---

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (In Person)	Maximum permissible Floor Area (in sq.m.)	Special Conditions (If any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (In Person)	Maximum permissible Floor Area (in sq.m.)	Other Special Conditions (If any)
1	2	3	4	5	6	7	8	9	10
4.	Repair of footwear and other leather.	3.75	9	50	---	15	20	250	If no power is used the max. permissible employment shall be 40 persons with special permission of the Metropolitan Commissioner.
VII	RUBBER AND PLASTIC PRODUCTS								
1.	Re-treading and vulcanising works.	Not Permitted	---	---	---	15	20	250	---
2.	Manufacture of balloons rubber hand gloves and allied products.	Not Permitted	---	---	---	15	20	250	---
VIII	NON-METALLIC MINERAL PRODUCTS								
1.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing.	Not Permitted	---	---	---	20	20	250	---

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Special Conditions (if any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Other Special Conditions (if any)
1	2	3	4	5	6	7	8	9	10
2.	Ready mix concrete plant	3.75	9	50	---	15	20	250	No restriction on power, number of employees and area if special permission of Metropolitan Commissioner is obtained.
3.	Manufacture of earthen and plaster statues and images, toys and artware.	Not Permitted	---	---	---	15	20	250	---
4.	Manufacture of cement concrete building components, concrete jallies, septic tank plaster of paris work, lime mortar etc.	Not Permitted	---	---	---	15	20	250	---
5.	Repair, cleaning shops and analytical experimental or testing laboratories.	Not Permitted	---	---	---	15	20	250	---
IX	METAL PRODUCTS								
1.	Manufacture of furniture and fixtures primarily of metal	Not Permitted	---	---	---	22.5	20	250	---
2.	Plating and polishing of metal products except electroplating	Not Permitted	---	---	---	22.5	20	250	---
3.	Manufacture of metal building components such as grills, doors and window frames, water tanks, wire nets, etc.	Not Permitted	---	---	---	22.5	20	250	---

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Special Conditions (if any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Other Special Conditions (if any)
1	2	3	4	5	6	7	8	9	10
4.	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical work shops with later drills, grinders welding equipment etc.	Not Permitted	---	---	---	22.5	20	250	---
5.	Tool sharpening and razor sharpening works.	0.75	9	25	Operation shall be permitted only between 0800 hrs. and 2000 hrs.	15	20	250	---
X 1.	ELECTRICAL GOODS Repair of household electrical appliances such as radio set, television set, tape recorders, vacuum cleaners, air conditioners, washing machines, electric cooking ranges, motor rewinding works etc.	2.25	9	50	Operation shall be permitted only between 0800 hrs. and 2000 hrs. No spray painting permitted.	15	20	250	---
XI 1.	TRANSPORT EQUIPMENT Manufacturing of pushcart, hand cart, etc.	Not Permitted	Not Permitted	Not Permitted	---	15	20	250	---
2.	a) Service of motor vehicles and motor cycles with no floor above.	Do	---	---	---	22.5	20	250	---
	b) Repair of motor vehicles and motor cycles with no floor above.	Do	---	---	---	22.5	20	250	---
	c) Battery charging and repair.	3.75	6	25	---	15	20	250	---

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Special Conditions (if any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Other Special Conditions (if any)
1	2	3	4	5	6	7	8	9	10
3.	Repair of bicycles and cycle rickshaws.	3.75	6	50	No spray painting permitted	7.5	20	250	---
XII	OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES								
1.	Manufacture of jewellery and other related articles.	2.25	9	50	Operation shall be permitted only between 0800 hrs. and 2000 hrs.	7.5	20	250	---
2.	Repair of watch, clock and jewellery.	2.25	9	50	Operation shall be permitted only between 0800 hrs. and 2000 hrs.	7.5	20	250	---
3.	Manufacture of sports and athletic goods	Not Permitted	---	---	---	15	20	250	---
4.	Manufacture of musical instruments and its repair.	2.25	6	50	Operation shall be permitted only between 0800 hrs. and 2000 hrs.	15	20	250	---

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Special Conditions (if any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Other Special Conditions (if any)
1	2	3	4	5	6	7	8	9	10
5.	Mass manufacture of miscellaneous products such as costume jewellery, costume novelties, feather plumes, artificial flowers, brooms, brushes, lamp shades, tobacco pipes, cigarette holders, ivory goods, badges, wigs and similar articles.	Not Permitted	---	---	---	15	20	100	---
6.	a) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry household equipments.	2.25	9	50	Operation shall be permitted only between 0800 hrs. and 2000 hrs.	7.5	20	100	---
	b) Optical glasses grinding and repairs.	2.25	9	50	---	7.5	20	100	---
7.	Laundries, laundry service and cleaning, dyeing, bleaching and dry cleaning.	4	9	50	i) Cleaning and dyeing fluid used shall not have flash point lower than 138F. ii) Operation shall be permitted only between 0800 hrs. and 2000 hrs. iii) Machinery having dry load capacity of 20 kg. and above.	15	20	250	---

Sr. No.	Category of Industry	SERVICE INDUSTRY CLASS-A (Permitted in R2) Criteria for classification and Special Conditions				SERVICE INDUSTRY CLASS-B (Permitted in R2-I, SI and NDZ) Criteria for classification and Special Conditions			
		Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Special Conditions (if any)	Maximum Permissible Power Requirement (in K.W.)	Maximum permissible Employment (in Person)	Maximum permissible Floor Area (in sq.m.)	Other Special Conditions (if any)
1	2	3	4	5	6	7	8	9	10
8.	Photo processing laboratories, xeroxing, photo copying, video taping and their laboratories.	3.75	9	50	---	15	20	250	---
9.	Electronic industry of assembly type (and not of manufacturing type including heating load.)	3.75	9	50	In independent structure on independent plot with special permission of the Metropolitan Commissioner.	15	20	250	---
10.	Data Processing units with use of computer.	4.0	9	50	---	No restriction	No restriction	No restriction	No restriction
11.	R-packing and mixing of liquids, powder, pastes, etc. not involving any chemical reaction which is non-hazardous in nature.	2.25	9	50	---	No restriction	No restriction	No restriction	No restriction
12.	Diamond cutting and polishing.	15.0	30	120	---	No restriction	No restriction	No restriction	No restriction
XIII	Building materials storage and sale of building materials.	3.75	9	50	---	15	20	250	---

Note : The Metropolitan Commissioner may, from time to time add or alter or amend the aforesaid list.

11.6 ADDITIONAL USE PERMITTED PURELY IN NO DEVELOPMENT ZONE (NDZ) (WITHIN MUNICIPAL LIMITS)

In addition to the uses permissible under Regulation No. 17.4.1 the following uses are permissible in a No Development Zone (NDZ). However, all the service infrastructure like adequate access, water supply, sanitation, conservancy services, sewage disposal and off-street parking shall be provided and maintained by the owner / project proponent at his cost and to the satisfaction of the Metropolitan Commissioner.

- (i) Agriculture, horticulture and animal husbandry (except for keeping animals on a commercial scale), subject to a limit of 25 head of cattle per hectare and providing accessory buildings, pig sties, stables, garages and storage buildings ;
- (ii) Forestry ;
- (iii) Golf clubs and links ;
- (iv) Public parks, private parks, gardens, play fields, stadia, gymnasia and clubs, swimming pools, gliding facilities, temporary camps for recreation of all types ;
- (v) Amusement park in a plot of not less than 5 ha. in area with recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides, aquatic park, swimming pool, magic mountain and lake, ethnic village, shops for sale of souvenirs, toys, goods, refreshments and beverages with the special permission of the Metropolitan Commissioner and on such conditions as it may prescribe ;
- (vi) Film and video shooting sites in a plot not less than 5 ha. in area with studio and other related facilities.
- (vii) Race tracks and shooting ranges ;
- (viii) Brick, tile or pottery manufacture with temporary buildings ;
- (ix) Public utility establishments such as electric sub-stations, receiving stations, switch yards, over-head line corridors, radio and television stations, receiving stations, main stations for storage and public gas distribution, sewage treatment and disposal works, water works along with residential quarters for essential staff for such works and other Government establishments requiring large tracts of land such as Special Reserve Police camps with the special permission of the Metropolitan Commissioner ;
- (x) Poultry keeping, dairy farming, piggeries, fisheries and fish curing, fish farming provided the activity is atleast 500 m. away from existing or proposed residential zone ;
- (xi) Fish farms, fish drying, storage of boats, servicing and repairs of boats.
- (xii) Storage and drying of fertilizers.
- (xiii) Religious buildings, cemeteries and crematoria and structures incidental thereto ;

- (xiv) Structures for watchmen's quarters, each not exceeding 20 sq. m., not to be included in FSI. Numbers of such structures in the plot shall be decided by the Metropolitan Commissioner ;
- (xv) Residential, commercial or Industrial building accessory users and / or uses ancillary to such use or ancillary and holiday resort in a plot not less than 0.2 ha. in area. Such plots meant for residential, commercial, or Industrial use shall be subject to the restrictions mentioned in Table 6 in Regulation 11.5 ;
- (xvi) Small agro based industries processing agricultural products like rice mills, poha factories and other rural based service industries ;
- (xvii) Quarrying of stone, murrum or earth including mechanised stone crushing or stone dressing subject to Regulation 6.2.14.
- (xviii) Petrol pumps, service shops and other road side amenities ;
- (xix) Construction of new communication routes including roads, highways, railways, airports, jetties, etc.
- (xx) Storage of obnoxious or hazardous material subject to Regulation 6.2.13 ;
- (xxi) Slaughterhouse or facilities for processing and disposal of dead animals subject to Regulation 6.2.13.

11.7 USES PERMISSIBLE IN COMMERCIAL ZONE (C-1)

The following uses are permissible without any restriction on maximum floor area and floor on which the activity is located Maximum power permissible, if any, shall however, be that corresponding to the power otherwise permissible for the user in R-2(l) Zone.

- i) Offices including professional offices, police stations, telephone exchanges, Government Municipal offices, posts, telegraphs, banks, safe deposit vaults.
- ii) Radio broadcasting studios, video and film studios, dubbing editing and recording studios, etc.
- iii) Public utility concerns, electrical sub station, receiving station, fire station, pumping station, sewage disposal, plants etc.
- iv) Restaurants / eating houses / establishments for preparation and sale of eatables, photographic studios, private lockers data processing units with the use of computers, travel agencies, personal services establishment such as hair cutting saloons, beauty parlours, tailoring establishments etc. and all kinds of shops for retail business including departmental stores but excluding raw meat / fish stalls and crackers and other inflammable goods circulating libraries.
- v) Parking lots in independent plot.
- vi) Public libraries, art galleries, auditoria, theatres, public halls, cinema houses and other places of entertainment.
- vii) Public parks, public swimming pools, sports gymkhanas.

viii) Institutional uses viz. creches, clinics, dispensaries, group medical centres, poly-clinics, health centres, pathological and radiological laboratories, maternity homes and hospitals.

ix) Uses / occupancies permissible in R-2(I) Zone.

11.8 USES PERMISSIBLE IN COMMERCIAL ZONE (C-2)

The following uses are permissible

- i) Any use permitted in commercial zone C-1, except residential use as a principal use. Residential use ancillary to the commercial use may be provided it does not exceed 20% of the commercial use.
- ii) Lodging houses, lodging & boarding houses and residential hotels, hostels, working women's hostels, welfare and community activities such as foundling homes, children's homes (orphanages), aftercare hostels, child guidance clinics day care centres, rescue homes, protective homes.
- iii) Fair grounds circus ground, stadia, public swimming pools, sports gymkhanas, exhibition grounds.
- iv) Petrol filling stations and service stations.
- v) Parking lots in independent plot.
- vi) Bus shelter, bus terminus, railway station, taxi stand.

11.9 USES PERMISSIBLE IN SERVICE INDUSTRIES ZONE (SI)

The uses permissible in the zone and conditions governing them would be as mentioned in Table No.5 and Table No.6 in Regulation No. 11.4 and 11.5 respectively.

11.10 USES PERMISSIBLE IN TRANSFORMATION ZONE

The Transformation Zone includes old industrial premises marked by obsolescence and dilapidation, where recycling of use is felt desirable. These are specifically marked on plan. Owner of land from Transformation Zone may allowed following uses for part or full premises.

- i) Service industries in accordance with the prescriptions of item VIII of Table 7, irrespective of the extent of area under redevelopment.
- ii) Residential or commercial uses and uses permissible in R-2 or R-2(I) zone in accordance with the prescriptions of Table - 5, provided that minimum area being redeveloped is 1000 sq.m.

11.11 USES PERMISSIBLE IN INDUSTRIES ZONE (I - ZONE)

The Industries Zone (I-Zone) includes any building or structure or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed. Building or premises in the Industries Zone (I-Zone) may be used for any industrial activity/ manufacturing/ processing and accessory uses except the following :

- i) petroleum refineries, including crude and product pipelines ;
- ii) chemical fertilisers (nitrogenous and phosphatic other than single super phosphate.) ;
- iii) pesticides (technical) ;
- iv) petro-chemical complexes ;
- v) bulk drug and pharmaceuticals ;
- vi) exploration for oil and gas and their production and storage including pipelines ;
- vii) synthetic rubber ;
- viii) asbestos and asbestos products ;
- ix) hydrocyanic acid and its derivatives ;
 - a) primary metallurgical industries (such as production of Iron and Steel, Aluminum, Copper, Zinc, Lead and Ferro Alloys) ;
 - b) electric arc furnaces (Mini Steel Plants) ;
- x) chloro-alkali industry ;
- xi) integrated paint complex including manufacture of resins and basic raw materials required in the manufacture of paints ;
- xii) viscose staple fiber and filament yarn ;
- xiii) storage batteries integrated with manufacture of oxides of lead and lead antimony alloy ;
- xiv) distilleries ;
- xv) raw skins and hides ;
- xvi) pulp, paper and newsprint ;
- xvii) dyes ;
- xviii) cement ;
- xix) foundries (individual) ;
- xx) electroplating ;

11.12 GREEN ZONE (G) (OUTSIDE MUNICIPAL LIMITS)

The development of lands from this zone shall be regulated by the provisions of the D.C.Regulations of the Sanctioned Revised Regional Plan of Mumbai Metropolitan Region as modified from time to time. The provisions currently in force are reproduced in Appendix 'R'.

11.13 QUARRY OPERATIONS

11.13.1 Quarrying in G Zone shall be permitted in accordance with environmental guide lines in 'Appendix P' and MMRDA's approval.

11.13.2 Lands for the Quarry operations may be utilised for any of the following purposes, namely:

- a) quarry of stone, murum or earth ;
- b) mechanised stone crushing or stone dressing ;
- c) temporary housing of laborers, office of the supervisors, managers and other accessory building related to quarrying activity.
- d) public utilities and services.

11.14 FOREST ZONE (F)

Where any land in the F Zone is situated in the Reserved Forest or Protected Forest as defined under the Indian Forest Act, 1947, or the forest acquired under the Maharashtra Acquisition of Private Forests Act, with the prior permission of the Forests Department, such lands may be used for any of the following purposes, namely ;

- a) Gaothans and gaothan expansion schemes ;
- b) Uses permissible in NDZ.

11.15 URBANISABLE ZONE

The development of lands from this zone shall be regulated by the provisions of the Development Control Regulations from Draft Revised Regional Plan for the Mumbai Metropolitan Region as modified from time to time. The provisions currently in force are reproduced in Appendix "Q".

11.16 DEVELOPMENT OF LANDS RESERVED / DESIGNATED / ALLOCATED FOR PUBLIC PURPOSES.

11.16.1 Where land is specially reserved, designated or allocated for a public purpose in the development plan or is set aside as public amenity site or recreational open space in Regulation 14.0.1 (c) (i), or Regulation 14.0.1 (c) (ii), it shall be used for the said purpose subject to the provisions of Table 7 below. The development plan, development proposal / layout submitted by the owner for Metropolitan Commissioners' approval may indicate the broad nature of the public purpose. The Metropolitan Commissioner, while considering the application for grant of development permission or for development of site, shall decide the nature of the public amenity in the plot in accordance with the following.

TABLE - 7

TABLE - 7
LAND USES AND THE MANNER OF DEVELOPMENT

Sr. No.	Plots reserved / designated / allocated in the development plan or set aside as public amenity sites under Regulation 16.0.1(c)(i) or as Recreational Open Space under Regulation 16.0.1(c)(ii).	Nature of the public purpose which may be assigned while granting development permission	Person or Authority who may develop	Restrictions, if any	Manner of development
(1)	(2)	(3)	(4)	(5)	(6)
I	Recreational open space	Play - grounds, public parks, public gardens, fair grounds, clubs, sports complex, swimming pools, golf links, gymnasia etc.	Planning Authority / Public Authority or any other agency including the owner on such terms as the Planning Authority may decide	Allowed in an independent plot	The Planning Authority / Public Authority may acquire the site and develop the same itself or the Planning Authority may entrust the development of the site to the owner or suitable agency for development for the specific purpose as deemed fit by the Planning Authority and / or maintenance on such terms and conditions as it may prescribe, including access and when necessary may levy / allow levy of reasonable charges as it may decide for availment of the amenity on the basis of capital expenditure incurred for development of the amenity, its running and maintenance cost and the level of service being rendered and any other attendant circumstances.
II	Social and cultural amenities.	Welfare and community centres, multipurpose public halls, public libraries, art galleries, museums, auditoria, theatres including cinema theatres, open air theatres and mangal karyalayas.	Planning Authority / Public Authority or Owner as a lessee of the Planning Authority	Subject to restrictions in Table - 5	The Planning Authority / Public Authority may acquire the site and develop and maintain it or the Planning Authority may allow the owner to develop the site for the specific purpose deemed fit by the Planning Authority and maintain it.
III	Welfare Facilities	Children's homes (orphanages), after care homes or hostels, child guidance clinics, day care centres, houses of correction, nutritional feeding centres, creches, rescue houses, protection houses, night shelter, ladies / working women's hostel and homes for aged.	-do-	-do-	-do-

Sr. No.	Plots reserved / designated / allocated in the development plan or set aside as public amenity sites under Regulation 16.0.1(c)(i) or as Recreational Open Space under Regulation 16.0.1(c)(ii).	Nature of the public purpose which may be assigned while granting development permission	Person or Authority who may develop	Restrictions, if any	Manner of development
(1)	(2)	(3)	(4)	(5)	(6)
IV	Educational Facilities	Nurseries, kindergartens, primary schools, primary & secondary schools, colleges, technical institutes, vocational training Institutes, research institutes, blind, deaf & mute schools, rehabilitation centres, institutes for education of mentally retarded etc.	Planning Authority / Public Authority or Owner on such terms as the Planning Authority may decide.	-do-	-do-
V	Medical Facilities.	Dispensaries, health centres, clinics, pathological laboratories, X-ray clinics, polyclinics and other diagnostic centres, general and other hospitals, maternity homes, sanatoria, speciality hospitals veterinary dispensaries etc.	Planning Authority / Public Authority or Owner on such terms as the Planning Authority may decide.	-do-	-do-
VI	Public offices and / or staff quarters.	Public offices including Government offices, semi-Government offices, Municipal offices, Government Staff Quarters, Municipal Staff Quarters, Municipal Nakas.	Planning Authority or Public Authority.	Independent plot	The Planning Authority, Public Authority may acquire the site, develop it and maintain the premises.
VII	Markets / Shopping Centre	Shopping centres, retail markets, whole sale markets, fruits and vegetable markets, fish and meat markets.	Planning Authority / Public Authority or Owner on such terms as the Planning Authority may decide.		Upto 50% floor space may be allowed to be developed in an independent structure or on upper floors of the markets, shopping centres for other uses / occupancies permissible in the use zone.
VIII	Transport facilities	a) Bus Stations, Bus Depots.	Planning Authority / Public Authority or Owner on such terms as the Planning Authority may decide.	Subject to restrictions in Table-5.	The Planning Authority / Public Authority may acquire the site and develop and maintain it or the Planning Authority, may allow the owner to develop the site and maintain it. However, Upto 50% of the floor space may allowed to be developed for other uses / occupancies otherwise permissible in the use zone.

Sr. No.	Plots reserved / designated / allocated in the development plan or set aside as public amenity sites under Regulation 16.0.1(c)(i) or as Recreational Open Space under Regulation 16.0.1(c)(ii).	Nature of the public purpose which may be assigned while granting development permission	Person or Authority who may develop	Restrictions, if any	Manner of development
(1)	(2)	(3)	(4)	(5)	(6)
IX	Public utilities	b) Parking Lots. c) Truck Terminal a) Fire brigade stations, pumping stations, telephone exchanges, post & telegraph offices, transmission stations, television stations, studios, wireless stations, post offices, police stations, electricity sub-stations etc. b) Cremation ground, burial ground, cemetery. c) Solid waste disposal grounds d) Slaughter houses e) Dhobi Ghat	Planning Authority / Public Authority or Owner on such terms as the Planning Authority may decide. Planning Authority or Owner Planning Authority / Public Authority Planning Authority / Public Authority or Owner -do- -do-	Subject to restrictions in Table-5. Independent premises Subject to restrictions in Table-5. Independent premises Independent premises -do- -do-	- do - The Planning Authority / Public Authority may be allowed to use balance FSI in the same plot for the uses otherwise permissible in the use zone. The authority shall develop the site for the intended use subject to Government orders in force. The authority shall develop the site for the intended use subject to Government orders in force. -do- -do-
X	Community Centre	Combination of any of the public purposes mentioned in column 3 of this Table	- do -	Subject to restriction of Table - 5	The Planning Authority may itself acquire the site, develop it and lease out various components of the Community Centre to various bodies / authorities / parties for running and maintenance.

PART III: DEVELOPMENT PROPOSAL

12. REQUIREMENTS OF SITES

No land shall be used as a site for the construction of building :-

- a) If the Metropolitan Commissioner considers that the site is insanitary or that it is dangerous to construct a building on it ;
- b) if the site is adjacent to any water course or water way provided, however, that the Metropolitan Commissioner may allow the construction of or building in the site after determining the water way required and subject to the condition that a retaining wall (or such other protection work) is constructed by the applicant at his cost at the edge of such water way ;

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

Notwithstanding the above, the Authority shall be entitled to take cognisance of the existence of all water courses whether shown on the Development Plan or not while sanctioning layouts and no person shall take any action without the permission of Authority which results in reducing the water way or closing or filling up of any existing water course.

- 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 Metropolitan Commissioner all the measures required to safeguard the construction from constantly getting damp ;
- e) if the building is proposed on any area filled up with carcasses, filthy and offensive matter unless the Metropolitan Commissioner considers it to be suitable to be built upon from the sanitary or health point of view ;
- f) if the lands has not been approved as a building site by the Metropolitan Commissioner ;
- g) If the land gets inundated in water due to floods.

Provided that despite the occasional flooding the land is shown included in developable in the Development Plan, it may be allowed to be used as a site for construction of building by the Metropolitan Commissioner by prescribing minimum height of plinth or stilt below a building. In such cases the Metropolitan Commissioner may also prescribe additional safeguards against floods.

12.1 DISTANCE OF SITE FROM ELECTRIC LINES

No building, verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alternations made to a building on a site within the distance quoted below in Table 8, in accordance with the current Indian Electricity Rules as amended from time to time, between the

building and any over head electric supply line. The distances prescribed in the Indian Electricity Rules at present are quoted below in Table No.8.

TABLE - 8
DISTANCE OF SITE FROM ELECTRIC LINES

(1)	Vertically (in Meters)	Horizontally (in Meters)
	(2)	(3)
1. Low and Medium Voltage lines and service lines	2.5	1.2
2. High voltage lines upto and including 33000 V	3.7 Plus 0.3 m. for every additional 33000 V. or part thereof	2.0 Plus 0.3 m. for every additional 33000 V. or part thereof

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

13. MEANS OF ACCESS

- 13.0.1 Every building existing or proposed, shall have public and / or internal means of access as required in these Regulations.
- 13.0.2 Every person who erects a building shall not, at any time, erect or cause or permit erection or re-erection of any building, which in any way encroaches upon or diminishes the area set apart as means of access.
- 13.0.3 The means of access shall be clear of marginal open space by at least 3 m. from the existing building line.
- 13.0.4 The length of main means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the (subsidiary access) way shall be measured from the point of its origin to the next wider road on which it meets.
- 13.0.5 In the interest of general development of an area the Metropolitan Commissioner for the reasons to be recorded in writing may require the means of access to be of larger width than that required under these Regulations.
- 13.0.6 Means of access shall be leveled, metalled, flagged, paved, sewerred, drained, channeled, lighted , laid with water supply line and provided with trees for shade to the satisfaction of the Metropolitan Commissioner, free of encroachment by any structure or fixture so as not to reduce its width below the minimum prescribed under Regulation 15.1.1 and shall be maintained in a condition to the satisfaction of the Metropolitan Commissioner.
- 13.0.7 **CUL-DE-SAC.**

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

13.1.1 WIDTH OF MEANS OF ACCESS

All plots shall abut a public means of access like streets / roads etc. Plots which do not abut on a street shall abut/front on a means of access, the width and other requirements of which shall be as given in Table 9 hereunder.

TABLE - 9
WIDTH OF MEANS OF ACCESS (ALL ZONES)

Sr. No.	Location	Length of Means of Access in m. upto	Minimum width of Means of Access in m.	Additional Restrictions / Concessions
(1)	(2)	(3)	(4)	(5)
I	In gaothans	---	4.5	If the width of the road is less than 4.5 m. the plot boundary shall be shifted by 2.25 m. from the centre line of the road.
II	Elsewhere			
	i	upto 20	4.5	Cul-de-sac allowed
	ii	50	6.0	Cul-de-sac allowed
	iii	75	7.5	Cul-de-sac allowed
	iv	150	9.0	Cul-de-sac allowed
	v	300	12.0	Cul-de-sac with additional turning space of 81 sq.m. with minimum dimension of 9 m. allowed.
	vi	above 300	15.0	Cul-de-sac not allowed

13.1.2 WIDTH OF PATHWAYS (FOR RESIDENTIAL ZONE ONLY)

Where a building is not directly situated within 20 m. from the main/ internal means of access of adequate width as specified in Regulation 15.1.1, it shall have approach through a pathway of the following prescriptions:

TABLE - 10

Dimension of the Pathway Max. length permitted (i.e. distance form the building plot to the main / internal means of access) and minimum width.			
General Housing Scheme		Special Housing Scheme for L.I.G. and E.W.S. Housing.	
Length	Width	Length	Width
20 m.	1.5 m.	Upto 20 m.	1.5
		30 m.	2.0 m.
		40 m.	2.5 m.
		50 m.	3.0 m.

13.1.3 ACCESS FROM HIGHWAYS / IMPORTANT ROADS

Premises other than those for highway amenities like petrol pumps and motels shall have no direct access from highways. In such case, the access shall be through service road of not less than 9 m.

The access points / service roads shall be subject to the provision of State Highway Act, 1955 and National Highway Act, 1956..

Provided that, in suitable cases, the Metropolitan Commissioner may suspend the operation of this Regulation till service roads are provided.

14. DEVELOPMENT PROPOSAL

14.0.1 CONTENTS

Every development proposal shall contain:

- a) reservations / designations / allocations, if any, proposed in the development plan.
- b) regular lines of street, if any, prescribed,
- c) **Amenity and recreational open space** - Where the net area of plot, after deducting from its gross area the area of reservations / designations of the development plan and that under regular line of street, exceeds 2500 sq.m. certain area as specified here-in-below shall be provided as :
 - i) public amenity site at the following scale viz.

Plot Area in sq.m.	Land to be surrendered as Amenity Space In lieu of FSI
2,501 - 10,000	12.5 %
10,001 - 50,000	15.0 %
50,001 - 2,50,000	17.5 %
2,50,000 and above	20.0 %

- ii) recreational open space @ 10% of the net plot area, at one place or equitably distributed in the site subject to Regulation 14.2.
- d) internal means of access and/or pathways leading to each of the buildings/sub plots proposed.
- e) sub plots proposed, if any ;
- f) all the existing structures proposed to be retained ;
- g) where no sub plots are being carved out and a building / group of buildings is proposed to be constructed, all the proposed structures.

14.0.2 SHIFTING OF AND / OR INTERCHANGING OF RESERVATION / DESIGNATIONS, RECREATIONAL OPEN SPACES AND PUBLIC AMENITY SITES, ETC.

Within a given zone, reservations / designations proposed in the development plan, public amenity sites proposed under Regulation 14.0.1 (c) (i) and the recreational open spaces as required under Regulation 14.0.1 (c) (ii), in their entirety may be allowed to be relocated by the Metropolitan Commissioner within the boundaries of the same holding or over the adjoining land with the consent of the interested persons and the person interested in the adjoining land. The site of relocation shall, however, be vacant, free of all encumbrances and shall bear tenure of exactly similar nature as that of the plot from where the public amenity is being shifted.

14.0.3 NATURE OF THE PUBLIC AMENITY UNDER REGULATION 14.0.1 (c) (i)

The nature of the amenity shall be decided by the Metropolitan Commissioner according to the provisions of the Regulation 11.16.1 and Table No.7.

14.1 REQUIREMENTS OF PUBLIC AMENITY SITES PROPOSED UNDER REGULATION 14.0.1 (c) (i)

14.1.1 Each public amenity site shall as far as possible be of regular shapes and size so that it is buildable, the width to length ratio not being less than 1 : 1 ½ and at location as specified by the Metropolitan Commissioner.

14.1.2 The public amenity site shall be accessible by a public means of access.

14.2 REQUIREMENTS OF RECREATIONAL OPEN SPACES PROPOSED UNDER REGULATION 14.0.1 (c) (ii)

14.2.1 At least 50% of the recreational open spaces shall be 250 sq.m. or more in area.

14.2.2 Minimum dimension of a recreational open space shall be 7.5m. and if the average width is less than 24.m. the length thereof shall not exceed 2 ½ times the average width.

14.2.3 Every such plot of recreational open space shall have an independent means of access.

14.2.4 The building line shall be at least 3 m. away from the boundary of recreational open space.

14.2.5 The structures to be permitted in a recreational open space -

- i) shall be single storeyed and with built up area not exceeding 10% of the area, provided that such open space in which they are located admeasures not less than 250 sq.m.
- ii) shall be used for the purpose of a pavilion or gymnasium or other recreational or socio-cultural activities; and
- iii) no detached toiled block shall be permitted.

14.3 INTERNAL MEANS OF ACCESS TO EACH PLOT

They shall conform with the requirements of Regulation 13.

14.4 SUB-PLOTS

Minimum plot areas for various uses, the minimum width of roads along which they can be sited and the nature of development permitted in the sub plots shall be as shown in following Table below.

TABLE - 11
MINIMUM PLOT AREAS FOR VARIOUS USES

Sr. No.	Land use / use occupancy	Plot area (sq.m.)	Required Minimum Width of Road	Type of Development. (either single residential / commercial / industrial unit or a building comprising multiple units)
(1)	(2)	(3)	(4)	(5)
1	Residential, Commercial or service Industries zone and areas within 100 m. of the gothans situated outside municipal areas.	i) 21 and above but less than 30 with minimum width of 3 m. ii) 31 and above but less than 40 iii) 41 and above but less than 60 iv) 61 and above but less than 125 v) 126 and above but less than 250 vi) 251 and above	As required by Regulation No.13.	Row. Row. Row / semi-detached. Row / semi-detached. Row / semi-detached / Detached. Detached.
2	Petrol filling Station - i) without service bay ii) with service bay	545 (with one dimension not less than 16.75). 1100 (with one dimension not less than 30.5 m.).	18 m. 18 m.	Detached. Detached.
3	Assembly buildings.	3 sq.m. per seat (including parking requirements.)	18 m.	Detached.
4	Marriage Hall	1000	18 m.	Detached.
5	3 Star Hotel when in independent plot.	1000	18 m.	Detached
6	4 and 5 Star Hotel in independent plot.	2500	18 m.	Detached
7	Industry	300 (With minimum width of 15m)	18 m.	Detached
8	Activities in No Development Zone	2000	18 m.	Detached
9	'G' Zone	As per the provision of Regional Plan for Mumbai Metropolitan Region.		
10	Urbanisable Zone	As per the provision of Regional Plan for Mumbai Metropolitan Region.		

Note: The stipulations for minimum plot area or minimum width of road shall be made applicable for new development proposals of sub-division / layout / amalgamation. In case plot size / road width is already committed in the past while approving a layout / sub-division etc. or is in existence prior to the date of enforcement of these Regulations, the wider road width or larger plot sizes under these Regulations may not be insisted upon.

15. FLOOR SPACE INDEX AND DEVELOPMENT RIGHTS (FSI & DRs)

15.1.1 FLOOR SPACE INDEX (FSI)

In plots situated in Residential, Commercial or Industrial, No Development zones, the owner shall be entitled to construct floor space equivalent to the product of net plot area with admissible FSI prescribed under Regulation 15.4. For this purpose, the net plot area shall be arrived at after deducting from the gross area ;

- i) the area under reservation/designation proposed in the development plan, if any,
- ii) area under regular line of street, if any,
- iii) area under public amenity, if any, prescribed under Regulation 14.0.1 (c) (i) if any, and
- iv) area under recreational open space prescribed under Regulation 14.0.1 (c) (ii).

In addition, the owner shall be entitled to utilise in the net plot the DRs earned by him under Regulation 15.2 provided that the total FSI of the Net Plot area including the DRs does not exceed 2.00.

15.1.2 The total floor space admissible in a net plot / sub plot viz. from the FSI of the plot and that from DRs should be recorded on the copy of layout or on the block plan in the case of construction of a single building. The owner may utilise this FSI in phases.

15.2 DEVELOPMENT RIGHTS (DRs)

15.2.1 DEVELOPMENT RIGHTS (DRs) DUE TO SURRENDERING OF LAND FOR PUBLIC AMENITIES / RECREATIONAL OPEN SPACE TO THE PLANNING AUTHORITY.

The owner shall be entitled to utilise Development Rights (DRs) earned by surrendering the part of his holding earmarked as public amenity space under Regulation 14.0.1 (c) (i) that under regular line of street and that under reservation / designation proposed in his holding free of encumbrance and free of cost. The value of DRs would be the extent mentioned in Regulation 15.4 and subject to the conditions stipulated in Regulation 15.4 and 15.6.

15.2.2 DEVELOPMENT RIGHTS (DRs) DUE TO PROVISION OF RECREATIONAL OPEN SPACE

The owner shall be entitled for DRs towards recreational open space provided in compliance of Regulation 14.0.1 (c) (i).

Provided that for Recreational Open Spaces measuring 1000 sq.m. or more the DRs would be granted only if the owner surrenders the Recreational open space to the Planning Authority free of cost and free of encumbrances.

15.2.3 DEVELOPMENT RIGHTS (DRs) FOR DEVELOPING PUBLIC AMENITY.

Where the owner develops a public amenity i.e. either a structure permissible in a plot reserved / designated anywhere in the development plan, or in a plot set aside for public amenity under Regulation 14.0.1 (c) (i) or recreational open space under Regulation 14.0.1 (c) (ii) or develops recreational open space reserved / designated in the development plan or set aside under Regulation 14.0.1 (c) (ii) or constructs a public road within regular line of street at his cost and hands it over to the Planning Authority free of cost and free of rent he shall be entitled for additional DRs subject to the extent prescribed in Regulation 15.4.1 and conditions mentioned in Regulation 15.6.

15.3 CEILING ON CONSUMPTION OF FSI / DRs / TDRs IN A HOLDING.

In no case the total FSI consumed in a plot, including that the FSI available on account of DRs and TDRs shall exceed 2.0. Residual FSI / DRs which cannot be consumed in the holding / adjoining plot in view of the aforesaid ceiling shall be allowed to be carried to and utilised on other plots in the form of Transferable Development Rights (TDR) subject to the provisions of Regulation 15.7.

15.4 VALUES OF FSIs / DRs / TDRs

Every part of a holding assigned a separate zone in the Development Plan shall be considered as an independent entity for computing FSI/DRs. The value of FSI assigned to a plot shall depend on -

- (i) the size of the holding under development of which the plot forms a part and ;
- (ii) the user assigned to the plot in the development plan. The value of DRs and TDRs shall be of the values as prescribed in Table - 12 hereunder.

TABLE - 12
FSIs AND DRs GENERATED BY SURRENDERING LAND

Sr. No.	Zone	Use/Occupancy	Holding size under development (sq.m.) (i.e. after deducting from the holding the area of D. P. Reservations, D. P. Roads and area under regular line of street	FSI to be considered while arriving at the value of DRs generated by surrendering the land by the owner	FSI assigned to the plot for future development
(1)	(2)	(3)	(4)	(5)	(6)
1.	Plots from residential / commercial / industrial zones or those situated within gaathan.	(a) Plots included in zones mentioned in column 2.	upto < 2,500 2,501 to 10,000 10,001 to 50,000 50,001 to 2,50,000 2,50,001 and above		1.00 1.10 1.20 1.30 1.40
(b) Plots reserved / designated in development plan for public purposes other than recreational open spaces and plots earmarked as public amenity sites under Regulation 14.0.1 (c) (i).		All sizes	1.00	1.00	
(c) Plots reserved / designated in the development plan for recreational open space uses and recreational open spaces under Regulation 14.0.1 (c) (ii) with area below 1000 sq.m.		All sizes	1.00	0.00	
(d) Plots reserved / designated in the development plan for recreational open space uses and recreational open spaces under Regulation 14.0.1 (c) (ii) with area exceeds 1000 sq.m. if handed over to the Planning Authority free of cost and free of encumbrances.		All sizes	1.00	0.10	

Sr. No.	Zone	Use/Occupancy	Holding size under development (sq.m.) (i.e. after deducting from the holding the area of D. P. Reservations, D. P. Roads and area under regular line of street	FSI to be considered while arriving at the value of DRs generated by surrendering the land by the owner	FSI assigned to the plot for future development
(1)	(2)	(3)	(4)	(5)	(6)
2.	No Development Zone	<p>(e) Plots included in Commercial zone C-1 their area being not less than 1/5th of the zone, where the owner also concurrently develops proportionately equivalent area of parking lot and recreation ground as per the design brief already approved.</p> <p>a) Plots included in the No Development Zone mentioned in column 2 and plots reserved / designated in the development plan for recreational open spaces or those earmarked as recreational open spaces under Regulation 14.0.1 (c) (ii).</p> <p>b) Plots reserved / designated in the development plan for Public purposes excluding those for recreational open spaces, and plots earmarked as public amenity sites under Regulation 14.0.1 (c) (i).</p>	<p>All sizes</p> <p>All sizes</p> <p>All sizes</p>	<p>1.0</p> <p>0.10</p> <p>0.10</p>	<p>1.80</p> <p>0.10</p> <p>1.0</p>
3.	'G' Zone	As per the provisions of the D.C.Regulations of the Revised Regional Plan as modified from time to time.			
4.	Urbanisable Zone	As per the provisions of the D.C.Regulations of the Revised Regional Plan as modified from time to time.			

15.4.1 DRs TOWARDS EXPENDITURE INCURRED FOR DEVELOPING AMENITIES.

They shall be at the scale laid down below.

- | | | |
|----|--|---|
| 1) | For constructing a building and developing the site. | DRs equivalent to the constructed built up area (excluding architectural features). |
| 2) | For constructing road. | DRs equivalent 25% of the area covered by the Road (length X right of way). |
| 3) | a) For Development of recreational opens spaces, including those designated in the Development Plan or those prescribed under Regulation 14.0.1(c) (ii). | DRs equivalent to 15% of the area developed. |
| | b) Construction of ancillary buildings in Recreational open spaces referred to above. | DRs equivalent to the constructed built up area (excluding architectural features). |

15.5 EXCLUSIONS FROM FSI COMPUTATION

The following shall not be counted towards FSI or DRs :-

Areas covered by

- a) features permitted in Regulation 16.3 ;
- b) staircase wells, light wells, ramps, staircase/lift rooms on top most story ;
- c) passages to staircases, lifts ;
- d) fire escape passages ;
- e) basements used for parking, air-conditioning plants and other machines used for services & utilities of the building, electric sub-stations (which will conform to required safety requirements) ;
- f) stilts ;
- g) covered parking spaces in the side and rear marginal open spaces ;
- h) lofts ;
- i) meter room ;
- j) service floor of height below the soffit of the beams not exceeding 1.5m, with special permission of the Metropolitan Commissioner ;
- k) Area of one milk booth under the public distribution system with the permission of the Metropolitan Commissioner ;
- l) area of one public telephone booth and one telephone exchange (PBX) per building with the permission of the Metropolitan Commissioner ;
- m) area of one room for installation of telephone concentrators as per requirements of Mahanagar Telephone Nigam Limited, but not exceeding 20 sq.m. per building, with the permission of the Metropolitan Commissioner ;
- n) area of a separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of the Metropolitan commissioner ;
- o) area of a covered passage of clear width not more than 1.52m. (5 ft) leading from a lift exit at terrace level to the existing staircase so as to enable decent to lower floors in a building to reach tenements not having direct access to a new lift in a building without an existing lift ;

- p) An office room upto 12 sq.m., if the number of tenements in the building does not exceed 20 and to 20 sq.m. otherwise, for the use of a co-operative housing society or an apartment owners' association.

15.6 CONDITIONS GOVERNING AWARD OF DEVELOPMENT RIGHTS (DRs)

- 15.6.1 Development Rights shall be equivalent to the total floor space which could be constructed in the originating plot, considering the FSI permissible for plots of equivalent area from the surrounding zone.
- 15.6.2 The quantum of DRs to which the owner is eligible due to -
Surrender of land under reservation / designation in the development plan or that under regular lines of street land from his holding, and ; Surrender of public amenity / recreational open space site from the holding shall be separately recorded on the plans while granting permission for development of site or / and sub-division, where development permission construction of buildings is directly being sought the value of DRs be recorded at the time of approval of the building plans.
- 15.6.3 The DRs could be used on the net plot area any where except over Recreational open spaces and in any zone excepting No Development Zone, G Zone, Quarry Zone, Forest Zone and Urbanisable Zone. The DRs could be distributed over various sub-plots, subject to overall ceiling of FSI @ 2.0.
- 15.6.4 Development Rights would be allowed to be utilised only after the requisite land is handed over to the Planning Authority in vacant state, free of all encumbrances, free of cost, duly leveled and fenced by constructing a compound wall of required specifications laid down by the Metropolitan Commissioner and / or after constructed space developed recreational open space is handed over to the Planning Authority. The Planning Authority may in turn, hand over the land to the Appropriate Authority in whose name the land is reserved or which is eligible to receive land which comes to Planning Authority's possession by virtue of Regulation 14.0.1 (c) (i).
Provided that possession of Recreational open spaces under Regulation 14.0.1 (c) (ii) measuring less than 1000sq.m. need not be handed over to the Planning Authority, if the owner shows willingness to develop and maintain such open space.
- 15.6.5 Once the development proposal recording the DRs is approved, the DRs could be utilised in phases, any time in the future, subject to compliance of other requirements.
- 15.6.6 For lands which are either retainable under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 or for lands which do not attract provisions of the aforesaid Act, Development Rights would be to the extent of loss of the permissible floor space due to surrender of the land to the Planning Authority due to reservation. For non-retainable plot the Development Rights shall be to the extent and subject to such conditions as the Government in Housing & Special Assistance Department may specify.

15.6.7 Where the plot being surrendered is held on leasehold basis, the Development Rights shall be apportioned between the lessor and the lessee on the principle of apportionment of compensation under Land Acquisition Act, 1894.

15.6.8 The surrendered plot / constructed space for which DRs have been awarded shall, by virtue of the provisions of sub section (1) of Section 126 of Maharashtra Regional & Town Planning Act, vest in the Planning Authority. The Revenue authorities on intimation shall take appropriate entry in the City Survey Records / Revenue Records to transfer its ownership in the name of the Planning Authority. Where the Planning Authority is not the Appropriate Authority, the surrendered land / built up space so transferred to the Planning Authority, will be leased out by it in favor of the Appropriate Authority on suitable terms as may be decided by the State Government.

15.7 CONDITIONS GOVERNING AWARD OF DEVELOPMENT RIGHTS CERTIFICATE (DRCs)

In addition to the provisions in Regulation 15.6 the TDRs will be regulated as -

15.7.1 DRCs will be issued for any land reserved or designated in the development plan. Similarly where due to ceiling limit of 2.00 the DRs generated under Regulation 14.0.1 (c) (i) and 14.0.1 (c) (ii) or under those Regulation 16.4.1 can not be utilised in the remaining part of the holding, the owner shall be entitled for DRCs. Such DRCs could be utilised anywhere within the Municipal area in which DRs originate in Residential, Commercial or Industrial Zone provided that the overall FSI of receiving plot after consumption of TDR does not exceed 2.00.

15.7.2 Transferable Development Rights (TDR) certificates will be issued by the Metropolitan Commissioner himself. They will state, in figures and words the floor space credit in square meters, to which the land owner is entitled.

15.7.3 Where the TDRs emanate from land being surrendered for public amenity, DRC shall be issued on compliance of the requirements of Regulation 15.6

15.7.4 Where the TDRs emanate from construction of a building for public amenity / development of site for recreational open space the DRC shall be issued after completion certificate for the building / development works has been obtained by the owner.

15.8 CONDITIONS GOVERNING UTILIZATION OF DRs / TDRs

15.8.1 A holder of a TDR certificate who desires to use the FSI credit certified therein on a particular plot of land shall attach to his application for development permission valid TDR certificate to the extent required. On plots where DRs are generated, the TDRs may be utilised only after ensuring that the DRs are fully utilised.

- 15.8.2 The TDRs can irrespective of the zone in which they originate, may be utilized in Residential, Commercial or Industries Zone.
- 15.8.3 With an application for development permission, when an owner seeks utilisation of TDRs, he shall submit the DRC to the Metropolitan Commissioner who shall endorse thereon in writing, in figures and words, in square meters the quantum of the TDRs proposed to be utilised, before granting development permission and when the development is complete, the Metropolitan Commissioner shall endorse on the DRC in writing, in figures and words, the quantum of DRs actually utilised and the balance remaining thereafter, if any, before issue of occupation certificate.
- 15.8.4 A DRC shall be issued by the Metropolitan Commissioner himself as a certificate printed on a bond paper in an appropriate form approved by the State Government, such a certificate, after due authentication by the Metropolitan Commissioner will be a transferable "negotiable instrument". The Metropolitan Commissioner shall maintain a register in the form prescribed by the State Government of all transactions relating to issue and DRCs and utilization thereof.
- 15.8.5 If a holder of a Development Rights Certificate (DRC) intends to transfer it to any other person, he shall submit the DRC to the Metropolitan Commissioner for endorsement of the new holder's name, i.e. transferee on the said Certificate. Without such an endorsement by the Metropolitan Commissioner himself, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.

16. MARGINAL OPEN SPACES

- 16.1 Open spaces shall be left around building(s) within a plot for maintaining proper building line along roads, ensuring sufficient light and ventilation to the inhabitants and efficient movement of vehicles including fire engines around the building(s). Every open space whether interior or exterior shall be kept free from any erection thereon and shall remain open to sky excepting the features covered by Regulation 16.3

16.1.1 MARGINAL OPEN SPACES SEPARATE FOR EACH BUILDING OR WING

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

16.1.2 MINIMUM DIMENSIONS OF MARGINAL OPEN SPACES

TABLE - 13

MARGINAL OPEN SPACES FOR PLOTS IN RESIDENTIAL AND COMMERCIAL ZONES

Sr. No.	Plot Area (Sq. m.)	Type of Development	Minimum open spaces (in meters)		
			Front	Side	Rear
(1)	(2)	(3)	(4)	(5)	(6)
1 a)	General Category Building in plot exceeding 250 sq.m. in area	Detached	4.50	3.00 or 1/3 rd the height of the building for facades with habitable room and 1/5 th the height of the building for facades with non habitable rooms whichever is more.	3.00 or 1/3 rd the height of the building for facades with habitable room and 1/5 th the height of the building for facades with non habitable rooms whichever is more.
b)	126 and above but less than 250	Detached	3.00	2.25	3.00
		Semidetached / Row	3.00	Nil for intermediate row house or attached side and 3.00m. for detached side or end row house.	3.00
c)	61 and above but less than 125	Row/ Semidetached	1.5	Nil for intermediate row house, 1.0 for semi-detached building and 1.5 m. for end row house.	3.0
d)	41 and above but less than 60	Row/ Semidetached	1.0	Nil for intermediate row house and 1.0 for semi-detached building and end row house.	2.25
e)	34 and above but less than 40	Row	1.00	Nil for intermediate row house but 1.0 m. for the end row house	2.00
f)	21 and above but less than 30	Row	0.75	Nil	1.5

Sr. No.	Plot Area (Sq. m.)	Type of Development	Minimum open spaces (in meters)		
			Front	Side	Rear
(1)	(2)	(3)	(4)	(5)	(6)
2.	Special Building and building in R2 (I) zone, S zone or I zone .	Detached	6.00	6.00 or 1/3 rd the height of the building for facades with habitable room and 1/5 th the height of the building for facades with non habitable rooms whichever is more.	6.00 or 1/3 rd the height of the building for facades with habitable room and 1/5 th the height of the building for facades with non habitable rooms whichever is more.
3.	Plots from D.D. Scheme – Ambarnath 61 to 250	Detached	3.00	1.50	1.50
		Semidetached	3.00	1.50 (only one side)	1.50

Note: (1) For developments in plots abutting classified roads prevailing Rules under Highway Ribbon Development Rules shall be observed.

(2) In a row housing block maximum number of plots allowed shall not exceed 16 in number and a minimum of 4. Minimum distance between two blocks of row housing shall be 6m.

(3) Construction of ottas, railings, barricades shall not be allowed in front marginal space.

16.1.3 CONCESSION IN MARGINAL OPEN SPACES IN CASE OF WIDER PLOTS

The open space for the above purpose would be deemed to be sufficient for deriving light and ventilation if its width is not less than one fourth dimension of the plot in the direction perpendicular to the light receiving plane and the percentage of maximum built up area on any floor does not exceed 25 percent of the area of the site. For this purpose the minimum dimension of the site in the direction perpendicular to the light receiving plane shall be 18 m.

16.1.4 RELAXATION IN OPEN SPACES IN NARROW PLOTS.

16.1.4.1 NARROW PLOTS IN GAOTHANS

Those plots which are less than 15 m. wide or deep, will be permitted the relaxation shown in column 3 of Table 14 hereunder subject to the restrictions in column 4 thereof.

TABLE - 14
OPEN SPACE RELAXATION IN NARROW PLOTS IN GAOTHANS

Sr.No.	Plot size / dimension	Relaxation	Restrictions on building
1	2	3	4
1.	Depth less than 15 m. but more than 11.5 m.	Rear open space may be reduced to 3 m.	No room except store room and staircase derives light and ventilation from reduced open space.
2.	Width less than 15 m. but more than 11.5 m.	Side open space may be reduced to 3 m.	No room except store room and staircase derives light and ventilation from reduced open space.
3.	Depth less than 11.5 m. but more than 9 m.	Front open space may be reduced to 3 m. and rear open space reduced to 1.8 m.	i) Depth of the building not to exceed 5.5 m. ii) Height not to exceed, 3 storeys or 10 m.
4.	Width less than 11.5 m. but more than 9 m.	One side open space may be reduced to 3 m. and the other side open space may be reduced to 1.8 m.	i) Width of the building not to exceed 5.5 m. ii) Height not to exceed, 3 storeys or 10 m.
5.	Depth or width less than 11.5 m. but more than 9 m.	Semi detached structure on adjoining plots with open spaces as at Sr. Nos. 3 or 4 above.	i) Depth of the building not to exceed 5.5 m. ii) Height not to exceed, 3 storeys or 10 m.
6.	Depth or width less than 9 m.	Open space may be reduced to 1.5 m. all around	Only ground floor structure.

Notes :

- i) No dimension of any building in a narrow plot shall exceed 30 m.
- ii) In areas when the majority of the plots are less than 11.5 meters in width or depth, the Metropolitan Commissioner may prescribe building lines in which row houses would be permissible.

16.2 INTERIOR OPEN SPACES (CHOWK)

16.2.1 INNER CHOWK:-

Minimum dimension of an inner chowk distinct from the ventilation shaft in Regulation 19.4.4 shall be 3 meter. When a habitable room derives light and ventilation from the inner chowk the minimum dimension of the chowk shall be as required for each wing of the building. Such inner chowk shall be accessible lower most level, at least from one side through a common passage or space.

16.2.1.1 Where only a water closet and bathroom or store are abutting on the interior open space, the size of the interior open space shall be in line with the provisions for ventilation shaft as in Regulation 19.4.4.

16.2.1.2. Where a staircase is dependent on light and ventilation through on inner chowk, the dimension of the chowk shall be 3 m. X 3 m. irrespective of the height of the building.

16.2.2 OUTER CHOWK

The minimum width of an outer chowk (as distinguished from its depth) shall be 2.4 m. but if the depth exceeds the width, the open space between the wings shall be regulated by Regulation 16.1.2, when any habitable room depends or light and ventilation on such outer chowk. A recess less than 2.4 m. wide shall be treated as a notch and not as a chowk.

16.2.3 VENTILATION SHAFT

For ventilating the spaces for water closet 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.

TABLE - 15
MINIMUM AREA FOR VENTILATION SHAFT

Height of Buildings in m.	Size of Ventilation Shaft in sq.	Minimum side of Shaft in m.
(1)	(2)	(3)
upto 12	2.8	1.2
18	4.0	1.5
24	5.4	1.8
30	8.0	2.4

16.3 FEATURES PERMITTED IN MARGINAL OPEN SPACES

Notwithstanding the Regulation 16.1, certain features may be permitted in the prescribed marginal open spaces as enumerated below -

16.3.1 FEATURES PERMITTED IN THE SIDE OR REAR MARGINAL OPEN SPACES

- a) Where the facilities in an existing building are inadequate, a sanitary block
 - (i) not exceeding 3 m. in height and 4 sq.m. in carpet area,
 - (ii) at least 7.5 from the road line or the front boundary and 1.5 m. from other boundaries, and
 - (iii) at least 1.5 m. away from the main building.
- b) Un-enclosed covered parking spaces at least 7.5 m. from any access road, subject to Regulation 20.
- c) Suction tank, pump room, electric meter room or sub-station, garbage shaft, space required for fire hydrants, electrical and water fittings, water tank, dust-bin, etc.
- d) Ramps to basements provided they do not reduce the width of the open space to less than ½ of the requirements.

16.3.2 OTHER FEATURES PERMITTED IN FRONT, SIDE AND REAR MARGINAL OPEN SPACES

- a) A rockery, well and well structures, plant nursery water pool, or fountain swimming pool (if uncovered and only beyond the required open space as required under these Regulations), platform around a tree, tank, bench, gate, slide, swing, ramp, compound wall ;

- b) A cantilevered and un-enclosed canopy over common entrance and each common staircase not more than 5.5 m. long and at least 2.2 m. above ground level. The outer edge of the canopy shall be at least 1.5 m. from the plot boundary. Canopies of larger size in public or special buildings may, however, be permitted.
- c) An un-enclosed porch open on three sides, not more than 5.5m. in length parallel to the main building in front of common entrance only and except rear open space. No part of such porch shall be less than 1.5 m. from the plot boundary ;
- d) A balcony for a residential or commercial building, if it does not reduce the width or the clear required marginal open space to less than 3 m. at the rear and sides and 1.5 m. in the front. The width of a balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outer most edge ;
- e) A chajja, cornice weather shade, sun breaker and other ornamental projection projecting not more than 1.2 m . from the face of the building. No chajja, cornice, weather shade, sun breaker or other ornamental projection etc. shall be permissible, which will reduce the width of the required open space, to less than 2.5 m.
- f) A chajja, cornice, weather shade and sun breaker over a balcony or gallery, its projection not exceeding from the balcony or gallery face with level difference of 0.3 m. in relation to the floor level. However an ornamental projections over a balcony or gallery may be allowed to project upto 0.75 m.
- g) Over hanging cupboards and shelves upto 2.4 m. in width and 0.25 m. in depth restricted to one cupboard per living room.
- h) Watchman's booth not over 3 sq.m. in area.

17. NUMBER OF STOREYS AND HEIGHT OF BUILDING

17.1 Number of storeys and height shall be governed by the following clauses.

- a) The maximum height of building shall not exceed 1.5 times the sum of width of the road abutting and the front open space;
 Provided that the maximum number of storeys permissible shall be 8 (including stilts) and one basement and the height measured from the mean ground level of the plot does not exceed 24m.
- 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 such wider street and may be continued to this height to a depth of 24 m. along the narrower street subject to conformity of Regulation 19.1 (a).

17.2 HEIGHT EXEMPTIONS

Roof tanks and their supports, ventilation / air conditioning shafts, lift rooms and similar service equipments, stair covers, chimneys, parapet walls and architectural features not exceeding 1 m. in height, television antenna, booster antenna and wireless transmitting and receiving towers shall not be included in height of the building so far as Regulations 19 is concerned.

18. PARKING, LOADING & UNLOADING SPACES

PARKING SPACES

Wherever a property is developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.

18.1 GENERAL SPACE REQUIREMENTS

18.1.1 TYPES

The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock-up garages.

18.1.2 SIZE OF PARKING SPACE

The minimum sizes of parking spaces to be provided shall be as shown below:-

TABLE - 16

Type of Vehicle	Minimum size / Area of parking space
(a) Motor Vehicle	2.5m x 5.5m
(b) Scooter, Motor-cycle	3.3 sq.m.
(c) Bicycle	1.4 sq.m.
(d) Transport Vehicle	3.75 m. x 7.5m

Note:- In the case of parking spaces for motor vehicles, upto 50 percent of the prescribed space may be of the size of 2.3m x 4.5m.

18.1.3 MARKING OF PARKING SPACES

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

18.1.4 MANOEUVRING AND OTHER ANCILLARY SPACES

Off street parking space must have adequate vehicular access to a street, and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.

18.1.5 RAMPS FOR BASEMENT PARKING

Ramps for parking in basements should conform to the requirements of Regulation 19.5.5.2.

18.2 **QUANTITATIVE REQUIREMENTS**

Four Wheeled auto-vehicles - Parking spaces for four wheeled auto vehicles shall be provided as in Table 18 below, any fractional space of more than half resulting from the ratios in column (3) thereof being rounded off upward to the nearest integer.

TABLE - 17
OFF STREET PARKING

Sr. No.	Occupancy	Parking Space for Every	Four - wheelers	Two - wheelers
(1)	(2)	(3)	(4)	(5)
1.	Residential i) Multi family residential	a) 2 tenements having floor area 81 sq.m. and above. b) 1 tenement having floor area between 41 sq.m. to 80 sq.m. c) 1 tenement having floor area between 20 sq.m. to 40 sq.m.	3 1 -	4 2 1
	ii) Lodging establishments, tourist homes and hotels with lodging accommodation	Five guest rooms	1	2
	iii) Restaurants.	d) for grade 1 hotel eating houses, 80 sq.m. of area of restaurant including kitchen, pantry hall, dining room etc. e) for grade II & III hotels eating houses, etc. for an area of 80 sq.m. or part thereof.	2 -	2 4
2.	Institutional (Hospital, Medical Institutions).	Every 20 Beds or 300 sq.m. floor area which ever is more	1	2
3.	Assembly buildings, Assembly Halls including those in Colleges & Hostels & Auditoriums for Educational buildings	40 Seats or 100 sq.m. floor area or fraction there of where there are no fixed seats.	1	5
4.	Educational, Office & Public Buildings, Mercantile & Storage (Markets, Departmental stores, Shops & other commercial user), Wholesale establishments, Hazardous Bldg.	100 Sq.m. or fraction thereof of the floor area for meant for administration use or as public service areas.	1	2
5.	Industrial, Storage	Every 300 sq.m. of floor area or fraction thereof	1	2
6.	Plots within not 101 - 200 sq.m. (any use)	For every plot	-	4
7.	Plots less than 100 sq.m. (any use)	For every plot	Nil	Nil

NOTE 1: In addition to the parking spaces provided, for buildings of - (a) Mercantile, (b) Wholesale establishment, (c) Hazardous and (d) Industrial Storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq.m of floor area or fraction thereof exceeding the first 200 sq.m. of floor area. Each such loading and unloading space shall not be less than 3.75m. X 7.5m.

18.3 ACCESS AISLES AND DRIVEWAYS

Off street parking space shall be provided with adequate access to a street, and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these Regulations.

18.4 COMMON PARKING LOT BY A GROUP OF PROPERTY OWNERS

If the total parking space required by these Regulations is provided by a group of property owners for their natural benefit, such use of this space may be constructed as meeting the off-street parking requirement under these Regulations subject to the approval of the Metropolitan Commissioner. In such cases, the details of requirements for total development should be submitted, if a common parking space is proposed for the group of buildings, and the owners of such buildings shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be exclusively developed as a parking lot.

18.5 PARKING SPACES - WHERE TO BE ACCOMMODATED

The parking spaces may be provided

- a) underneath the building, in basements and in single or multiple stilts, or on upper floors.
- b) in the side and rear open spaces, but not in the front open space or amenity open spaces, if -
 - i) they are un-enclosed and / covered / uncovered and
 - ii) they do not consume more than 50 percent of the open space ;
 - iii) a minimum distance of 3.0 m. around the building is kept free of parking for proper maneuverability of vehicles ;

18.6 VEHICULAR RAMPS

In the case of parking spaces provided in basements or on upper stilts, at least two ramps of width not less than 4.5m and with 1:10 slope shall be provided, located preferably at opposite ends. Alternatively vehicular lifts shall be permitted in place of ramps.

19. REQUIREMENTS OF PARTS OF BUILDINGS

19.1 GENERAL - SPACE REQUIREMENTS OF VARIOUS PARTS OF BUILDINGS ETC.

This part sets out the standard space requirements of various parts of building and house of light and ventilation, the building services, fire safety, etc. Some of these items depend on the number of

persons who would normally occupy the building, for which the occupant load should be worked out from Table 18 hereunder :

TABLE - 18
OCCUPANT LOAD

Sr.No.	Types of Occupancy.	Occupant load per 100 sq. m. of plinth or covered area.
(1)	(2)	(3)
1	Residential	8
2	Educational	25
3	Institutional	6.6 *
4	Assembly	
	(a) With fixed or loose seats and dance floor	166.6 **
	(b) Without seating facilities including dining rooms	66.6 **
5	Mercantile	
	(a) Street floor and sales basement	33.3
	(b) Upper sale floors	16.6
6	Business and industrial	10
7	Storage	3.3
8	Hazardous	10

* The occupant load in dormitory portions of homes for the aged, orphanages or mental hospitals etc. where sleeping accommodation is provided, shall be calculated at not less than 13.3 persons per 100 sq.m.

** The plinth or covered area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. No deductions shall be made in the plinth / covered area for corridors, closets and other sub-divisions ; that area shall include all space serving the particular assembly occupancy.

19.2 PLINTH

19.2.1 The minimum height of plinth for any building shall be 45 cm. above the surrounding ground provided that in the case of special housing schemes for Public Housing the plinth height may be allowed to be reduced to 30 cm.

19.3 ROOMS

19.3.1 INTERNAL DIMENSIONS & SIZE OF ROOMS MEANT FOR VARIOUS USES, OCCUPANCIES AND THOSE OF LOFTS / MEZZANINES / BASEMENTS STAIRWAYS ETC. SHALL BE AS IN TABLE 19-A AND 19-B BELOW.

TABLE – 19-A
MAXIMUM AND MINIMUM SIZE OF DIMENSION

SR. No.	USE/OCCUPANCIES	MAXIMUM SIZE, IF ANY PRESCRIBED	MINIMUM SIZE IN SQ.M.	MINIMUM DIMENSION IN M.
(1)	(2)	(3)	(4)	(6)
1	Habitable room in residential building / room from any other occupancy like hostels, residential hotel, lodging & boarding/housing etc	---	9.5	2.4
2	Room from a single room tenement (i.e. living room and kitchen)	---	12.5	2.4
3	Other room in a two room tenement (two room and kitchen)	---	7.5	2.4
4	Shop	---	6	2.0
5	Loft over a shop	50% of the carpet area of the shop.	---	---
6	Class room in an educational building	---	38	5.5
7	Special room in an institutional building	---	9.5	3.0
8	Cabin	---	6.0	2.0
9	Kitchen in a tenement having more than two other rooms	---	7.5	2.1
10	Kitchen in alcove with direct access from the main room without inter communicating door	---	2.4	1.2
11	Kitchen in other category tenements.	---	5.5	1.8
12	Kitchen cum Dining	---	9.5	2.4
13	Loft over kitchen	25% of the carpet area of the kitchen.	---	---
14	Bath Room (General) Bath Room from a tenement from public housing programme	---	1.5 1.3	1.1 1.1
15	Water Closet	---	1.1	0.9
16	Combined Toilet (General)	---	2.2	1.1

SR. No.	USE/OCCUPANCIES	MAXIMUM SIZE, IF ANY PRESCRIBED	MINIMUM SIZE IN SQ.M.	MINIMUM DIMENSION IN M.
(1)	(2)	(3)	(4)	(6)
	Combined Toilet from a tenement from public housing programme		2.0	1.1
17	Loft over toilet	Full built up area of the toilet below		
18	Store	---	4.0	1.5
19	Loft over store	Full built up area of the store	--	---
20	Mezzanine	50% of the carpet area of the floor below	---	---
21	Balcony except on ground floor and subject to the requirements of Regulation 18.3.2	---	---	---
22	Projections for cub-boards (only one cup-board / room)	2.4 m. width & 25 cm projection in marginal spaces.	---	---
23	Basement *	Full plot area excepting the minimum compulsory front margin prescribed under these Regulations.	9.5	2.4

TABLE – 19-B
MINIMUM DIMENSION OF OTHER PARTS OF BUILDING

Sr. No.	Part of Building	Minimum Dimension in Mt.
(1)	(2)	(3)
1	Staircase *	Width equal to: 1.00 m. for residential structures upto 2 storeys. 1.20 m. for residential building. 2.00 m. for assembly buildings. 1.50 m. for other occupancies
2	Parts of stairway a) Riser (not more than 12 rises per flight) (19 cm. in residential occupancy) (25 cm. for internal stairway within building.)	16 cm. for other occupancies
	b) Tread (including nosing)	25 cm. for residential occupancy. 30 cm. for other occupancies
	c) Mid landing	Equal to the width of the flight.
	d) Handrail	90 cm. high
3.	a) Ramp (vehicular) Width	3.0 m. for one way. 5.0 m. for two way ramp.
		Slope 1 : 10
	b) Ramp (non vehicular). Width	As per the requirements of staircase.
		Slope * i : 10
4.	Fire escape (external stairways) *	Width of the flight as per Table 22.
	a) Riser (not more than 16 in a flight) 19 cm. Maximum.	
	b) Tread	15 cm. Min.
	c) Handrail	90 cm. High
5.	Doorway (width of clear opening) * General	90 cm.
	Doorways to Toilets	65 cm.

* Dimensions of these items shall also be subject to Regulation 19.6.4 and 19.6.5

19.3.2 HEIGHT

Internal average height from surface of the floor below to the soffit of ceiling including false ceiling shall be as stipulated in the table here in below.

TABLE - 20
HEIGHT OF ROOMS

SR. NO.	OCCUPANCY	MIN. HEIGHT IN M.	MAX. HEIGHT IN M.	(5)
(1)	(2)	(3)	(4)	(5)
1	* Habitable Room upto 30 sq.m. i) Non air conditioned ii) Air conditioned * Habitable Room / Hall more than 30 sq.m. in area. i) Non air conditioned ii) Air conditioned	2.75 2.5	4.5 4.5	In duplex flat for the portion of cutout height could be increased to twice the normal room height
2	* Habitable room in Special Housing schemes like housing for LIG & EWS by public agency	2.5	2.75	
3	* Toilet/ Store	2.2		
4	* Class room in educational institute, wards with patients exceeding 4 in No from institutional building	3.5	4.5	
5	* Assembly Hall industrial, warehousing, hazardous occupancies, entrance hall to public buildings.	3.5		
6	Space <u>above loft</u> Below loft	--- 2.2	1.5 ---	
7	Space <u>above mezzanine</u> Below mezzanine	2.2 2.2	--- ---	
8	Basement (minimum height below the soffit of the beam)	2.4	---	
9	Stilts (minimum height below the beam soffit)	2.4	---	
10	Service floor (minimum height below the beam soffit)	1.5	---	
11	Headway in staircase room, above ramps, in corridors passages, etc.	2.4	---	

- * In case of pitched / sloping roof the average height shall not be less than the minimum height prescribed in these Regulations. The minimum height at the eaves shall be 2.1 m. for Habitable Rooms and toilets and 2.5 m. for Class Rooms or Assembly Halls, etc.

19.4 LIGHTING & VENTILATION

19.4.1 MINIMUM AREA

The minimum aggregate area of openings for various occupancies / rooms excluding doors, shall be as follows.

TABLE - 21
MINIMUM AREA FOR LIGHTING AND VENTILATION

Sr. No.	Type / Occupancy	Area (in sq.m.)	Minimum Dimension (in m.)	Special Provision
(1)	(2)	(3)	(4)	(5)
1.	Habitable room in any occupancy and kitchen	1/6 th of the floor area of the room or 1.00 sq.m. whichever is more.	0.6 m.	Wall containing opening be (fully) exposed to an exterior open space / inner chowk directly for min. level of 2.4 m. Dimension of the inner chowk when they serve as means of light and ventilation shall be however be such as required for each wing of the building or 3 m. whichever is more.
2.	Staircase	1 sq.m. / landing.	0.6 m.	May abut an external open space or an inner chowk having min. dimension of 3.00 m.
3.	Toilets / Bathrooms / W.C. / Stores	0.3	0.3	May abut external open space or inner chowk or ventilation shaft of the size mentioned in Regulation 19.4.4.
4.	Basements	2.5% of the Carpet area.		

19.4.2 ARTIFICIAL LIGHTING / MECHANICAL VENTILATION

Where the lighting and ventilation requirements are not met through day lighting and natural ventilation the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of part VIII Building Services, Section-I lighting and ventilation of National Building Code of India, published by the Indian Standards Institution.

In the case of special types of buildings requiring artificial lighting and air conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed by the Planning Authority.

19.4.3 DISTANCE FROM APERTURES MEANT FOR LIGHTING

No portion of a room meant for residential use shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting that portion for commercial, industrial or other non-residential use the distance of 12 m. for the opening shall be considered as adequate.

19.4.4 VENTILATION SHAFT

In residential lodging hotels, where attached toilets are provided with mechanical ventilation system, the size of the ventilation shaft may be relaxed by the Metropolitan Commissioner.

19.5 OTHER REQUIREMENTS OF ROOMS, VARIOUS OCCUPANCIES, PARTS OF BUILDING

19.5.1 KITCHEN

Every room to be used as kitchen shall have :-

- a) unless separately provided in a pantry means for washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
- b) on an upper floor, an impermeable floor.
- c) in residential building more than 24 m. high, refuge chute.

19.5.2 BATH ROOMS AND WATER CLOSETS

Every bath room or water closet shall :-

- a) not be directly over any room other than another water-closet, washing place or bath room;
- 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 or such a room; and
- d) be provided with an impervious floor covering, sloping towards the drain with a suitably grade and not towards verandah or any other room

No room containing water closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely closing the entrance to it.

19.5.3 MEZZANINE

A mezzanine floor may be permitted 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 constructed as not to interfere under any circumstances 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; and
- d) in no case a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments.

19.5.4 BASEMENT

- a) Basement may be put to following ancillary uses viz. Storage of house-hold or other goods of ordinarily non-combustible material, strong rooms, bank cellars, air conditioning equipment and other machines used for services and utilities of the building and for parking.
- 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 the form of blowers, exhaust fans, air conditioning system, etc. according to the standards in Part VIII Building Services Section Lighting & Ventilation, National Building Code.
- c) the minimum height of the ceiling of any upper basement shall be 0.9 m and maximum of 1.2 m. above the average surrounding ground level;
- d) adequate arrangements shall be made such that surface drainage does not enter the basement;
- e) The walls and floors of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and
- f) there shall be a independent staircase/ramp for the basement. The ramp/staircase shall not be allowed in the front open space.

19.5.5 RAMPS

19.5.5.1 RAMPS FOR PEDESTRIANS

All the requirements of stairways in Regulation 21.5.5 shall apply mutatis mutandis to non-vehicular ramp. In addition, the following requirement shall be complied with.

- a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limited dimensions. Ramps shall be surfaced with approved non slipping material. Provided that in the case of public offices, hospitals, assembly halls, etc. the slope of the ramp shall not be more than 1 : 12.
- b) The minimum width of 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.

19.5.5.2 RAMPS TO BASEMENTS AND UPPER STOREYS FOR VEHICLES

For parking spaces in a basement and upper floors, at least two ramps of adequate width and slope shall be provided preferably at the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire-fighting vehicles.

19.5.6 BALCONY

Shall be permissible on all floors excepting the ground floor subject to the requirements of Regulation 16.3.2 (d). Balcony area in excess of 10% of the floor space of the floor to which the balcony is attached shall be counted in FSI. Balconies can be enclosed by glazing provided the extent of light and ventilation derived in the unclosed form is not reduced after enclosures.

19.5.7 PARAPET

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

19.5.8 CABIN

Minimum dimension of a cabin shall be 2.0 m. If placement of a cabin in an office hall reduces light and ventilation of the main hall in which it is situated to less than required by these Regulations shall have partition walls not exceeding 2.10 m.

19.5.9 CHIMNEYS

Chimneys, where provided shall conform to the requirements of IS : 1645 - 1960. The chimneys shall be built at least 0.9 m. above roofs provided the top of the chimney shall not be below the roofs, or 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.

19.5.10 ROOFS

The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water there from by means of sufficient rain water pipes of adequate size, where-ever required, so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building. The Metropolitan Commissioner may require rain water pipes to be connected to a drain or sewer through a covered channel formed beneath the public foot path or in any other approved manner. Terrace of the building shall not be sub divided and shall be directly accessible from the common staircase.

19.5.11 REVAS PROJECTION

A revas projection 1.20 m. in width may be permitted in the front open space when it faces a street 12.20 m. or more in width. To facilitate the construction of a staircase, such revas projection may be permitted in the side or rear open space provided that such open is at least 4.5 m. and the revas

projection is limited to a width of 0.75 m. and the length of the staircase landing. No revas projection shall be at a height less than 2.1 m. above the ground level.

19.5.12 METER ROOMS

For buildings, special buildings provision shall be made for an independent and ventilated meter(service)rooms, as per requirements of electrical (service) supply undertakings on the ground floor with direct access from outside for the purpose of termination of electric supply from the licensees service and alternate supply cables. The door/doors provided for the service room shall have fire resistance of not less than two hours.

19.5.13 COMMON ANTENNA FOR TELEVISION TRANSMISSION RECEPTION

A common conventional antenna for receipt of television transmission shall be provided for every residential building with more than ten tenements.

19.5.14 LIFTS

- a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency;
- b) Grounding switch at ground floor level tenable the fire service 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.

19.5.15 BOUNDARY WALL / COMPOUND WALL

- a) Except with the special permission of the Metropolitan Commissioner the maximum height of the compound wall shall be 1.5 m above the center line of the front street. Compound wall upto 2.4 m. height may be permitted if the top 0.9 m is of open type construction
- 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 inter-sections and balance height of 0.75 m if required in accordance with (a) above may be made up of open type construction (through railings).
- c) The provisions of (a) and (b) are not applicable to boundary walls of jails, industrial buildings, electric sub-stations, institutional buildings like sanitarium, hospitals, industrial buildings like workshops factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings height upto 2.4 m may be permitted.
- d) Compound gate should open entirely inside the property and shall not open on any access / path-way / road / street.

19.6 EXITS (PASSAGES , CORRIDORS, VERANDAHS, DOORWAYS, STAIRCASES AND RAMPS)

19.6.1 EXIT REQUIREMENTS

GENERAL

Exits from all the parts of the building, except those not accessible for general public use, shall -

- a) Provide continuous egress to the exterior of the building or to an exterior open space leading to the street ;
- b) be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit ;
- c) be free of obstruction ;
- d) be adequately illuminated ;
- e) be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned ;
- f) be fitted, if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way ;
- g) be fitted with a fire alarm device, if it is either a multi storeyed, high use or a special building so as to ensure its prompt evacuation ;
- h) remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned ;
- i) be so located that the travel distance on the floor does not exceed the following limits :-
 - i) Residential, educational, institutional and hazardous occupancies : 22.5 m.
 - ii) Assembly, business mercantile, industrial and storage buildings : 30 m.

Note : The travel distance to an exist from the dead end of a corridor shall not exceed half the distance specified above.

19.6.2 TYPE OF EXITS

An exit may be a doorway, a corridor, a passage or a way to an internal staircase or external staircase, ramp or to a verandah and/or terraces which have eves to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.

19.6.3 ARRANGEMENT OF EXITS

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

19.6.4 NUMBER AND WIDTH OF EXITS

The width of an exit, stairway / corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in columns 3 and 5 of Table 22 hereunder. Their number shall be calculated by applying to every 100 sq.m. of the plinth or covered area of the occupancy, the relevant multiplier in columns 4 and 6 of the said Table, fractions being rounded off upward to the nearest whole number.

TABLE - 22
WIDTH AND NUMBER OF EXITS FOR VARIOUS OCCUPANCIES

Sr. No.	Type of Occupancy	Stairway / Corridor		Door min. width in meters.	Exit Multiplier
		Min. width in meters	Multiplier		
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Dwellings.	1.1	0.145	---	0.053
	-- row housing (2 storeys).	0.75	0.213	---	0.053
	-- hotels.	1.5	0.107	---	0.053
2.	Educational.				
	-- upto 24 m. high.	1.5	0.333	---	0.667
	-- over 24 m. high.	2.0	0.250	---	0.667
3.	Institutional i.e. Hospitals.				
	-- upto 10 beds.	1.5	0.089 *	---	0.044
	-- over 10 beds.	2.0	0.067 *	---	0.044
4.	Assembly **	---	---	1.0	---
	-- fixed seats or loose seats and dance floor.	2.0	0.694	---	0.926
	-- no seating facilities and dining rooms.	2.0	0.278	---	0.370
5.	Mercantile				
	-- street floor and basement	1.5	0.222	---	0.222
	-- upper sales floors	1.5	0.111	---	0.111
6.	Business, Industrial	1.5	0.067	---	0.067
7.	Storage	1.5	0.022	---	0.022
8.	Hazardous	1.5	0.133	---	0.125

* For the dormitory portions of homes for the aged, orphanages, mental hospitals, etc. these multipliers will be doubled.

** The plinth or covered area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storey above or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.

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

19.6.5 OTHER REQUIREMENTS OF INDIVIDUAL EXITS :-

The detailed requirements of individual exits are as follows :

19.6.5.1 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) 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, over head or sliding doors shall not be installed;
- c) 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;

19.6.5.2 REVOLVING DOORS

- a) Revolving doors may be used as required exit only 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.

19.6.5.3 CORRIDORS

- a) The minimum width of a corridor shall not be less than 0.9 m. in the case of 2 storey row housing residential building and in the case of other buildings and actual width shall be calculated based on the provisions of Regulations.
- b) In case of more than one main staircase of the building inter-connected by a corridor or other enclosed space, there shall be at least one smoke-stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.

19.6.5.4 INTERNAL STAIRWAYS

- a) Interior stairs shall be constructed on non combustible materials throughout.
- b) Interior Stairs shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed.

- c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of 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 the concerned Fire Authorities.
- d) Hollow combustible construction shall not be permitted;
- e) For special buildings, 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.
- f) No living space, store or other fire risk shall open directly into the staircase or staircases.
- g) External exit door of staircase enclosure at ground level shall open directly to the open space or shall be such as can be reached without passing through any door other than a door provided to from a draught lobby.
- i) In the case of assembly, institutional, residential, hotels, industrial, and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided at a height of 0.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way 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 indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5 x 0.5 m.
- j) 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. Whenever the building is served by more than one staircase, one of the staircases may lead to basement level provided the same is separate at ground level by either a ventilated lobby or a cut off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement area at various basement levels by a protected and ventilated lobby/lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq.m. per landing.

19.6.5.5 FIRE ESCAPE STAIRS

For buildings above 15 m. in height and in special buildings fire escape stair 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 of 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 stairs shall be constructed of non combustible materials.

19.6.5.6 SPIRAL STAIRS (FIRE ESCAPE):-

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

19.7 SPECIAL AMENITIES FOR PHYSICALLY HANDICAPPED PERSONS

They shall be provided in buildings to be used for public offices, commercial occupancy or public purposes like cinema or drama theaters, hospitals, maternity homes, telephone offices, educational purposes as below:

- a) A 90cm. High hand-rail and an additional one at a height of 75cm. Above the finished level of the steps for staircases and for steps to the ground floor plinth even if they are enclosed on their sides by walls.
- b) A ramp with a slope not exceeding 1:12 from the ground level of open spaces or road level to the entrance door of the lift or staircases.
- c) One of the wash basins in the toilet block on each floor fixed at a height of 80cm. With a tap at 100 cm. Above the finished floor level.

19.8 REFUGE AREA

For all buildings exceeding 15 m. in height, excepting multi family dwellings, refuge area shall be provided on the external walls as cantilever projection or in any other manner.

19.9 WATER SUPPLY AND DRAINAGE ARRANGEMENTS

Every plot individually for a building or group of buildings shall provide for drinking water storage facilities and sub-soil dispersion system within its boundaries as follows.

19.9.1 DRINKING WATER ARRANGEMENT

The drinking water arrangement could be through the pipe water supply available from Municipal Authorities or private source or internal wells. If the water supply is through internal sources like a private source or wells a certificate as regards to the availability of adequate quantity of water supply round the year & especially during the months of March to June shall be obtained from the Ground Water Survey and Development Agency.

Water brought from off site sources shall be stored in under ground tanks of adequate size & supply to the tenements, user buildings through a network of overhead water storage tank, hydro-pneumatic system so as to ensure adequate pressure. The tanks shall be maintain in a perfectly mosquito-

proof condition by providing a properly fitting hinged cover & every tank more than 1.5m in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.

19.9.2 WELLS

Wells, intended to supply water for human consumption or domestic purposes, where provided shall comply with the requirements of Regulations.

19.9.2.1 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, soakway or borehole latrine and shall be located on a site upwards from the earth closet or privy ;
- c) that contamination by the movement of sub-soil or other water is unlikely ; and
- d) not under a tree unless it has a canopy over it so that leaves and twigs do not fall into the well and rot.

19.9.2.2 REQUIREMENTS

The well other than a bore well or a tube well shall :-

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

19.9.3 SUB-SOIL DISPERSION SYSTEM / SEPTIC TANK

Every building, group of buildings together shall be either connected to the Municipal Drainage system or provided with sub-soil dispersion system in the form of septic tank which shall be governed by the following.

19.9.3.1 DESIGN OF 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 the following Regulations.

19.9.3.2 LOCATION OF SEPTIC TANK AND SUBSURFACE ABSORPTION SYSTEMS :

A subsoil dispersion system shall not be closer than 18 m. from any source of drinking water such as well to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

19.9.3.3 REQUIREMENTS

- a) 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 brickwork, Stone Masonry, Masonry concrete or other suitable material as approved by the Appropriate Authority.
- c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- d) Minimum nominal diameter of pipe shall be 100 mm. Further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 with the direction of flow in the main pipe;
- e) The gradients of land drains, under-drainage as well as the bottom of dispersion trenches and soakways 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 2m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 meters.
- g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least craps sectional dimension of 90 cm. and not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm from the top as an anti mosquito measure; and

- h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm wide excavated to a slight gradient and shall be provided with 15 to 25 cm of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench shall be longer than 30 m and trenches shall not be placed closer than 1.8 m.

20. FIRE PROTECTION REQUIREMENTS

- 20.1. Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with part IV Fire Projection of National Building Code of India, unless other-wise specified in these Regulations. In the case of special buildings, the building scheme shall also be cleared by the Fire Authority.
- 20.2. The additional provisions related to fire protection of special and buildings more than 15 m. buildings in height shall be as given in Appendix M.

21. SPECIAL REQUIREMENTS OF INDUSTRIAL OCCUPANCIES

21.1 SPECIAL REQUIREMENTS OF INDUSTRIAL BUILDINGS

In addition to provision of these Rules/Regulations prescribed under Factory Act shall be applicable.

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

PART IV – 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 1 - Loads, Section 2 - Foundation, Concrete, 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 Indian Standard Specifications 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 stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes..

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 rules 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 scheme.
- 24.2 The Authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design and construction and that material, method of work offered is, for the purpose intended, at least equivalent to that prescribed in the Regulations in quality, strength, compatibility, effectiveness, fire and rate resistance, durability and safety.
- 24.3 **TESTS**
- Whenever there is insufficient evidence of compliance with the provisions of the rules of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction,

the Authority may require tests sufficiently in advance as proof of compliance. These days shall be made by an approved agency at the expense of the owner.

24.3.1. Test methods shall be as specified by the rules for the materials or design or construction in question. If there are no appropriate test methods specified in the rules, 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 Standard Institution. The latest version of the National Building Code of India shall be taken into account at the time of enforcement of these rules.

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 material.

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 Installations, 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 building, population on each floor based on occupant load, height of buildings shall be in accordance with Section - 5 Installation of Lifts and Escalators of National Buildings Code of India. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.

26. PLUMBING SERVICES WATER SUPPLY, SANITATION FITTINGS, FIRE-FIGHTING INSTALLATIONS.

26.1. The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of water supply and Drainage rules of Corporation and Municipal Council and Part IC Plumbing Services - Section I - Water Supply, Section 2 - Drainage and Sanitation and Section 3 - Gas Supply of National Building Code of India

26.2 REQUIREMENTS OF WATER SUPPLY IN BUILDINGS :-

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

TABLE - 23

OCCUPANCY	BASIS
<ul style="list-style-type: none">• Residential Building	<ul style="list-style-type: none">• 5 persons/tenement.
<ul style="list-style-type: none">• Other Buildings	<ul style="list-style-type: none">• Number of persons based on occupant load and area of floors given in Table - 18.

26.2.1. The requirements of water supply for various occupancies shall be given in Table 24, 25 and 26 or as specified by the Authority from time to time.

26.3. REQUIREMENTS OF SANITARY FITTINGS

The sanitary fittings and installations for different occupancies shall be as given in Table 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38.

26.3.1. The total requirements shall be calculated based on the population as per Regulation 26.2

TABLE - 24
PER CAPITA WATER REQUIREMENT FOR VARIOUS OCCUPANCIES / USES

Sr. No.	Types of Occupancy	Consumption per head per day (in litres)
(1)	(2)	(3)
1	RESIDENTIAL	
a)	In living unit located on plots less than 50 sq.m.	90
b)	In living units	135
c)	Hotels with lodging accommodation (per bed)	180
2.	EDUCATIONAL	
a)	Day schools	45
b)	Boarding schools	135
3.	INSTITUTIONAL (Medical Hospitals)	
a)	Number of beds not exceeding 100	340
b)	Number of beds exceeding 100	450
c)	Medical quarters and hostels	135
4.	Assembly Cinema theatres, auditoria, etc. (per seat of accommodation)	15
5.	Government or Semi-Public business	45
6.	MERCANTILE (Commercial)	
a)	Restaurants (per seat)	70
b)	Other business buildings	45
7.	INDUSTRIAL	
a)	Factories where bath rooms are to be provided	45
b)	Factories where no bath rooms required to be provided	30
8.	Storage (Including warehousing)	30
9.	Hazardous	30
10.	Intermediate / Stations (excluding mail & express stops)	45 (25)*
11.	Junction Stations	70 (45)*
12.	Terminal / Stations	45
13.	International and Domestic Airports	70

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

Note : The number of persons for Serial Number (10) to (13) shall be determined by the average number of passengers handled by the station daily ; due consideration may be given to the station and workers likely to use the facilities.

TABLE - 25
FLUSHING STORAGE CAPACITIES

Sr. No.	Classification of Buildings	Storage Capacity
(1)	(2)	(3)
1.	For tenements having common convenience.	900 litres net per WC seat.
2.	For residential premises other than tenements having common convenience.	270 litres for one WC seat & 80 litres for each additional seat in the same flat.
3.	For factories and workshops.	900 litres per WC seat and 180 litres per urinal seat.
4.	For cinemas, public assembly halls etc.	900 litres per WC seat & 350 litres per urinal seat.

TABLE - 26
DOMESTIC STORAGE CAPACITIES

Sr.No.	Number of Floors	Storage Capacity	Remarks
(1)	(2)	(3)	(4)
I. For premises occupied as Tenements with Common Conveniences.			
1.	Floor 1 (Ground).	Nil	Provided no down-take fittings are installed.
2.	Floors 2, 3, 4, 5 & upper floors.	500* litres per tenement	--|
II. For premises occupied as flats of blocks / or.			
1.	Floor 1.	Nil	Provided no down-take fittings are installed.
2.	Floors 2, 3, 4, 5 & upper floors.	500* litres per tenement	--|

* Subject to provisions of water supply and drainage rules.

Note 1 : If the premises are situated at a place higher than the road level in front of the premises, storage at ground level shall be provided on the same lines as on floor 2.

Note 2 : The above storage may be permitted to be installed provided, that the total domestic storage calculated on the above basis is not less than the storage calculated on the number of down-take fitting according to the scales given below.

Down-take taps	70 litres each
Showers	135 litres each
Bathtubs	200 litres each

TABLE - 27

SANITATION REQUIREMENTS FOR SHOPS AND COMMERCIAL OFFICES

Sr. No.	Fitments	For personnel
(1)	(2)	(3)
1.	Water-closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel, 1 per every 15 persons or part thereof exceeding 10.
2.	Drinking water fountain	One per every 100 persons with a minimum of one on each floor.
3.	Wash basin	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped disabled, old and infirm persons.
4.	Urinals	Same at serial number 3 of Table 30.
5.	Cleaner's sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

Note : Number of customers for the purposes of the above calculations shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ration of 1:1 may be assumed.

TABLE - 28
SANITATION REQUIREMENTS FOR HOTELS

Sr. No.	Fitments	For Residential Public & Staff	For Public Rooms		For Non-Residential Staff	
			For Males	For Females	For Males	For Females
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water-closets	One per 8 persons omitting occupants of the room with attached water closet ; minimum of 2 in both sexes lodged	One per 100 persons upto 400 persons ; for over 400 add at the rate of one per 250 persons or part thereof.	2 for 100 persons upto 200 persons ; for over 200 add at the rate of one per 100 persons or part thereof.	One for 1-15 persons, Two for 16-35 persons, Three for 36-65 persons, Four for 66-100 persons	One for 1-12 persons, Two for 13-25 persons, Three for 26-40 persons, Four for 41-57 persons.
2.	Ablution taps	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 Water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closet and urinals.				
3.	Urinals		One for 50 person or part.		Nil upto 6 persons, 1 for 7-20 persons, 2 for 21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons.	
4.	Wash basins	One per 10 persons omitting the wash basins installed in the room suite.	One per water closet and urinal provided.	One per water closet provided.	1 for 1-15 persons, 2 for 15-35 persons, 3 for 36-65 persons, 4 for 66-100 persons.	1 for 1-12 persons, 2 for 13-25 persons, 3 for 26-40 persons, 4 for 41-57 persons, 5 for 58-77 persons, 6 for 78-100 persons,
5.	Baths	One per 10 persons omitting occupants of the room with bath suite.				
6.	Slope sinks	One per 30 bed rooms (one per floor minimum).				
7.	Kitchen sinks and dish washers.	One in each Kitchen.	One in each Kitchen.	One in each Kitchen.	One in each Kitchen.	One in each Kitchen.

Note : It may be assumed that two thirds of the number are males and one thirds females. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped, disable, old and infirm persons.

TABLE - 29
SANITATION REQUIREMENTS EDUCATIONAL OCCUPANCY

Sr. No.	Fitments	Nursery school	Boarding Institutions		Other Educational Institutions	
			For Boys	For Girls	For Boys	For Girls
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water closet	One per 30 pupils and part thereof.	One / every 8 pupils or part thereof.	One / every 6 pupils or part thereof.	One / 80 pupils or part thereof.	One / 50 pupils or part thereof.
2.	Ablution taps One water tap with draining arrangements shall be provided for every 50 pupils or part thereof in the vicinity of water closets and urinals.	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.
3.	Urinals		One per every 25 pupils or part thereof.		One per every 20 pupils or part thereof.	
4.	Wash basins	One per 30 pupils or part thereof.	One for every 8 pupils or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped, disable, old & infirm persons.	One per every 6 pupils or part thereof.	One per 80 pupils or part thereof.	One per 80 pupils or part thereof.
5.	Baths	One bath sink per 40 pupils.	One for every 8 pupils or part thereof.	One per every 6 pupils or part thereof.		
6.	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum
7.	Drinking water fountains or taps.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.

Note : For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office buildings (Table 32)

TABLE - 30
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY - HOSPITALS

Sr. No.	Fitments	Hospitals with Indoor Patient Wards	Hospital with out-door patients wards		Administrative Buildings	
			For Males	For Females	For Males	For Females
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water-closets	One for every 8 beds or part thereof.	One for every 100 persons or part thereof.	One for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2.	Ablution taps One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closet and urinals.	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
3.	Wash basins	2 upto 30 beds ; and one for every additional 30 beds or part thereof.	One for every 100 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped, disable, old and infirm persons.	One for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 25persons or part thereof.
4.	Baths with shower.	One bath with shower for every 8 beds or part thereof.			One on each floor	One on each floor
5.	Bed pan washing sinks	One for each ward				
6.	Cleaners sinks	Cne for each ward	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum
7.	Kitchen sinks and dish washers (where kitchen is provided)	One for each ward				

Sr. No.	Fitments	Hospitals with Indoor Patient Wards	Hospital with out-door patients wards		Administrative Buildings	
			For Males	For Females	For Males	For Females
(1)	(2)	(3)	(4)	(5)	(6)	(7)
8.	Urinals		One for 50 person or part thereof.		One upto 20 persons, 2 for 21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons. From 101 to 200 persons add at the rate of 3 percent, for over 200 persons add at the rage of 2.5 percent.	
9.	Drinking water fountains	1per 100 persons or part thereof with a number of 1 on each floor.				

TABLE – 31
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY
(STAFF QUARTERS & HOSTELS)

Sr. No.	Fitments	Doctor's Dormitories		Nurse' Hostel
		For Male Staff	For Female Staff	
(1)	(2)	(3)	(4)	(5)
1.	Water-closet	One for 4 persons	One for 4 persons	One for 4 persons or part thereof.
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet
3.	Wash basin	One for every 8 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped disable old and infirm persons.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4.	Baths (with shower)	One for 4 persons or part thereof.	One for 4 persons or part thereof.	One for 4-6 persons or part thereof.
5.	Cleaner's sink	One per floor minimum	One per floor minimum.	One per floor minimum.
6.	Drinking water fountains	1 per 100 persons or part thereof with a minimum of 1 on each floor.		

TABLE - 32

SANITATION REQUIREMENTS FOR GOVERNMENT AND PUBLIC / BUSINESS OCCUPANCIES AND OFFICES

Sr. No.	Fitments	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water-closet	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2.	Ablution taps	One in each water closet	One in each water closet
3.	Urinals	Nil upto 6 persons. One for 7-20 persons, 2 for 21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons. From 101 to 200 persons add at the rate of 3 percent. For over 200 persons at the rate of 2.5 percent.	
4.	Wash basin	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped disable old and infirm persons.	
5.	Drinking water fountains.	One for every 100 persons with a minimum of one for each floor.	
6.	Baths	Preferably one on each floor	
7.	Cleaner's sinks	One per floor minimum preferably in or adjacent to sanitary rooms.	

TABLE - 33

SANITATION REQUIREMENTS FOR RESIDENCE

Sr. No.	Fitments	Dwellings with Individual convenience	Dwellings without Individual convenience
(1)	(2)	(3)	(4)
1.	Bath room	1 provided with water tap.	1 for each two tenements
2.	Water closet	1	1 for each two tenements
3.	Sink (or Nahani) in the floor	1 From 101 to 200 persons add at the rate of 3 percent. For over 200 persons at the rate of 2.5 percent.	
4.	Wash tap	1	1 with draining arrangement in each tenement. 1 in common bath room and common water closets.

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

TABLE - 34

**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(CINEMAS, THEATRES AND AUDITORIA)**

Sr. No.	Fitments	FOR PUBLIC		FOR STAFF	
		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	1 per 100 persons upto 400 persons.	3 per 100 persons upto 200 persons	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 25 persons or part thereof.		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	
4.	Wash basin	1 for every 200 persons or part thereof.	One for every 200 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped disable old and infirm persons.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
5	Drinking water fountains		1 per 100 persons or part thereof.		

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

TABLE - 35

**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(ART GALLERIES, LIBRARIES AND MUSEUMS)**

Sr. No.	Fitments	FOR PUBLIC		FOR STAFF	
		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	1 per 200 persons upto 400 persons.	1 per 100 persons upto 200 persons	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 50 persons		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	
4.	Wash basin	1 for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	One for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 150 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped disable old and infirm persons.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
5	Drinking water fountains		1 per floor, minimum		

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

TABLE - 36

SANITATION REQUIREMENTS FOR RESTAURANTS

Sr. No.	Fitments	FOR PUBLIC		FOR STAFF	
		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	One for 50 seats upto 200 seats. For over 200 seats, add at the rate of one per 100 seats or part thereof.	One for 50 seats upto 200 seats. For over 200 seats, add at the rate of one per 100 seats or part thereof.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 50 persons		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	
4.	Wash basin		One for every water closet provided		
5.	Kitchen sinks and dish washers		One in each kitchen.		
6.	Slop or service sink		One in the Restaurant		

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

TABLE - 37

SANITATION REQUIREMENTS FOR FACTORIES

Sr. No.	Fitments	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water closet	1 for 1-15 persons. 2 for 16-35 persons. 3 for 36-65 persons. 4 for 66-100 persons. From 101 to 200 persons, add at the rate 3 percent. From over 200 persons, add at the rate of 2.5 percent.	1 for 1-12 persons. 2 for 13-25 persons. 3 for 26-40 persons. 4 for 41-57 persons. 5 for 58-77 persons. 6 for 78-100 persons From 101 to 200 persons, add at the rate 5 percent. From over 200 persons, add at the rate of 4 percent.
2.	Ablution taps	1 in each water closet One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.	1 in each water closet
3.	Urinals	Nil upto 6 persons. 1 for 7-20 persons. 2 for 21-45 persons. 3 for 46-70 persons. 4 for 71-100 persons.	
4.	Washing taps and draining	1 for every 25 persons or part thereof.	1 for every 25 persons or part thereof.
5.	Drinking water fountain.	1 for every 100 persons with a minimum of one on each floor.	
6.	Baths (preferably showers)	As required for particular trades of occupations.	

Note 1 : For many trades of a dirty or dangerous character, more extensive provisions are required.

Note 2 : Creches, where provided shall be fitted with water closets (one for 10 persons or part thereof) and wash basins (one for 15 persons or part thereof) and drinking water tap with draining arrangements (one for every 50 persons or part thereof.)

TABLE - 38

SANITATION REQUIREMENTS FOR LARGE STATIONS AND AIR-PORTS

Sr. No.	Place	WC for Males	WC for Females	Urinals for Males only
(1)	(2)	(3)	(4)	(5)
1.	Junction stations, intermediate stations and bus stations.	3 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.	4 for first 1000 persons and 1 for every additional 1000 person.	4 for every 1000 persons and 1 for every additional 1000 persons.
2.	Terminal stations and bus terminals	4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.	5 for first 1000 persons and 1 for every subsequent 2000 persons or part thereof.	6 for first 1000 persons and 1 for every additional 1000 persons or part thereof.
3.	Domestic airports min.	2*	4*	2*
	for 200 persons	5	8	6
	for 400 persons	9	15	12
	for 600 persons	12	20	16
	for 800 persons	16	26	20
	for 1000 persons	16	29	22
4.	International Airports			
	for 200 persons	6*	10	8
	for 600 persons	12	20	16
	for 1000 persons	18	26	22

* At least one Indian Style Water Closet shall be provided in each toilet. Assume 60 Males to 40 Females in ant area.

Note 1 : Provisions for wash basins, baths including shower stalls, shall be in accordance with Part IX Section 2 Drainage and Sanitation of National Building Code of India.

TABLE - 39
(UNDER APPENDIX 12.1)
FIRE FIGHTING INSTALLATIONS / REQUIREMENTS

Sr. No.	Type of Building Occupancy	Type of Installation	Water Supply		Pump Capacity	
			Underground Static Tank	Terrace Tank	Near the Underground Static Tank	At the Terrace level
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Apartment buildings below 15 m.	Nil	Nil	Nil	Nil	Nil
2.	Apartment buildings a) above 15 m. but not exceeding 24 m.	Wet riser cum-down comer with provision of fire service inlet only near ground level.	Nil	10000 litres	Nil	100 litres per minute giving a pressure not less than 15 kg / cm ² at the topmost hydrant.
3.	Non-apartment buildings. a) Industrial Storage and Hazardous.	Nil	50000 litres	Nil	Nil	Nil
	b) educational building above 15 m. but not exceeding 24 m. in height.	Wet riser cum-down comer	Nil	10000 litres	Nil	Nil

Note 1: Any of the above categories may incorporate an automatic sprinkler / drencher system, if the risk is such that requires installation of such protective methods.

Note 2: Minimum of two hydrants shall be provided within the courtyard.

Note 3: Wet riser-cum-down comer is an arrangement for fire fighting within the building by means of vertical rising mains not less than 10.00 cm. internal diameter with hydrant outlets and house reel on each floor / landing connected to an overhead water storage tank for fire fighting purpose, through a booster pump, gate valve and a non-return valve near the tank-end and a fire pump, gate and non-return valve, shall also be provided to the rising main for charging it by fire services pump in case of failure of static fire pump over the underground static tanks.

Note 4: The performance of pumps specified above shall be at R.P.M. not exceeding 2000.

Note 5: The above quantities of water shall be exclusively for fire fighting and shall not be utilised for domestic or other use. The layout of underground water static tank shall be as per sketch attached.

Note 6: A facility to boost up water pressure in the riser directly from the mobile pump shall also be provided to the wet riser system with a suitable fire service inlets (collecting breaching with 2 numbers of 63 mm. Inlets for 10 cm. rising main and 4 numbers of 63 mm. Inlets with check valves for 15 cm. diameter rising main) and a non-return valve and a gate valve.

Note 7: Hose Reel - internal diameter of rubber hose for hose reel shall be minimum 19 mm. A shut-off branch with nozzle of 4.8 mm. Size shall be provided.

APPENDIX 'A'
(Regulation 6.1)

FORM FOR FIRST APPLICATION FOR DEVELOPMENT UNDER SECTION 44/45/58/69 OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND TO ERECT A BUILDING UNDER SECTION (253) OF BOMBAY PROVINCIAL MUNICIPAL CORPORATION ACT, 1949 UNDER SECTION 189/190/191/192 OF MAHARASHTRA MUNICIPAL COUNCILS, NAGAR PANCHAYATS AND INDUSTRIAL TOWN SHIPS ACT, 1965.

(With Rs. _____ Court Fee Stamp)

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 alterations in the building _____ on/in plot No. _____ Town and Revenue No. _____ C.T.S. No. _____ Situated at Road/Street _____ City _____ and in accordance with section 44/45/58/69 of Maharashtra Regional and Town Planning Act, 1966. Section (253) of Bombay Provincial Municipal Corporation Act, 1949 / Section 189/190/191/192 of Maharashtra Municipalities Act, 1965.

I forward here-with the following plans and statements (item 1 to 6) wherever applicable, in quadruplicate signed by me and (Name in block letters) _____ Architect / Licensed surveyor / Licensed Engineer / Licensed Structural Engineer, (License No. _____) who has prepared the plans, designs and a copy of other statements/documents/as applicable (item 7 to 10).

1. Key Plan (Location Plan).
2. Site Plan
3. Sub Division /Layout Plan.
4. Building Plan.
5. Service Plan.
6. Particulars of Development in Form. (Annexure I)
7. Ownership Title.

8. Attested copy of Receipt for payment of Building Permit Fee.
9. Clearance Certificate of Tax Arrears.
10. No Objection Certificate, where required.
11. Appointment letter in favor of Architect / licensed Engineer / Structural Engineer / Supervisor.
12. Supervision certificate of licensed technical personnel or architect.
13. Property register card, City Survey Plan or measurement plan certified by D.I.L.R. or City Survey Officer in original.
14. Owner's affidavit regarding area of the plot.
15. Architect's certificate for plot area along with area calculation by triangulating method.

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

Architect or Licensed Surveyor / Engineer /
Structural Engineer / Supervisor

Signature of Owner _____
Name of Owner _____
Address of Owner _____

Dated _____

ANNEXURE I

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
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 document ?
*b) Does it tally with the Collector's Record ?
*c) What is the actual area available on site measured by licensed Architect/Engineer/
Structural Engineer/ Supervisor?
d) Is there any deduction in the original area of the plot on account of road lines or
reservation ? Please state the total area of such deductions ?
e) If so what is the net area ?

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

4. Are all plans as required under Bylaw No 6.2 enclosed ?
5. a) Is the plot part of a 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.S.I. of the Zone ?
c) What is the number of Tenements per acre (hectare) 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, studio, buildings for religious, hospital buildings, educational buildings, Markets and
exhibition halls as per Table - 5 ?

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

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 horse power likely to be employed per shift in the factory.
 - c) What industrial classification does it fall under, giving reference to relevant Rule No.?
 - d) Is the proposal for relocation of an existing industry and if so give the name and address of the existing industry ?
 - e) If the proposal is for the establishment of a new industry or for the expansion of an existing industry, is a copy of the 'No Objection Certificate' from the Director of Industries enclosed vide Byelaw No. 6.2.15. where applicable ?
 - f) Is the proposal for a service industrial estate on a plot reserved for service industries ?
 - g) Nature and quantum of industrial waste/effluents and methods of disposal.
9. a) What is the average
- i) prescribed, and
 - ii) existing width of the street ?

If the plot abuts two or more streets, the above information in respect of all streets should be given

- b) What is the height of the building
 - i) above the centre of the street
 - ii) above the average ground level of the plot ?
 - iii) Does it comply with Byelaw No. 17.1 ?
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 1 giving details.
 - iv) What is the number of existing tenements in structures to be retained ?
- b) What is the plinth area and total floor area of the proposed work? Please append statement as per Statement 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.S.I. {Item 11(a) divided by item 3(c)}
- c) Does the work consume the full F.S.I. of the plot, as given in Item 6 (b)?

- 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 Byelaw No. 17.1(b) ?
- b) Please state which of the following Byelaws is applicable for the front open space :
Please refer Byelaw 16.1.2, table – 13.
and does the front open space comply with the rule ?
- 13. What is the distance from the centre line of the street ?
- 14. a) What is
 - i) the width of side open space (s)?
 - ii) the width of rear open space (s)?
 - iii) the distance between building ?
- b) Are there two or more wings to the buildings and if so are the open spaces separate or distinct for each wing as required under Byelaw No.16.1.1.?
- 15. 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 Byelaw No.16.2?
- 16. If the height, of the building is greater than 16 m. above the average ground level, is provisions 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
- 17. a) Does the building fall under the perview of Byelaw No.17.1(a) ?
- b) If so, do the proposed fire protection requirements conform to Appendix M?
- c) If not, give reasons for non-conformity
 - a) _____ ?
 - b) _____ ?
 - c) _____ ?
 - d) _____ ?

18.
 - a)
 - i) What are the requirements for parking spaces under the Byelaws?
 - ii) How many are proposed ?
 - iii) How many lock-up garages are proposed ?
 - b)
 - i) Are loading-unloading spaces necessary under Byelaw No.18?
 - ii) If so, what is the requirement ?
 - iii) How many are proposed ?

NOTE : INDICATE DETAILS ON BUILDING PLAN AS IN PROFORMA I

19.
 - a)
 - i) What are the maximum widths of balconies ?
 - ii) Will they reduce the required open space to less than the provisions of Byelaws ?
 - iii) Do they serve as a passage to any part of the building ?
 - iv) What is their total area ?
 - b) What is the maximum width of weather frames sunshades (Chajja), subbreakers, cornice, care or other projection ?
 - c)
 - i) Are any porches proposed ?
 - ii) Are they in compliance with Byelaw No 16.3.2.(b)
20.
 - 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 ?
21. Is recreational or amenity open space provided as required under Byelaws No. 14.0.1?
22.
 - a) Are any accessory buildings proposed ?If so,For what purpose ?
 - b) What are their heights ?
 - c) Are they 7.5 m. away from the street or front boundary and if located within the open spaces, 1.5 m. from other boundary?
 - d) Is their area calculated in F.S.I.?
23.
 - a) What is the proposed height of the compound wall ? Is it at a junction?
 - b) Is it in compliance with Byelaw No. 19.9.2?
24. Does the proposal fall in any of the restricted zones ?
25.
 - a) Does any natural water course pass through the land under development?
 - b) Is the necessary setback provided as per Byelaw No.12?
26. Please explain in detail in what respect the proposal does not comply with the Building Byelaws and Development Control Rules, and the reasons therefor, attaching a separate sheet if necessary.

- 27 a) Is the Plinth level proposed to be above the level of the surrounding ground level?
 b) Will the proposed plinth level be above Datum fixed by Corporation
 c) Is the plot proposed to be filled upto the level of the abutting road or datum fixed by Corporation whichever is more?

28. The materials to be used in construction with specifications :

- Roofs _____
- Floors _____
- Walls _____
- Columns _____

29 The number of water closets, urinals, kitchens, baths to be provided :

	Water-Closets	Baths	Urinals	Kitchen
Existing	_____			
Proposed	_____			

30. The source of water to be used in the construction

31. Distance from the sewer

32. How much municipal land will be used for stacking building material ?

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

Date :

Signature of the Applicant

Address :

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

I (Name) _____ have been employed by the applicant as his licensed Architect/Engineer/Structural Engineer/ Supervisor. I have carefully perused his covenant or conveyance in respect of this plot and examined the boundaries and the area ξ of the plot and I do hereby certify that have personally verified and checked all the statements made by the applicant who is the owner/lessee/ mortgagee in possession of the plot and in the above form and the attached statements 1 and 2 and found them to be correct.

Date

Signature of licensed Architect/
Engineer/Structural Engineer/
Supervisor

Address :

ξ NOTE – TO INDICATE IN BUILDING PLAN AS IN FORM II

FORM OF STATEMENT 1

{Sr.No 10(a)(iii)}

Existing Building to be Retained

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

FORM OF STATEMENT 2

{Sr.No 10(b)}

Proposed Buildings

Building No.	Floor	Area	Total Floor Area of Proposed work	Use or Occupancy of Floors

PROFORMA – I

(AT RIGHT HAND TOP CORNER OF SITE/BUILDING PLAN AT FLOOR I LEVEL)

A	Area Statement	Sq.M.
1	Area of Plot	
2	Deductions for a) Road Acquisition Area b) Proposed Road c) Any Reservation	
	Total (a+b+c)	
3	Net Gross Area of Plot (1-2)	
4	Deductions for a) Recreation Ground As Per Bye-Law No.14.0.1 b) Internal Road c) Total (a+b)	
5	Net Area of Plot (3 - 4c)	
6	Addition for F.S.I. (Total Built Up Area) Purpose a) 100% of Set Back Area	
7	Total Area (5+6)	
8	Total Built-Up Area Permissible - Max. Ground Coverage (Fraction) x Maximum No. Of Storeys	
9	Permissible Total Floor Area (7 x 8)	
10	Existing Floor Area	
11	Proposed Area	
12	Excess Balcony Area taken In Total Floor Area Calculation (as per B (c) Below)	
13	Total Built Up area Proposed (10+11+12)	
14	Total Built Up Area Consumed (13/7)	
B	Balcony Area Statement - a) Permissible Balcony Area per Floor b) Proposed Balcony Area per Floor c) Excess Balcony Area (Total)	
C	Parking Statement - a) Parking Required by Rule b) Garages Permissible c) Garages Proposed d) Total Parking Provided	
D	Loading /Unloading Statement Loading/Unloading Required Total Loading/Unloading Provided	

PROFORMA - II

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

CONTENTS OF SHEET

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____
_____ and the dimensions of sides etc. of plot stated on plan are as
measured on site and the area so worked out tallies with the area stated in document
of ownership / T.P. Act.

Signature of Licensed Architect / Engineer /
Structural Engineer / Supervisor

DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF OWNER

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

NORTH LINE

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

APPENDIX - B
(Regulation 6.2.8)
FORM FOR SUPERVISION

To,

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/or building No. _____ on/in Plot No. _____ in Block No. _____ situated at Road/Street _____ - C.T.S. NO. _____ shall be carried out under my supervision and Certify that all the materials (type and grade) and the Workmanship of the work shall be generally in accordance with the general specifications submitted along with, and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature of Architect / Surveyor /

Engineer/Structural Engineer _____

Name of Licensed / Engineer / Surveyor / Structural / Engineer and / or Architect (IN BLOCK LETTERS) _____

Registration No. of Architect/License No. of Engineer/Surveyor/Structural Engineer _____

Address of Engineer / Surveyor / Structural Engineer and / or Architect. _____

Date : _____

APPENDIX - C

(Regulation 6.5)

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

1 GENERAL

- 1.1 The qualification of the technical personnel to carry out different jobs for building permission and supervision for the purpose of licensing by the Authority shall be as given in Rules No.C-2 to C-5. The procedure for licensing the technical personnel is given in rule No. C-5

2. ARCHITECT

2.1. Qualifications

The qualification for licensing of Architect will be 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.

3. ENGINEER

3.1 Qualifications

The qualification for Licensing of Engineer will be the Associate corporate membership (Civil) of the Institution of Engineers of such degree or Diploma in Civil or Structural Engineering

4. STRUCTURAL ENGINEER

4.1 Qualifications

Qualification for Licensing of Structural Engineer shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work.

- a) Graduate in Civil Engineering of recognized Indian or Foreign University and Chartered engineer or Associate Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution, and
- b) Associate Member of Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution possessing exceptional merits.

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

5. LICENSING

5.1. Technical Personnel to be Licensed

The qualified technical personnel or group as given in Rules C-2, c-3 and C-4 shall be licensed with the Authority and the license shall be valid for one calendar year ending 31 December after which it will have to be renewed annually..

5.2. Fees for Licensing

The annual licensing fees shall be Rs. 250/- p.a. provided that a registered Architect shall not be required to pay the licensing fees as above.

5.3. 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 Municipal Commissioner of Ulhasnagar and other Municipal Officers in carrying out and enforcing the provisions of the Corporation Act/Municipal Act, and of any rules for the time being in force under the same.
2. Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of chapter XV of the Municipal/Corporation Act and of any rules 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 Mistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
3. In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set back has accrued or about to accrue to the Commissioner under the provisions of Section 255 of the said Act or any of them, it will 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 pretense whatever, be a part to any to any evasion or attempted evasion of the set-back (if any that may be required)
4. In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premised designed or intended to be used for any purposes in respect of which the written permission or license of the

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

5. A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Municipal Corporation/Council 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 employment for the development work, he shall report the fact forthwith to the Planning Authority.

APPENDIX - D

(Regulation 6.8.1)

**FORM FOR SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT
CERTIFICATE**

To:

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction of Development Certificate / Commencement Certificate under section 45 or 69 of Maharashtra Regional and Town Planning Act 1966 to carry out development work/and Building permission under Section of the Corporation Act, 190 / Municipal Act to erect Building No. _____ on / in Plot No. _____ Block No. _____ situated at Road/Street _____ C.S.T. No. _____ the commencement Certificate /Building Permission is granted subject to the following conditions:-

- 1 The land vacated in consequence of the enforcement of the set-back rule shall from part of the public street.
- 2 No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3 The Commencement certificate/building permission 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 _____ No. of trees shall be planted in the plot.
- 6 _____
- 7 _____
- 8 _____

Yours faithfully

Office No. _____

Office Stamp _____

Date _____

APPENDIX - E

(Regulation 6.8.1)

**FORM FOR REFUSAL OF SANCTION OF BUILDING PERMISSION /
COMMENCEMENT CERTIFICATE**

To:

Sir,

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

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Yours faithfully

Office No. _____
Office Stamp _____
Date _____

APPENDIX - F
(Regulation 7.1)

FORM FOR NOTICE FOR COMMENCEMENT OF WORK

To,

Sir,

The development work / erection / re-erection / demolition or material alteration in/of Building No. _____ on / in plot No _____ Block No. _____ situated at _____ Mohalla / Road _____ C.T.S. No. _____ will start on _____ as per your permission vide office communication NO. _____ Dated _____ under the supervision of _____ Architect (Registered) / Licensed Engineer / Surveyor / Structural Engineer / Supervisor, (License No. _____) and in accordance with the plan sanctioned.

Signature of Owner

Name of Owner _____

(in block Letters)

Address of Owner _____

Date: _____

APPENDIX -G

(Regulation 7.3)

FORM FOR INFORMING COMPLETION OF WORK UPTO PLINTH LEVEL

To,

Sir,

I hereby inform that the construction upto plinth/- column upto plinth level has been completed in Building No. _____ on/in Plot No. _____ Block No. _____ situated at _____ Road / Street _____ C.T.S. No. _____ 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 Architect / Licensed Engineer /

Structural Engineer / Surveyor / Supervisor _____

Name (In Block Letters) _____

Address _____

Date : _____

APPENDIX-H
(Regulation 7.3)
FORM FOR APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO
PLINTH LEVEL

To

Sir,

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

Yours faithfully,

Office Communication No. _____

Office Stamp _____

Date _____

APPENDIX-J
(Regulation 7.5)
FORM FOR COMPLETION CERTIFICATE

To,

Sir,

I hereby certify that the erection/re-erection or part/full development work in / on building / part building No. _____ situated at _____ Road / Street _____ C.T.S. No. _____ has been supervised by me and has been completed on _____ according to the plans sanctioned, vide Office communication No. _____ dated _____. The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly in accordance with the Act or the Building Rules, no requisitions made, conditions prescribed or orders issued thereunder have been transgressed in the course of work. I am enclosing three copies of the completion plans, one of which is cloth mounted . The building is fit for occupancy for which it has been erected/re-erected or altered, constructed and enlarged.

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

Signature of Architect/ Licensed Engineer / Surveyor
/ Structural Engineer/ Supervisor _____

Name of Architect / Licensed Engineer / Surveyor /
Structural Engineer / Supervisor _____

Encl. as above.

Date: _____

APPENDIX-K
(Regulation 7.6)
FORM FOR OCCUPANCY CERTIFICATE

To:

Sir,

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

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

One set of completion plan duly certified is returned here-with.

Yours faithfully,

Office No. _____

Office Stamp _____

Date: _____

APPENDIX-L
(Regulation 7.6.1)
FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE
(ON STAMP PAPER)

To,

Sub :

Sir,

While thanking you to allow me 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 MMRDA, Municipal Corporation / Municipal Council against any risk, damage and danger which may occur to occupants and users of the said portion of building also undertake to take necessary measures for their safety. We say that this undertaking will be binding on me/us , our heirs, administrations/Chief Officer and to our assignees.

Yours faithfully,

Witness : _____

Date : _____

Name : _____

Owner : _____

Name : _____

Address : _____

*of such value as decided by the Authority.

APPENDIX - M

(Regulation 20.2)

ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR SPECIAL BUILDING

1 GENERAL

- 1.1 In addition to the provisions of Part IV Fire Protection of National Building Code of India, the Chief Fire Officer, Ulhasnagar, Fire Bridge, may insist on suitable provisions in building from fire safety and fire fighting point of view depending on the occupancy and height of buildings.

2 CONSTRUCTION

2.1 BUILDING MATERIALS:

- 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 non-combustible material. Interior finish materials (wall paneling, floor coverings, 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 non-combustible or of plasterboard.
- 2.1.2 Stairways and corridors shall not contain combustible materials.
- 2.2 Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transom and ceiling 2 hours to 4 hours.
- 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 sections (fire walls) subdividing the building to prevent fire spread, shall have a fire resistance rating not less than two hours.
- 2.4 Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

3 STAIRCASE ENCLOSURES FOR BUILDINGS MORE THAN 15 M. IN HEIGHT:-

- 3.1 The internal enclosing walls of staircase shall be of brick or R.C.C. Construction having fire resistance of 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. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check actions door closures.

- 3.2 The staircase enclosure on external wall of the building shall be ventilated to atmosphere at each landing.
- 3.3 Permanent vent at the top equal to 5% 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. w.g. by an electrically operated blower/blowers shall be maintained.
- 3.4 The mechanism for pressuring as staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatic fire alarm operates.

4 LIFT ENCLOSURES

- 4.1 The walls enclosing lift shaft shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sq.cm. (0.2 sq.m.) in clear area. Lift motor rooms shall 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.
- 4.2 Landing doors in lift enclosures shall open in the ventilated or pressurized corridor/lobby.
- 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 a brick masonry or R.C.C. wall of fire resistance of not less than two hours.
- 4.4 If the lift shafts 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 pressuring the lift shaft and lift lobby shall be installed that they shall operate automatically when the automatic fire alarm operate.
- 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.

4.6 The lift machine room shall be separate and no other machinery shall be installed therein.

4.7 Lifts shall not normally communicate with the basement. However, one of the lifts may be permitted to reach the basement level, provided the lift lobby at each basement level is pressurized 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 electromagnet device to be linked with smoke detector.

5 **EXTERNAL WINDOWS:**

5.1 Areas of the openable external windows on a floor shall be not less than 2 ½ % 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)

6 **BASEMENTS**

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 a basement floor level and smoke outlets at basements ceiling level. Inlets and extracts may be terminated at ground level with stall boards or pavement lights 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 Bridge and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

6.2 The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the growing and upper stories of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hours fire resistance. If the travel distance exceeds 18.50 m. additional staircase at proper places shall be provided.

6.3 In multi-storeys basements, intake ducts may serve all basement levels but each basement and compartment shall have separate smoke outlet duct or ducts.

6.4 Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have considerably higher

performance than the standards units. It should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 55°C.

- 6.5 Kitchens working on gas fuel, departmental stores, and shops shall not be permitted in basement/sub-basement.

7 **COMPARTMENTATION (FIRE SECTIONS)**

- 7.1 If the uncomparted floor space on a floor exceeds 750 sq.m. it shall be separated in compartments each not exceeding 750 sq.m. by means of fire walls of not less than two hour fire resistance. In extended buildings, fire walls should be erected at distances not exceeding 40 meters. For floors with sprinklers, the area mentioned above may be increased by 50 percent.

8 **SERVICE DUCTS**

- 8.1 Service duct shall be enclosed by wall having a fire resistance of not less than two hours. Doors for inspection or access shall also have a fire resistance not less than two hours.
- 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.
- 8.3 A permanent vent shall be provided at the top of the service shaft of cross sectional area of not less than 460 sq.m. cm. or 6.25 sq.cm. for each 900 sq.cm. of the area of the shaft whichever, is more.

9 **REFUSE CHUTES & REFUSE CHAMBERS**

- 9.1 Hoppers to refuse chutes shall be situated in well ventilated position and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall; not be located within the staircase enclosure.
- 9.2 Inspection panel and hopper (charging station) opening shall be fitted with tight fittings metal doors, covers, having a fire resistance of not less than one hour.
- 9.3 Refuse chute shall not be provided in staircase wells, air conditioning shafts etc.

- 9.4 Refuse chambers shall have walls and floors of roofs constructed on non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

10 BUILDING SERVICES

10.1 ELECTRICAL SERVICES

- a) The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.
- b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- c) Separate circuits for water pumps, lifts staircases, and corridor lighting and blowers for pressuring system shall be provided directly from the main switch gear panel and these 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 two hours.
- e) Medium and Low voltage wiring running in shafts, and within false ceiling shall run in metal conduct.
- 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 licensee service and alternate supply cables. The door 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 licensee cables shall be segregated from consumers cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside.
- 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.

10.2 TOWN GAS/LP. 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.

10.3 STAIRCASE & CORRIDOR LIGHTINGS

- a) The staircase and corridor lighting shall be on separate circuit 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 light points, if any.
- b) For assembly, institutional buildings, the alternative source of supply may be provided by battery continuously trickle charged from the electric mains.
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to two source or 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.

10.4 ALTERNATE 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 extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand -by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV/LV supply from a separate substation is provided with appropriate transformer for emergency the provisions of generator may be waived in consultation with the Chief Fire Officer, Kalyan Fire Brigade

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 3 steel door of 2 hours fire rating. A kerb (sill) of suitable height shall 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 transformer room shall be provided preferably from out-side. 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 (Mulsifyre System).

- c) In case the transformers housed in the basements are totally segregated from the 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 RCC construction of capacity capable 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 flame-arrester.

10.6 AIR CONDITIONING

- a) Escape routes like staircase, common corridors, lifts, 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) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with fire resisting materials 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 materials used for insulating the duct system (inside or outside) shall be non-combustible materials such as glass wool, sun 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 the 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 unit 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.
- i) If the air handling unit serves more than one floor, the recommendations given above shall be complied with an addition to the conditions given below:-
- j) 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.

- k) When the automatic fire alarm operation the respective air handling units of the air conditioning system shall automatically be switched off.
- l) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment on every floor.
- m) 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.
- n) The air filters of the air-handling units shall be of non-combustible materials.
- o) The air-handling unit room shall not be used for storage of any combustible materials.
- p) Inspection panels shall be provided in main trucking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- q) 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 or spun glass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 m. thick and which would not readily conduct heat.

10.7 **BOILER ROOM**

Provisions of Boiler and Boiler Rooms shall conform to Indian Boiler Act, Further, the following additional aspects may be taken into account in the location of Boiler/Boiler Room.

- a) The Boilers shall not be allowed in sub-basement but may be allowed in the basements away from the escape routes.
- b) The boilers shall not be installed in a fire resisting room of 4 hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with composite door of 2 hours fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace Oil tank for the Boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

11 PROVISION OF FIRST AID FIRE FIGHTING APPLIANCES:-

- 11.1 The first aid fire fighting equipment shall be provided on all floors including basements; lift rooms, etc. in accordance with IS:2217-1963. Recommendations for providing First Aid Fire Fighting Arrangements in Public Buildings in consultation with the Chief-Fire Officer, Kalyan, Fire Brigade.
- 11.2 The Fire Fighting appliances shall be distributed over the building in accordance with IS: 2190-1971 Code of Practice for selection, installation and maintenance of portable first-aid fire appliances.

12 FIXED FIRE FIGHTING INSTALLATIONS

- 12.1 Building above 15 m. in height depending upon the occupancy use-shall be protected by wet raiser, wet riser-cum-down comer, automatic sprinkler installation, high pressure watt spray or foam generating system etc. as per details given in 12.2 to 12.6 and Table 38.

12.2 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 tank with capacity specified in Appendix 'A' for each building by the local fire Authority with arrangements of replenishment by grounds main or alternative source of supply at 1000 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 suction hose etc. The covering slab shall be able to withstand the vehicular load of 18 tons. The domestic suction tank connected to the static water storage tank shall have an over flow capable of discharging 2250 liters per minute to a visible drain point from which by a separate conduits the overflow shall be conveyed to a storm water drain.

12.2.1 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 arrangement to maintain the level therein at the minimum specified capacity. (See fig. 2)

12.2.2 The static water storage tank shall be provided with a fire brigade collecting breaching with 4 Nos. 63 mm. dia (2 Nos. 63 mm. dia for pump with capacity 1400 liters/minute) instantaneous male inlets arranged 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. dia to discharge water into the tank when required at rate of 2250 liters per minute.

12.3 AUTOMATIC SPRINKLERS:-

Automatic sprinklers shall be installed:-

- a) In basement used as car parks, if the area exceeds 500 sq.m.
- b) In multi-storied basements used as car parks, and for housing essential services ancillary to a particular occupancy.
- c) Any room or other compartment of a building exceeds 500 sq.m.
- d) Departmental stores or shops 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 theaters.

12.4 Automatic High Pressure Water Spray (mulsifyre) System:-

This system shall be provided for protection of indoor transformers of a substation in a basement oils in a basement area.

12.5 Foam Generating System:-

This system shall be provided for protection of boiler rooms with its ancillary storage of furnace oil in basement.

12.6 Carbon-di-Oxide Fire Extinguishing System:-

Fixed CO₂ fire extinguishing installing shall be provided as per IS:6382-1971 Code of Practice for design and installation of fixed CO₂ fire extinguishing system on premises where water or foam can not be used for fire extinguishment 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 CO₂ installation.

13 HOUSE KEEPING

- 13.1 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.

14 **FIRE DRILLS AND FIRE ORDERS:**

- 14.1 Fire notices/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.

APPENDIX - N

(Regulation 6.2.13)

FORM FOR SUBMISSION OF INFORMATION FOR ENVIRONMENT ASSESSMENT AND ENVIRONMENTAL SCREENING OF THE DEVELOPMENT PROPOSAL

1. Name and address of the person proposing development.
2. Particulars of the proposed development.
 - a) Brief description.
 - b) Justification or need for the proposed development.
 - c) Objective.
 - d) Size and Magnitude.
 - e) Cost.
 - f) Present status.
 - g) Time schedule for completion of development.
3. Employment :
 - a) During development stage.
 - b) During operational stage.
4. Location of the proposed development
 - a) Revenue Survey No. / Hissa No.
 - b) Name of the village / tehsil / district.
(7 X 12 extract and village map showing location essential)
5. Land Area :
 - a) Existing (in the case of expansion)
 - b) Proposed
6. Physical Setting :
 - a) Natural and man-made features (map essential),
 - b) Topography indicating gradient aspect and altitude. (map essential),
 - c) Soil type and texture (map optional),
 - d) Flood prone areas of the site (map essential).
7. Land uses
 - a) Existing land use of the site.
(Area statement and map at larger scale essential)
 - b) Existing land use covering an area of 10 km. radius around the site.
(map at smaller scale essential).
 - c) Proposed Development (area statement and map at larger scale essential)

- d) Proposed Development showing proposed accesses, land uses of the surrounding area (map at smaller scale essential).
8. Ecologically Sensitive Areas :
- a) Proximity to National Park, Wild Life Sanctuary, nature reserves, mangrove forests and reserved, protected or other forests, biosphere reserve, swamp and wetlands. (indicate distance from the site and identify on map).
 - b) Does the development involve any forest land ?
 - c) Proposals for compensatory afforestation plan,
 - d) Does the proposed development involve reclamation of wetlands ?
 - e) Is the site situated within catchment area of water reservoir ?
 - f) Is the site situated within existing or potential command area of irrigation project ?
9. Air
- a) Ambient air quality data at the site (for SO₂, NO_x, SPM),
 - b) Major air pollution sources within 10 km. radius from the site.
 - c) Nature and concentration of likely emissions from the proposed development.
 - d) Pollution abatement measures proposed.
10. Water
- a) Total daily water requirement.
 - b) Source of water supply with details of competing users.
 - c) If ground water is used at source, details of quality and quantity available and present extraction.
 - d) Quantity of waste water expected.
 - e) Method of treatment and disposal of waste water proposed.
 - f) Present quality of water in receiving bodies.
11. Solid waste
- a) Nature and quantity of solid waste expected.
 - b) Nature and quantity of any toxic and hazardous waste.
 - c) Method of collection, transport and disposal of solid waste proposed.
12. Noise and Vibrations
- a) Ambient noise level.
 - b) Noise and vibration levels expected during development phase and thereafter.
 - c) Source of noise and vibrations.
 - d) Noise and vibration abatement measures proposed.

13. Risk and Disaster

- a) Does the development involve any hazardous process ?
- b) Does the development involve any storage or transportation to and from the site of the any toxic or hazardous material ?
- c) Assessment of risk for (a) and (b) above.
- d) Details of disaster Management Plan.

14. Rehabilitation

- a) Does the proposed development involve rehabilitation of local population ?
- b) Details of rehabilitation plan, if any.

APPENDIX - P
GUIDELINES FOR PERMITTING QUARRIES
(Refer Regulation 6.2.14)

1. No quarrying operations shall be carried out without obtaining Development Permission of the Planning Authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966
2. The application for Development Permission of quarrying shall include :
 - a) A location plan at 1:5000 scale of the quarry site and an area upto 500 meters around the quarry site showing important natural and man made features and contours ;
 - b) A site plan at 1 : 500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures ;
 - c) Proposed excavation plan and cross sections at 1 : 500 or larger scale showing proposed phasing ; terracing ; stepping ; benching slopes; locations of process equipment ; diversion of water courses; impounding lake ; storage areas for top soil, waste material, quarried material ; workers housing ; landscaping including screen planting, mounding and measures against visual intrusion etc.
 - d) A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying ;
 - e) a report supplementing the excavation and restoration plans, costs and implementation programme;
3. No quarrying shall commence until the excavation plan is proved also by the Director of Geology and Mining.
4. The Restoration Plan approved by the Planning Authority shall be carried out in consultation with concerned Conservator of Forest or District Forests Officer.
5. Natural gradient of slope should be maintained during quarrying operations slope of the foot-wall side (Slope in the direction in which mining does not exist) should be properly stabilised by planting adequate trees of suitable species so as to have soil binding vegetation.
6. In the case of murum quarrying entire weathered soil or murum shall not be excavated exposing hard rock ; instead, a capping of at least half a metre be left so that it can support vegetation and plantation that be done later on.
7. Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channeled out of any nearby human settlement.
8. During quarrying operations, the water should be sprayed at least once in a day over the roads at quarry sites and nearby area.

9. Kachha road leading to quarry site shall be invariably sprayed by water during the period when trucks use carrying murum. In addition, in order to minimise dust pollution, measures such as adoption of hoods at transfer points, vulcanizing of conveyer belt joints, under belt cleaning devices, apart from installation of dust extrication system for conveyance shall be adopted. The kachha road leading to the quarry shall have roadside plantation in order to arrest the dust pollution.
10. No blasting shall be permitted if a public road, railway line or any human settlement is located with 500 meters from the quarrying site.
11. Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited.
12. The Development Permission for quarrying shall be granted for a specific period, after which fresh permission for further quarrying will be necessary. In granting such fresh permission, the Planning Authority shall have regard to the applicant's performance in observing the approved excavation plans and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.

APPENDIX – Q
(Regulation 11.15)
EXTRACT OF THE DEVELOPMENT CONTROL REGULATIONS OF THE SANCTIONED
REGIONAL PLAN MUMBAI METROPOLITAN REGION (REVISED)
PERTAINING TO
URBANISABLE AREA U-2.

15.2 DEFINITIONS OF TERMS AND EXPRESSIONS

15.2.1 The terms and expressions in these Regulations shall have a meaning as defined hereinafter :

- a) "Environment Impact Assessment (EIA)" means a statement indicating probable changes in the environment, such as, changes in the air quality, water quality, soil quality, noise levels, vegetation and wild life, landscape quality, land use, vehicular traffic, infrastructure, population, economic activity, etc. which may result from any development either during the course of development being carried out, or thereafter.
- b) "Environmental Management Plan" means a course of action designed to minimise the unavoidable adverse environmental impacts both during the construction and operational phases of the projects.
- c) "Floor space index (FSI)" means the ratio of the combined gross floor area of all floors to the gross area of the plot, viz.

$$\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Gross Plot area}}$$

- d) "N. A. Permission" means a permission granted under Section 44 of the Maharashtra Land Revenue Code, 1966, to use any agricultural land for non-agricultural purpose.
- e) "Organised Development" means development carried out by, or under the overall control of, a single agency in accordance with a proper sub-division plan or layout of buildings with adequate provision of infrastructural facilities, such as, roads, storm water drainage, sewerage, water supply, power supply, etc. as specified by these Regulations, and may involve consolidation of adjoining land parcels into a large plot.
- f) "Outline Development Proposal" means a document consisting of statement and maps giving particulars of the proposed Organised Development.
- g) "Planning Brief" means a statement by the Planning Authority specifying mandatory and optional planning requirements relating to the land for which Organised Development is proposed.

15.2.2 The terms and expressions other than those defined in Regulation 2.1 shall have the same meaning as in the Maharashtra Regional and Town Planning Act, (hereinafter referred to as "MR & TP Act") 1966, MMRDA Act, 1974 and the Regulations made there under.

15.3 GENERAL

15.3.1 No person shall, on or after these Regulations come into force, carry out any development of the types other than those stated under the proviso to Section 43 of the MR & TP Act, 1966, without obtaining permission from.

- a) The Planning Authority, including Municipal Corporation, Municipal Council, Special Planning Authority, or New Town Development Authority, or the Collector under whose jurisdiction the land is situated ; and
- b) Any other authority including Zilla Parishads, Gram Panchayats, Maharashtra Industrial Development Corporation, Maharashtra Pollution Control Board, Forest Department, Industries Department, etc. under relevant applicable laws.

15.3.2 No authority shall grant a permission or No Objection Certificate (NOC) for any development otherwise than in conformity with these Regulations and the Regional Plan for Mumbai Metropolitan Region, 1991-2011 except in the areas included in the jurisdiction of any Planning Authority, Special Planning Authority or a New Town Development Authority and for which Development Plans or Planning Proposals have been prepared and sanctioned.

15.3.3 No development of the type listed in items (a) to (e) in Regulation 15.3.3.1 and items (a) to (i) in Regulation 15.3.3.2 shall be permitted to be carried out by any person or by any authority without obtaining prior concurrence of the Mumbai Metropolitan Region Development Authority. Such concurrence may be given with or without conditions.

15.3.3.1 Any person who intends to carry out any development of the type listed in this Regulation anywhere in the Metropolitan Region and involving an investment of Rs.50 crores or more shall submit to the MMRDA a copy of the application along with the accompanying information for site clearance submitted by him to the Ministry of Environment and forest in respect of the development proposed.

- a) Mining projects ;
- b) Pit Headed Thermal power stations ;
- c) Hydro – power, major irrigation projects and / or their combination including flood control.
- d) Ports and harbours (excluding minor ports) ; and
- e) Prospecting and exploration of major minerals in area above 500 ha.

15.3.3.2 Any person who intends to carry out any development of the type listed in this Regulation anywhere in the Metropolitan region shall submit to MMRDA a copy of the application for development

permission submitted by him to the Planning Authority concerned, along with the information in the form prescribed in Appendix - N. If the environmental screening based on this information indicates that the proposed development will have significant impact on the environment, the MMRDA may, at its discretion, call upon the applicant to submit an EIA and EMP report for such development.

- a) All projects listed as item (a) to (e) in Regulation 15.3.3.1 where investment is upto Rs.50 crores.
- b) Minor ports and harbours.
- c) Quarrying for stone, murum and earth, including sand dredging from rivers, creeks and estuaries.
- d) Hotels, tourist resorts, holiday homes and Health Farms/Centres, Amusement parks and motels in Green Zone, and Recreational and Tourism Zone on land admeasuring more than .4 ha..
- e) Any development of land admeasuring 25 ha. or more, except in U-1 Zone.
- f) Setting up of a new industrial unit or expansion of an existing one where the investment is Rs. 100 crores or more or the land area is more than 25 ha.
- g) Development of land for Industrial purpose in U-2 Zone.
- h) Any development of wetlands including reclamation, bunding etc. for salt pans, fish farms etc.
- i) Film and video shooting sites on land admeasuring 5 ha. or more.
- j) Poultry farms, cattle stables, piggeries, having an investment more than Rs.1 crore.

Note : The EIA report referred to in the foregoing shall be prepared in accordance with the guidelines issued by the Ministry of Environment and Forest (MEF), Government of India from time to time.

15.3.4 No construction shall be permitted within 30 m. of the high flood line of the rivers and nallas, except in U-1 and I-Zone, where such construction shall be permitted beyond 15 m. from the defined edge of the water course, subject to the provisions of the Sanctioned Coastal Zone Management Plan (CZMP).

15.3.5 No development of any land in zones other than U-1 or I-Zone shall be permitted unless the owner undertakes to provide at his own cost physical and social infrastructure facilities, such as, roads, water supply, sewage disposal system, solid waste collection and disposal system, electricity, recreational open space, playground, school, etc. as, in the opinion of the Planning Authority, may be reasonably required for the development proposed and provided that the owner also undertakes to maintain these facilities for a reasonable period specified by the Planning Authority. Where the Planning Authority decides to provide and / or maintain any of the aforesaid infrastructure facilities,

the owner shall surrender to the Planning Authority or any other agency nominated by it, free-of-cost the land required for such facilities.

15.3.6 Notwithstanding Regulation 15.3.2 Development Permissions may be granted according to earlier Regional Plans (1973 and 1985) and practices prevailing prior to 15.1.96 in the following cases :

- a) Where sale permission for N.A. use has been granted prior to 15.1.1996 provided the development provision is sought for the same use as the one for which sale permission was granted.
- b) Where N.A. permission, layout or sub-division permission and building permission has been granted prior to 15.1.1996.
- c) building permission on individual plot or plots of layout or, subdivision of land approved prior to 15.1.1996, provided the N.A. permission or sale permission in above a,b and c shall have been lapsed.

15.3.7 All developments existing on or prior to coming into force of these Regulations which are authorised under MR & TP Act, 1966 and Maharashtra Land Revenue Code, 1966, but which are not in conformity with the use provisions of the Regional Plan or these Regulations shall be allowed to continue as if they are in conforming zone and shall also be allowed reasonable expansion within the existing land area and within the FSI limits prescribed by these Regulations.

15.3.8 Not relevant

15.3.9 a) Where any land is so situated that these Regulations and Development Control Regulations of any development plan, planning reports or town planning scheme are simultaneously applicable to it, the development of such land, except where the land is situated in u-1 zone shall be regulated in accordance with the stringent of the two Regulations.

- b) Metropolitan Commissioner shall be the final authority for interpretation of the provisions of these regulations in conformity with intent and spirit ; and his decision shall be final. In cases of genuine hardship the Metropolitan commissioner may use his discretion to condone provisions of these Regulations except the provisions related to FSI by recording the reasons.'

15.4 **Urbanisable Zone - I (U-1) - Not relevant**

15.5 **URBANISABLE ZONE - 2 (U-2)**

15.5.1 **USE PROVISIONS**

15.5.1.1 Lands in the U-2 Zone may be used for any of the following purposes, viz. -

- a) Residence.
- b) Hotels, tourist resorts, holiday homes, motels and club houses.
- c) Retail shops, wholesale shops, restaurants and banks.

- d) Offices of local authorities, local offices of the Government and public utility concerns and offices of the professional and others providing similar services.
- e) Personal service establishments and repair service establishments.
- f) Educational, medical social or religious institutions, libraries and museums.
- g) Research and development institutes, scientific institutes and laboratories and training institutes.
- h) Warehouses, container parks, truck terminals, vehicle parking areas, garages, petrol pumps, way bridges, service stations and automobile repair workshops.
- i) Services Industries as defined in the standardised Development Control Regulations recommended by the State Government for 'A' class Municipal Councils.
- j) Non-polluting, high-tech, high-value-added industries defined as Schedule-I industries in the Industrial Location Policy for Mumbai Metropolitan Region as a part of the Organised Development on a plot of land admeasuring not less than 10 ha. in area.
- k) Television and broadcasting studios, film studios, art galleries, exhibition centres and convention centres.
- l) Parks, gardens, play-fields, golf-courses, swimming pools, stables, race courses, shooting ranges, amusement parks and theme parks.
- m) Public services and utility establishment, such as water treatment plant, sewage treatment plant, solid waste treatment and disposal facilities, electricity sub-station, gas works, fire brigade, police station, telephone exchange, bus shelters, terminals, depots, etc.
- n) Cemeteries and crematoria.
- o) Roads, bridges, dams, railway lines and related facilities heliports, jetties, pipelines, electricity transmission lines, communication towers, etc.
- p) Agriculture and allied activities, such as, poultry farms.

15.5.1.2 The land users or activities listed in item (a) to (l) in Regulations 15.5.1.1 shall be permitted only on the plot admeasuring 2000 sq.m. or more, except as a part of the Organised Development or such users or activities, -

- i) On land situated in gaothan and 200 m. from the gaothan boundary in U - zones.
- ii) The users or activities in (h), (i), (j) shall be at least 500 m. away from village gaothan boundary or from the boundary of U-1 zone.
- iii) The users and activities in U-Zone or gaothan lands or lands within 200 m. from the gaothan shall be regulated in accordance with regulations prescribed for 'B' and 'C' class Municipal Councils by the State Government.

15.5.2 ORGANISED DEVELOPMENT

15.5.2.1 The Organised Development may be undertaken by a co-operative society of land owners, a land owner, developer or builder on behalf of a land owner, local authority or any public agency who shall submit to the planning authority or where there is no Planning Authority the Collector of the District an Outline Development Proposal (ODP) for approval in principle. Such Outline Development Proposal (ODP) shall indicate (through index map, sketch plan and description) brief particulars of the proposed Organised Development, such as -

- a) Location and area of the land, including particulars of the surrounding development.
- b) Existing and proposed access to sites.
- c) Land uses or activities proposed.
- d) Proposal for provision of basic infrastructure, such as, roads, storm water drainage, water supply, waste disposal facilities, power supply, etc.

15.5.2.2 The Planning Authority or the Collector of the District as the case may be shall consider the ODPs in light of the planning proposals or layouts that may have been prepared or may be under preparation for U-2 zone and / or in light of the ODPs approved and Development Permission granted earlier for the development of adjoining lands and other lands in the vicinity. The Planning Authority shall either approve the ODP in principle, reject it, or return it for modification in accordance with the specific Planning Brief.

15.5.2.3 Based on the approved ODP, or the Planning Brief referred to in Regulation 15.5.2.2 above, an application for Development Permission for organised development shall be made. Such application shall include the following :

- a) Sub-division of land into plots or layout of buildings and proposed use of plots or buildings.
- b) Existing or proposed roads of the Regional Plan, Development Plan, Planning Proposals or Layout, access road to individual plots and building and parking arrangements.
- c) Recreational open spaces, spaces reserved for social facilities and amenities, such as, shopping centres, schools, community centres, health centres, etc., utility services, such as, electric sub-station, water tank, and pump house, sewage treatment plant, etc.
- d) Landscape plan of the area.
- e) Details of the arrangements for provision of water supply including source, treatment and distribution arrangements.
- f) Details of the arrangements for collection, treatment and disposal of liquid and solid waste.
- g) Details of the arrangements for electricity supply and distribution including provision of street lights.

15.5.3 SUB-DIVISION OR LAYOUT

15.5.3.1 Where the land is proposed to be used for land use or activities stated in item (a) to (j) in Regulation 15.5.1.1 a sub-division plan or layout of buildings shall be submitted ;

- a) if the land is proposed to be sub-divided into plots ;
- b) if more than one building is proposed on the plot ; or
- c) if the area of the plot is 0.4 ha. or more.

Such sub-division plan or layout shall be in accordance with the relevant provisions specified in Regulation 15.5.3.2 to 15.5.5.2. The sub-division plan or layout of land shall also incorporate the proposals of the Development Plan, planning proposals, layout, etc. in respect of

15.5.3.2 The minimum width of access pathways and access roads shall be as stated in Tables 15.1 and 15.2

TABLE - 15.1

Width of access pathways and roads for sub-division or layout for residential purpose.

Type of Access	Length in meters	Width of access in meters
Pathways	upto 50	3.0
Road	upto 75	6.0
Road	75 to 150	9.0
Road	150 to 300	12.0
Road	above 300	15.0

TABLE - 15.2

Width of access pathways and roads for sub-division or layout for any other purpose.

Length of Road in meter	Width in meter
Upto 100	9.0
100 to 300	12.0
above 300	15.0

15.5.3.3 The minimum size of the plot in the Organised Development shall be as stated in Table - 15.3

TABLE - 15.3

Minimum plot sizes and frontage

Sr. No.	Land Use	Type of Development	Minimum plot area in m.	Minimum width of frontage in m.
1.	Residential	Row houses	25.0	3.0
	Retail	Semi detached	40.0	4.5
	Shopping and Restaurant	Detached	150.0	9.0
2.	Industrial	Semi detached	200.0	9.0
3.	Others	Detached	300.0	15.00

15.5.3.4 The minimum size of the plot not forming part of the Organised Development or not situated in gaothan or within 200 m. from gaothan shall be 2000 sq.m.

15.5.3.5 The minimum width of the front, rear and side open spaces shall be as stated in Table 15.4

Table 15.4

Minimum front, rear and side open spaces

Sr. No.	Land Use	Type of Development	Plot Area	For Buildings upto 2 storeys (Maximum height 9 m.)			For Buildings upto 3 storeys (Maximum height 13.5 m.)		
				Side	Front	Rear	Side	Front	Rear
1.	Residential, Retail Shopping and restaurants.	Row houses	Upto 50		0.75	1.50	Nil		-
			50 to 60	1.00	2.25	Nil	-	-	-
			60 to 125	1.50	3.00	Nil	-	-	-
			Above 125	3.00	3.00	Nil	-	-	-
		Semi detached	50 to 60	1.00	3.00	1.00	-	-	-
			60 to 125	1.50	3.00	1.50	-	-	-
			Above 125	3.00	3.00	1.50	3.00	3.00	3.00
		Detached	150 to 300	3.00	3.00	1.50	3.00	3.00	3.00
			Above 300	3.00	3.00	3.00	3.00	3.00	3.00
		2.	Industry and others	Semi detached	200 and above	3.00	3.00	3.00	4.50	3.00	3.00
Detached	300 and above			4.50	3.00	3.00	4.50	4.50	3.00

Notes to Table 15.4 :

1. Where a plot has a frontage on any classified road, i.e. National, State highway, expressway or major district road, the front open shall be as specified by the Highway Authority.
2. Where the side open space provided is less than 3.00 it shall not be reckoned as a main source of light and ventilation for habitable rooms.

15.5.3.6 In the sub-division or layout of land admeasuring 0.4 ha. or more for residential, retail shopping, banks hotels and offices, personal service or repair establishment (i.e. uses stated in (a) to (e) in Regulation 15.5.1.1) an area not less than the percentage stated in Table-15.5 shall be provided as recreational open space.

Table - 15.5

Minimum recreational open space to be provided in the subdivision or in layouts.

Sr.No.	Sub-division or layout are in sq.m.	Minimum percentage of Recreational Open Space
1.	Less than 10000	5
2.	10000 and more but less than 25000	8
3.	25000 and more but less than 50000	10
4.	50000 and more but less than 100000	12.5
5.	100000 and more.	15

In the case of sub-division or layout area exceeding 10 ha., the Planning Authority will be entitled to take over 50% of the open space free of cost for providing higher recreational facilities.

- 15.5.3.7 a) In the sub-division or layout of land for industrial purpose (i.e. uses as stated in (i) and (j) of Regulation 15.5.1.1) admeasuring 0.8 ha. or more an area of 10% shall be provided as recreational open space. In addition, where such land adjoins any existing or proposed residential development permitted by the Planning Authority, a belt of open land not less than 10 m. in width shall be provided within the plot along its boundary to segregate the industrial development from residential development. Trees at a rate of 50 trees per 1000 sq.m. of land area shall be planted in this belt.
- b) No industrial activity shall be permitted within 500 m. from the boundary of any goathan. This restriction shall not apply to service industries

15.5.3.8 In the case of Organised Development of land for residential purposes, certain proportion as specified in Table-15.6 of the gross plot area shall be provided for public facilities. The actual use, location and plot sizes of public facility areas shall be as specified by the Planning Agency in the Outline Development Permission or in the Planning Brief. The land so reserved shall be handed over to the Planning Authority or any agency specified by it free of cost. Where the area of land under the sub-division or layout exceeds 10 ha., 10% of the land shall be reserved for plots upto 40 sq.m. area.

Table - 15.6

Minimum area to be provided for Public Facilities

Sr.No.	Area of Sub-division / Layout in sq.m.	Minimum Percentage of area for Public Facility.
1.	25000 and more but less than 50000.	5.0
2.	50000 and more but less than 100000.	7.5
3.	100000 and more.	10.0

15.5.3.9 Where sub-division plan or layout of land for industrial purpose covers an area of 0.8 ha. or more, an area equivalent to 5% of the gross area of land shall be provided for common parking, banks,

shops, offices, welfare centres, creches and other common facilities as specified by the Planning Authority.

15.5.4 FLOOR SPACE INDEX (FSI)

15.5.4.1 Subject to Regulation 15.5.4.2, 15.5.4.3 and 15.5.4.4 the maximum permissible FSI in U2 Zone shall be 0.2. The total permissible built up area shall be the product of gross area of land and FSI.

15.5.4.2 The maximum permissible FSI for Organised Development in U2 Zone shall be as stated in Table 15.7. The total permissible built-up area shall be the product of gross plot area and the FSI stated in Table 15.7.

Table - 15.7

Maximum Permissible FSI

Sr.No.	Area of plot in sq.m.	FSI
1.	Less than 5000	0.20
2.	5000 and above but less than 10000	0.23
3.	10000 and above but less than 25000	0.26
4.	25000 and above but less than 50000	0.29
5.	50000 and above but less than 100000	0.32
6.	100000 and above	0.35

15.5.4.3 In the case of Organised Development the total permissible built up area as defined in 15.5.4.2 above shall be allowed to be increased if certain land is provided for arterial roads and public facilities free of cost in addition to that prescribed in Regulation 15.5.3.8 (Table - 15.6) as specified by the Planning Authority by a product of (a) area of land so specified, (b) respective FSI in Table - 15.7 and (c) a weightage factor given in Table - 15.8.

Table - 15.8

Weightage factor for additional built up area for providing land for arterial road and public facilities.

Sr. No.	Percentage of area for arterial roads and public facilities to gross plot area.	Weightage factor
1.	Less than 10%	1.20
2.	10% and more but less than 15%	1.30
3.	More than 15%	1.40

15.5.4.4 In the case of Organised Development the total permissible built-up area as defined in 15.5.4.2 above shall be allowed to be increased if certain part of land is developed in the form of small plots (having area upto 40 sq.m.) on terms and conditions stipulated by the Planning Authority by a product of area of (a) land used for such plots, (b) the respective FSI from Table - 15.7 and (c) the weightage factor given in Table - 15.9

Table - 15.9

Weightage factor for additional built up area for providing small plots

Sr. No.	Percentage of land used for small plots to the gross plot area	Weightage factor
1.	Less than 10% total area.	1.10
2.	10% and more but less than 20%	1.20
3.	More than 20%	1.25

15.5.4.5 The permissible FSI for plots of land surrendered free of cost under Organised Development as mentioned in Regulation 15.5.4.3 shall be 0.35.

15.5.5 OTHER FEATURES

15.5.5.1 No development or activity of the type stated under items (a) to (i) in Regulation 15.5.1.1 shall involve construction of buildings more than 3 storeyed with height exceeding 13.5 m.

15.5.5.2 Other features of the development shall conform to the Standardised By Laws and Development Control Regulations recommended by the Government for 'A' class Municipal Councils.

APPENDIX - 'R'

(Regulation 11.12)

**DEVELOPMENT CONTROL REGULATIONS OF THE SANCTIONED REGIONAL PLAN MUMBAI
METROPOLITAN REGION (REVISED) FOR 'G-1' ZONE**

15.8 GREEN ZONE – 1 (G-1 ZONE)

15.8.1 The lands in G-1 Zone may be used for any of the following purposes, namely -

- a) Gaothan and Gaothan expansion schemes in accordance with Regulation 15.8.2.
- b) Farm buildings as permissible under Section 41 of the Maharashtra Land Revenue Code, 1966 ;
- c) Holiday resorts, holiday homes subject to guidelines in Annexure - A.15.4 (Annexure-I of this set) ;
- d) Single-family houses on plots not less than 2000 sq.m. in area ;
- e) Educational, medical, social, cultural and religious institutions along with residential quarters and shops for the staff on plot not less than 2.5 ha. and the primary school, pre-primary school and health centre on plot not less than 0.4 ha.
- f) Film and video shooting sites on land not less than 5 ha. with studio and other related facilities, subject to condition that the permanent built up facilities shall not cover more than 10% of the gross land area ;
- g) Subject to safety margins, within the plots and environmental clearance under relevant legislation. Storage of obnoxious or hazardous goods, includes bottling, packing, re-packing of LPG but excluding any manufacturing activity.
- h) Godowns container park, open ground storage of non-hazardous and non-obnoxious nature on the major district roads, state highways or road having width 15 m. or more and away from 500 m. from gaothan and national highway ;
- i) Crematorium, cemetery and burial ground.
- j) Agriculture and allied activities such as rice and poha mills, saw mills, cold storages, poultry farms, cattle stables, piggeries, sheep farms, stud farms ;
- k) Religious Places.
- l) Parks, garden, play fields, golf courses, swimming pools, race courses, shooting ranges, camping grounds, facilities for water sports, amusement parks, theme parks ;
- m) Fish farms, fish drying, storage of boats, servicing and repairs of boats ;
- n) Quarrying of stone, murum or earth including mechanised stone crushing or stone dressing and temporary housing of laborers, office of the supervisors, managers and other accessory buildings related to quarrying activity in accordance with the guidelines given in Annexure P

and an undertaking to observe all necessary care and precaution during quarrying operations as required by these guidelines.

- o) Small Scale Industries and resources based industries and processing plants employing local resources and giving employment to the local population in the rural areas having land requirements of not more than 4000 sq.m. subject to not more than 2 ha. in each village may be freely allow in villages located 8 k.m. from major industrial department.
- o1) Roads and bridges, railways, heliports, airports, ports, jetties, dams, pipelines, electricity transmission lines, communication towers, rope ways and such other essential services, subject to Regulation 15.3.3.
- p) Highway amenities and services such as petrol pump, small shops, service stations including emergency repair services, restaurants, parking lots, and police check post, subject to Regulation 15.12.0.

15.8.2 The maximum permissible Floor Space Index in G-1 Zone shall as mentioned in below Table:

Maximum FSI in 'G-1' Zone

Land use categories listed in Regulation 15.8.1	Maximum FSI
(a)	As per Regulation 15.11.6.2
(b)	As per MLR Code, 1966
(c)	As per guidelines in Annexure A.15.4. (Annexure-I of this set)
(d) to (j)	0.1
All other uses	0.05

The maximum permissible FSI, maximum number of storeys and maximum height of the buildings in goathan and goathan expansion schemes shall be as given in following Table:

Location	FSI	No. of storeys	Max. height
Gaothan	1.0	G + 2 or stilt with 3	13.5 m.
Gaothan Expansion Scheme(GES)	1.0	G + 2` or stilt with 3	13.5 m.
Development within 200 m. from goathan boundary.	1.0	G + 2` or stilt with 3	13.5 m.

15.8.3 No development or activity listed in Regulation 15.8.1 and 15.8.1A shall involve construction of buildings more than 2 storeys (i.e. Ground + 1 upper floor) with height not exceeding 9 m.

15.8.4 Other features of the development shall conform to the standardised Bye-laws and Development Control Rules recommended by the Government for 'A' Class municipalities.

15.12 DEVELOPMENT ALONG HIGHWAYS

15.12.1 Notwithstanding anything stated in the foregoing Regulations the accesses to and developments along the Expressway (EW), National Highway (NH) and State Highway (SH), outside the boundaries of towns and cities in the Region, shall conform to the following Regulations.

15.12.2 No development abutting EW, NH or SH, shall be permitted without obtaining the NOC for access to such development from Highway Authority or other appropriate authority. The development shall have to be separated from such highway by parallel service road atleast 12 m. wide.

15.12.3 Subject to Regulation 15.12.4 and 15.12.5, essential highway amenities and services, namely, petrol pump, service station including emergency repair services, restaurants, parking lots, motels, police check-post, toll station, octroi post shall be permitted direct access from the EW, NH and SH. Such access shall be provided with proper lay-by as per the guidelines specified by the Indian Road Congress.

15.12.4 Essential highway amenities and services mentioned in Regulation 15.12.3 shall be permitted on the following highways only as a part of the integrated complex planned by Highway Authority.

- (a) All proposed EWs
- (b) NH-4 between Panvel and Khopoli.
- (c) NH-17 between Panvel and Pen.
- (d) NH-8 between Vasai Creek Bridge and Vaitarna creek bridge.
- (e) NH-3 between Thane and the boundary of BMR.

15.12.5 On classified roads, such as EW, NH, SH and MDR, no petrol pump, service station or motel shall be permitted on the sides of such classified roads at a location within 5 km.

15.12.6 All intersections from EW shall be grade separated.

15.12.7 No new intersection at grade shall be permitted on NH or SH except at a location :

- (a) 10 km. or more from the existing intersection on NH, or
- (b) 5 km. or more from the existing intersection on SH.

- 15.12.8 a) On classified roads, no building shall be constructed with setback distance mentioned in M.L.R. Code – 1966 or within the prescribed limits by the Highway Authorities.
- b) The land between setback shall be planted with trees at the rate of 15 trees per 1000 sq.m. excluding service roads.

15.12.9 The display of advertising sign within the boundaries of the EW, NH and SH, or within 30 meters from such boundaries, shall be in accordance with Part X, sign and Outdoor Display Structure, National Building Code of India.

Annexure - I
GUIDELINES FOR DEVELOPMENT OF HOLIDAY RESORTS / HOMES
(Refer Regulation 15.8.1 (c))

1. The minimum area of the land for holiday resorts or holiday homes shall not be less than 1.00 ha.
2. The entire land shall vest in single ownership. It shall not be sub-divided at any time, the individual structures or building shall not be sold to different persons.
3. The facilities provided shall be used by the holiday makers for temporary occupation only. The structures shall not be used for regular and permanent residence.
4. Adequate Infrastructural facilities such as access road, water supply, liquid and solid waste collection and disposal facility shall be provided by the owner at his own cost. So as to keep the entire area clean and hygienic.
5. The structures shall not be more than ground + 1 upper floor. However, ground storeyed structures with slopping roofs constructed as far as possible out of local material, compatible with the surrounding environment, would be preferred.
6. Existing trees shall be preserved and if any trees are cut, five times the number shall be planted and grown to their full height. In addition 15 trees per 1000 sq.m. of open land shall be planted as a part of the landscaping of the area.
7. The owner of the land shall submit to the Planning Authority a suitable layout of the site, landscape plan, building plans and a project report along with the recommendation from the Maharashtra Tourism Development Corporation. The Planning Authority shall not approve the project or grant Development Permission without first obtaining concurrence of the MMRDA.
8. The entire construction / development programme shall be completed within a period of 3 years from the date of grant of development permission failing which the development permission shall automatically lapse. For fresh development permission MMRDA's concurrence will be necessary.
9. Necessary set backs shall be provided from the classified roads.
10. The total built up area of all types of structures shall not exceed 20% of the total area i.e. (FSI 0.20) of the land under development.

APPENDIX 'S'

Maharashtra Regional and Town Planning Act, 1966 - specifying the rates of Development Charges

SECOND SCHEDULE
(see section 124B)

Part - I

Sr. No.	Areas	Nature and particulars of development	Range of the rates within which development charges in rupees, per square metre to be levied.	
			Minimum	Maximum
(1)	(2)	(3)	(4)	(5)
1.	Area under the jurisdiction of Special Planning Authorities and New Town Development Authorities constituted under this Act.	a) Development of lands for residential or institutional use, not involving any building or construction operations. b) Development of lands for residential or institutional use involving only building or construction operations. (i) where development charge under clause (a) has been paid. (ii) where development charge under clause (a) is not required to be paid as the land has been developed before the commencement of the Maharashtra Regional and Town Planning (Amendment) Act, 1992. c) Development of land for residential or institutional use, also involving building or construction operations - (i) for development (ii) for construction	30 40 40 30 40	100 250 250 100 250

Part - II

- (1) The minimum and maximum rates of development charge for different nature or category of development of lands and buildings for industrial and commercial users shall be one and half times and two times of the minimum and maximum rates of development charges, respectively, specified in column 3 for different corresponding nature or category of development of lands and buildings described in clauses (a), (b) and (c) in column 3, in Part-I of this Schedule for residential or institutional users.

- (2) In the area under the jurisdiction of the respective municipal corporations, the development charge shall be levied for reconstruction or for the making of any material change in a building, within the minimum and maximum rates specified in Part-I of the Schedule for the purpose of development of land involving only building or construction operations in sub area.

APPENDIX – T

**The rates of Development Charges prescribed by MMRDA for Ulhasnagar, Ambarnath and
Kulgaon-Badlapur Municipal areas.**

Sr.No.	Type of Development	Rate per sq.m.		
		Development of Land	Construction	Total
1	2	3	4	5
1.	Residential	30	40	70
2.	Institutional	30	40	70
3.	Commercial	60	80	140
4.	Industrial	45	60	105
5.	Recreational Grounds (Private & Public) :			
	a) without building	00	00	00
	b) with building, if any, (applicable to the extent of constructed area).	00	00	00
6.	Garden :			
	a) without building	00	00	00
	b) with building, if any, (applicable to the extent of constructed area).	00	00	00
7.	Museum, Ground (Park), Library (if any to the extent of constructed area).	30	40	70
8.	Playground, if any, (applicable to the extent of constructed area).	33	44	77
9.	Public Hall, Open Air Theatre	37.50	50	87.50
10.	Children's Drama theatre, Gymkhana, Gymnasium, Club, Swimming Pool, etc.	45	60	105
11.	Cinema Theatre, Drama Theatre, Stadium, Sports complex cum Shops, Tourist Complex.	60	80	140
12.	Compound Wall	00	00	00
13.	Building Maintenance works, Internal repairs, works relating to strengthening of existing buildings (without use of any additional FSI)	00	00	00
14.	Building Reconstruction	00	As mentioned in items at Sr.	As mentioned in

Sr.No.	Type of Development	Rate per sq.m.		
		Development of Land	Construction	Total
1	2	3	4	5
15.	Reconstruction of old / dilapidated buildings at the instance of MHADA. a) consuming FSI already used in the existing structure or the maximum permissible FSI whichever is less subject to re-accommodating the present occupants. b) For proposals involving consumption of additional FSI and accommodating additional tenants.	00	No. 1 to 12 00	items at Sr. No. 1 to 12 00
16.	Slum redevelopment : Proposals consuming 2.5 FSI and re-accommodating only the present slum dwellers.	Proportionate to the additional FSI being used. 00	Proportionate to the additional FSI being used. 00	Proportionate to the additional FSI being used. 00
17.	Stone Quarries : a) Quarries presently in operation with valid permit obtained prior to 10.8.92 and limiting quarrying operations to the extent specified in the permit. b) Quarrying with permit obtained prior to 10.8.92 and for which application for renewal is submitted after 10.8.92 i) for the quarrying in area already permitted. ii) quarrying in area not mentioned in the permit obtained prior to 10.8.92.	00 00 30	00 00 00	00 00 30

APPENDIX - U
Regulations for Development of Information Technology Establishment

Subject	Provision
1. Definition of ITE	Information Technology Establishment means an establishment which is in the business of developing either software or hardware.
2. Height of the room for ITE	Any telematic equipment storage or erection facility can have a height as required for effective functioning of that system.
3. Covered antenna to be free of FSI	Any covered antenna/dish antenna / communication tower will be allowed to be erected free of FSI if used for Telecom (basic cellular or satellite Telephone) or ITE purposes, which shall include equipment relating to earth station, V-Sat, Routes, Transponders and similar IT related structures or equipment.
4. In Residential Zone	Information Technology Establishment (pertaining to software only) be allowed on the plots/premises fronting on roads having width 18 metre and more.
5. In industries Zone, Service Industries Zone & in Transformation Zone.	Information Technology Establishment shall be permitted in Industries Zone, Service Industries Zone and in Transformation Zone on all plots fronting on roads having width 18 metre and more.
6. Users to be free of FSI	Any covered antenna/dish antenna / communication tower used for Telecom (basic cellular or satellite Telephone) or ITE purposes, V-Sat, Routes, Transponders or similar IT related structures or equipment.
7. In No Development Zone in the Municipal Area.	Development of Information Technology Establishment (pertaining to software only) with ancillary residential development shall be allowed in No development Zone subject to the following <ul style="list-style-type: none"> i) The total FSI shall not exceed 0.15. ii) Residential development shall not have FSI of more than 0.05. iii) The total F.S.I. has to be consumed on ground coverage not exceeding 10% of the plot area. On remaining 90% plot, trees shall be planted at the rate of 500 trees per hectare. iv) Sub - division of land shall be permitted with area of the plot so sub-divided being not less than 4000 sq.m.
8. Urbanisable Zone (U-2 of Regional Plan)	Information Technology Establishment will be permitted in Urbanisable (U-2) zone.
9. Additional FSI to ITE	Buildings of Information Technology Establishment (pertaining to software only): The Metropolitan Commissioner may permit normal floor spaces index one to be exceeded in respect of buildings in independent plots of Information Technology Establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, STP, or their joint venture companies having more than 51% stake of these bodies by 100% or lessees of these public Bodies having plots exclusively used for ITE subject to terms and conditions as he may specify.

Provided in case of additional Floor Space Index allowed in respect of Information Technology Establishment, as aforesaid premium as may be determined by Government shall be paid to the Government out of which 50% shall be payable to the MMRDA.



महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

शुक्रवार, ऑगस्ट १२, २००५/श्रावण २१, शके १९२७

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

भाग एक—कोकण विभागीय पुरवणी

अधिसूचना

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 25th July 2005.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No TPS. 1204/941/CR-163/04/UD-12.—Whereas, Government of Maharashtra by its Notification No TPB-1275/1199/UD-8, dated 15th March 1976, appointed Mumbai Metropolitan Region Development Authority as a Special Planning Authority (SPA) (hereinafter referred to as “ the said Authority ”) to be the Special Planning Authority for Kalyan Complex Notified Area (hereinafter referred to as “ the Notified Area ”) under the provision of section 40, sub-section (1) (c) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act”);

And whereas, Government of Maharashtra by its Notification No. TPS-1292/656/CR-55/92/UD-12, dated 22nd July 1992 altered the boundaries of the Notified Area and excluded the area comprised in Kalyan Municipal Corporation limit and area forming part of New Mumbai Municipal Corporation limit.

And whereas, the said Authority by its Notice No. TCP(P-1)/DP-KCNA/375/95, dated 6th July 1995 declared its intention to prepare a development plan for the modified limits of the Notified Area under the provisions of section 23 of the said Act and whereas, it was also declared to revise the Sanctioned Development Plan of Ulhasnagar and Sanctioned Development Plan of Ambarnath prepared for part of the Ambarnath Municipal Council limit under the provisions of section 38 of the said Act, and to prepare, Draft Development Plan for newly established Kulgaon-Badlapur Municipal Council Area and the area of the villages newly added in Ambarnath Municipal Council limits as also for the rest of the non-Municipal Area included in the Notified Area more specifically described in the Schedule-I of the Notification issued by Government of Maharashtra, Urban Development Department No. 1292/656/CR-55/92/UD-12, dated 22nd July 1992 (hereinafter referred to as the said “ Draft Development Plan ”);

And whereas, Government of Maharashtra by its Notifications issued from time to time has extended the time limit up 5th July 2001 to prepare the Draft Development Plan for the Notified Area;

And whereas, the said Authority in its 98th Meeting held on 29th August 2000 decided to change the name of the Notified Areas as Ulhasnagar, Ambarnath, Kulgaon-Badlapur and surrounding notified area and whereas Government of Maharashtra, Urban Development Department by its Notification No. TPS-1200/1957/CR-32/2001/UD-12, dated 22nd March 2001 has changed the name of the Notified Area as “ Ulhasnagar, Ambarnath, Kulgaon-Badlapur and Surrounding Notified Area ”;

(५१)

And whereas, the said Authority published a notice under section 26 (1) of the said Act, in the *Maharashtra Government Gazette*, Part II, page No. 944 on 10th May 2001 regarding publication of the Draft Development Plan for inviting suggestions and objections from the public for the said proposals ;

And whereas, the said Authority by its Resolutions No. 874, dated 17th February 2001 constituted Planning Committee for hearing suggestions and objections received in respect of Draft Development Plan proposals and under the provision of section 28 sub-section (2) of the said Act, Government of Maharashtra by its Resolution No. TPS-1201/1008//CR-121/2001/UD-12, dated 25th June 2002 appointed four experts on the Planning Committee;

And whereas, the planning committee gave hearing to suggestions and objections received in respect of Draft Development Plan proposals and whereas the Government of Maharashtra, Urban Development Department letter No. TPS-1202/896//CR-83/02/UD-12, dated 29th November 2002 stayed the process of the hearing suggestions and objections for Draft Development Plan proposals in respect of Ulhasnagar Municipal Corporation limit until further order and whereas Government of Maharashtra, Urban Development Department by its letter No.1202/896/CR-83/02/UD-12, dated 7th November 2003 vacated the stay imposed by Government's letter dated 29th November 2002 and directed MMRDA to complete the hearing for Notified Area except the hearing for suggestions and objections received for Ulhasnagar Municipal Corporation limit and to submit the Draft Development Plan to Government without any change for Ulhasnagar Municipal Corporation limit and after following the procedure as laid down in the said Act, for Ambernath, Kulgaon-Badlapur and Surrounding Notified Area ;

And whereas, the planning committee submitted its report after hearing suggestions and objections for Ambernath, Kulgaon-Badlapur and Surrounding Notified Area and whereas MMRDA in its 109th Meeting held on 3rd February 2004 accepted Planning Committee's report and by its Resolution No. 1002, dated 3rd February 2004 has resolved to submit the Draft Development Plan prepared for the said Notified Area under section 30 of the said Act, to the Government ;

And whereas, some of the modifications being a substantial nature require to republish under section 29 of the said Act. But modifications proposed by the said Authority are not published ;

And whereas, the Government of Maharashtra, Urban Development Department under Notification No. TPS-1202/806/CR-83/2002/UD-12, dated 26th October 2004 excludes the area within the jurisdiction of Ulhasnagar Municipal Corporation from "Ulhasnagar, Ambernath, Kulgaon-Badlapur and Surrounding Notified Area " and the name of "Ulhasnagar, Ambernath, Kulgaon-Badlapur and Surrounding Notified Area" is changed as "Ambernath, Kulgaon-Badlapur and Surrounding Notified Area". The Municipal Corporation of Ulhasnagar shall function as Planning Authority within their jurisdiction and also Government has directed to Ulhasnagar Municipal Corporation to prepare a revised development plan within their jurisdiction.

And whereas, according to section 30 (1) of the said Act it is necessary to submit the Draft Development Plan to the State Government within twelve months from the date of publication of the notice in the *Official Gazette* under section 26 of the said Act.

And whereas, the Government of Maharashtra, Urban Development Department has power to extend the period for submitting the said Draft Development Plan, on an application by Planning Authority ;

And whereas, in exercise of the powers conferred under section 30 (1) of the said Act, the Government of Maharashtra, Urban Development has extended the period for submitting Draft Development Plan from 10th May 2002 for the further period upto and inclusive of 9th May 2004;

And whereas, under the provision of sub-section (1) of section 30, the Draft Development Plan will be submitted to Government after expiry of one month period from publication of the Notice in the *Government Gazette* ;

And whereas, the said Authority being a special planning authority under sub-section (4) of section 28, of the said Act, gave notice published in the *Government Gazette*, dated 20th February 2004 informing the public that the revised draft development plan is accepted by the said Authority and the said Draft Development Plan submitted to the State Government on 30th April 2004 for sanction under sub-section (1) of section 30 of the said of the said draft ;

And whereas, in accordance with sub-section (1) of the section 31 of the said Act the State Government of Maharashtra after examining the proposals of the said Draft Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune, has decided to sanction the said Draft Development Plan with development control rules subject to some modifications as shown in Schedule - I and excluding certain parts in which substantial change have been proposed to be made at Government level as shown in Schedule-II.

And whereas some of the modifications proposed to be made by the Government being substantial in nature require to republish under section 31 of the said Act, which are shown on Draft Development Plan verged in Green Colour and marked as excluded portions E.P. 1 to (hereinafter referred to as "the said Excluded Part Schedule-II").

Now therefore in exercise of the powers conferred by sub-section (1) of section 31 of the said Act, and all other powers enabling it in that behalf, the Government of Maharashtra hereby—

(a) Accords its sanctions to the said Draft Development Plan submitted under section 30 of the said Act to it by the MMRDA within the jurisdiction of Ambernath, Kulgaon-Badlapur and surrounding Notified Area" and Development Control Rules (excluding the said Excluded Parts as shown distinctly in Green Verge and numbered as E.P. 1 to ... etc. on the said Plan and as prescribed in Schedule-II) subject to the modifications specified in the Schedule of modification Schedule-I.

(b) Refuse to accord sanction to the Draft Development Plan within the jurisdiction of Ulhasnagar Municipal Corporation area and directs Ulhasnagar Municipal Corporation to prepare a fresh Development Plan. And till the revised Development Plan is published under section 26 of the said Act the proposals of sanctioned Development Plan of Ulhasnagar and revised Draft Development Plan along with development control rules published by MMRDA will be in force.

(c) Extends the period of sanctioning the said Draft Development Plan upto and inclusive of 25th July, 2005.

(d) Fixes 12th August, 2005 to be the date on which the final Development Plan of within the jurisdiction of Ambernath, Kulgaon-Badlapur and surrounding Notified Area and Development Control Rules as sanctioned by the Government with modifications shown in Schedule-I (excluding the said Excluded Parts of the Draft Development Plan as prescribed in Schedule-II) shall come in to force.

Notes.— 1. Copies of plans of Final Development Plan within the jurisdiction of Ambernath, Kulgaon-Badlapur and surrounding Notified Area (excluding the said Excluded Parts of the Revised Development Plan) as sanctioned by the State Government of Maharashtra with modification shown in Orange verge shall be kept open for inspection by the public for a period of one year in the office of the respective Municipal Council and MMRDA during office hours on all working days.

2. Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on Site as per boundaries shown on the Final Development Plan.

3. Drafting errors which are required genuinely to be corrected as per actual situation on Site as per survey records, sanctioned layout etc. shall be corrected by the Chief Officer of respective Municipal Council and MMRDA after due verifications and with prior approval of the MMRDA.

4. Where compulsory open spaces in sanctioned layouts are shown in green wash on the development plan and if those layout are proposed to be revised in future, the said compulsory open spaces shown on the development plan should be considered as Residential Zone.

5. Development of lands or reservations along river shall be subject of the Coastal Zone Management Plan Regulation Notification issued by Ministry of Environment and Forest, Government of India on 19th February 1991 and modified by Government of India from time to time.

6. The reservation which have not appeared in Schedule-I of modifications and Schedule-II of Excluded Parts are hereby sanctioned for the respective purposes as designated in the Development Plan.

7. Draftsman's errors which are required to be corrected as per actual situation on Site/or as per survey record, sanctioned layout etc. shall be corrected by the Chief Officer, Municipal Council/MMRDA after due verification and prior approval of Director of Town Planning, Maharashtra State, Pune/Commissioner of MMRDA.

8. The private or rental premises designated in Public-Semi Public zone will continue to be in this zone as long as Public-Semi Public user exists, otherwise these lands shall be considered to be included in the adjoining major user zone.

9. This notification is also available on Government web site www.urban.maharashtra.gov.in

SCHEDULE - I
Sanctioned modifications
M-1 Kulgaon-Badlapur Municipal Council Area

Site No.	Designation of Reservation in Draft Development Plan	Area of Reservation in Ha.	Changed as Designation
(1)	(2)	(3)	(4)
1	Public offices and staff quarters	0.36	Public offices and staff quarters
2	Recreational open space	0.38	Garden
3	Recreational open space	0.20	Garden
4	Medical facilities	0.23	Dispensary
5	Public offices and staff quarters	1.75	Public offices and staff quarters
6	Transport facilities	1.96	Truck Terminus
7	Transport facilities	0.18	Rickshaw Stand
8	Market and Shopping center	0.32	Shopping center and vegetable market
9	Recreational open space	0.25	Garden
10	Recreational open space	0.15	Garden
11	Transport facility	0.23	Parking
12	Social, Cultural and Welfare Amenities	0.93	Community Centre
13	Recreational open space	0.60	Garden
14	Educational facilities	0.60	Secondary School
15	Recreational open space	0.61	Garden
16	Recreational open space	0.12	Reinstated as per plan published u/s 26 and designated as Garden
18	Recreational open space	22.13	Stadium
19	Public Utilities	0.21	Welfare Centre for Women
21	Recreational open space	0.6	Reinstated as per plan published u/s 26 and designated as Playground.
23	Recreational open space	0.60	Reinstated as per plan published u/s 26 and designated as Garden
24	Market and Shopping Centre	0.33	Shopping Centre and Vegetable Market
25	Recreational open space	1.17	Playground
26	Recreational open space	0.43	Garden
29	Medical Facilities	1.2	Reinstated as per plan published u/s 26 and designated as Hospital
30	Transport Facilities	0.15	Parking
31	Social, Cultural and Welfare Amenities	0.33	Cultural Centre
34	Market and Shopping Centre	0.50	Market and Shopping Centre
35	Market and Shopping Centre.	0.55	Market and Shopping Centre
36	Recreational open space	1.06	Triangular portion of land situated at northern side of 12 M wide D.P. Road is designated as children's park Site No. 33 and remaining portion of Site No. 36 is reinstated as published u/s 26 and designated as Playground.

SCHEDULE - I

(1)	(2)	(3)	(4)
37	Public utilities	0.54	Police Station
38	Recreational open space	0.68	Garden
39	Educational facilities	0.46	Secondary School
40	Market and Shopping Centre	0.21	Shopping Centre and Vegetable Market
41	Recreational open space	0.55	Garden
42	Recreational open space	0.53	Garden
43	Market and Shopping Centre	0.59	Shopping Centre and Vegetable Market
44	Recreational open space	0.54	Garden
45	Educational facilities	0.53	Primary school and Playground
46	Recreational open space	0.62	Garden
47	Social, cultural and welfare amenities	0.58	Center for Handicapped
48	Recreational open space	1.45	Reinstated as per plan published u/s. 26 and designated as Flowing green garden.
49	Recreational open space	1.03	Garden
50	Market and Shopping Centre	0.36	Shopping Centre and Vegetable Market
51	Recreational open space	27.98	Reinstated as per plan published u/s. 26 and designated as Park.
52	Recreational open space	1.15	Reinstated as per plan published u/s. 26 and designated as Flowing green garden.
53	Recreational open space	0.63	Playground
54	Educational facilities	0.66	Primary School and Playground
55	Recreational open space	2.97	Playground
56	Educational facilities	1.01	Secondary school and Playground
57	Recreational open space	0.84	Garden
58	Market and Shopping Centre	0.43	Shopping Centre and Vegetable Market
59	Social, Cultural and Welfare Amenities	0.60	Primary School and Playground
60	Transport Facilities	2.50	Bus Stand
61	Transport Facilities	0.46	Reinstated as per plan published u/s. 26 and designated as Parking.
63	Social Cultural and welfare amenities	0.43	Reinstated as per plan published u/s. 26 and designated as Town Center
65	Recreational open space	0.81	Garden
66	Recreational open space	0.56	Garden
67	Medical Facilities	0.26	Dispensary
68	Recreational open space	1.20	Reinstated as per plan published u/s. 26 and designated as Playground.
69	Recreational open space	0.70	Garden
70	Recreational open space	0.70	Garden
71	Educational facilities	0.66	Reinstated as per plan published u/s. 26 and designated as Primary School, High School and Playground
72	Recreational open space	0.38	Garden
73	Educational facilities	0.72	Primary School and Playground
74	Medical facilities	0.18	Dispensary
75	Market and Shopping Centre	0.82	Market and Shopping Centre

SCHEDULE - I

(1)	(2)	(3)	(4)
76	Market and Shopping Centre	0.60	Market and Shopping Centre
77	Recreational open space	0.75	Garden
78	Educational Facilities	0.70	Secondary School
79	Recreational open space	0.36	Garden
80	Recreational open space	0.48	Garden
81	Medical Facilities	0.27	Reinstated as per plan published u/s. 26 and designated as Dispensary and Maternity Home.
82	Educational Facilities	0.60	Reinstated as per plan published u/s. 26 and designated as Secondary School.
83	Recreational open space	0.60	Reinstated as per plan published u/s. 26 and designated as Garden.
84	Social , cultural and welfare amenities.	0.24	Reinstated as per plan published u/s. 26 and designated as Library.
85	Recreational open space	1.21	Playground
86	Market and Shopping center	0.42	Reinstated as per plan published u/s. 26 and designated as Shopping Centre and Vegetable Market.
87	Medical Facilities	0.13	Dispensary
88	Recreational open space	0.12	Garden
89	Recreational open space	0.12	Garden
90	Transport Facilities	0.25	Parking
92	Market and Shopping Centre	0.13	Shopping Centre and Vegetable Market
93	Public utilities	0.73	Fire Station
94	Public Utilities	0.45	Burial ground
95	Recreational open space	0.75	Garden
96	Educational facilities	0.52	Secondary School
97	Recreational open space	0.96	Garden
98	Market and shopping center	0.80	Shopping Centre and Vegetable Market
99	Recreational open space	2.35	Playground
100	Social, Cultural and welfare amenities	1.40	Aquarium / Science Centre
101	Educational Facilities	0.48	Primary School and Playground
102	Market and Shopping Centre	0.54	Shopping Centre and Vegetable Market
103	Public offices and staff quarters	0.42	Staff Quarters
104	Public utilities	0.24	Post Office
105	Recreational open space	0.80	Garden
106	Educational facilities	0.72	Secondary School
107	Recreational open space	0.90	Garden
108	Medical facilities	0.25	Dispensary
109	Recreational open space	3.96	Playground
110	Market and Shopping Centre	2.82	A.P.M.C.
111	Market and Shopping Centre	0.72	A.P.M.C.
112	Recreational open space	0.80	Garden
113	Recreational open space	0.56	Garden
114	Market and Shopping Centre	0.50	Shopping Centre and Vegetable Market
115	Recreational open space	2.67	Playground
116	Recreational open space	1.08	Reinstated as per plan published u/s. 26 and designated as Playground.
118	Market and Shopping Centre	0.40	Shopping Centre and Vegetable Market

- M-2** A new 9m proposed road passing through survey No. 20 Mouje Kulgaon etc. proposed by S.P.A. (M-22) as shown on plan is hereby sanctioned.
- M-3** The alignment of 15m wide development plan road passing through Manjarli Gaathan proposed to be changed by S.P.A. (M-27) as shown on plan is hereby sanctioned.
- M-4** As per National River Policy, no industrial activity is allowed within 500m distance from the bank of the Ulhas river passing through villages Badlapur, Eranjad, Sonivali and rural areas. This 500m distance is reserved as green belt as shown on plan.
Land bearing survey No. 196 p, 187 p, 184 p, 174 p, 186 p, 275 p, 185 p and 164 p is proposed to be deleted from no development Zone to residential Zone by SPA (M-33) is deleted and reinstated as published plan u/s 26 as shown on plan.
- M-5** Width of 12 mt. wide proposed road passing through Katrap Gaathan is reduced to 9 mt. as shown on plan.
- M-6** Land bearing S. No. 31/7 pt. Mouje Kulgaon is to be deleted from Service Industry Zone and included in Residential Zone (M-24) as proposed by SPA is reinstated as Service Industry as published u/s. 26.
- M-7** Land bearing Gut No. 105/2 Mouje Valivali is to be deleted from Service Industry Zone and included in Residential Zone (M-25) as proposed by SPA is reinstated as Service Industry as published u/s. 26.
- M-8** Land bearing S. No. 8A/1/1/3pt Mouje Belavali is deleted from public amenities and included in Residential Zone as proposed by SPA is reinstated as published plan u/s. 26.
- M-9 Mharal - Varap Rural Area**

Site No.	Designation of Reservation in Draft Development Plan	Area of Reservation in Ha.	Changed as Designation
(1)	(2)	(3)	(4)
1	Recreational open space	13.20	Playground
2	Transport facilities	0.16	Transport facilities
3	Transport facilities	0.20	Transport facilities
4	Social, cultural and welfare amenities	0.60	Social, cultural and welfare amenities
5	Medical facilities	0.38	Primary health centre
6	Educational facilities	0.62	Secondary school
7	Market / shopping centre	0.54	Shopping centre and vegetable market
8	Transport facilities	0.05	Transport facilities
9	Educational facilities	0.60	Primary school and playground
10	Recreational open space	0.50	Garden
11	Recreational open space	1.55	Playground
12	Recreational open space	0.18	Garden
13	Social, cultural and welfare amenities	0.25	Social, cultural and welfare amenities
14	Recreational open space	0.60	Garden
15	Medical facilities	0.25	Primary health centre
16	Market / Shopping center	0.25	Market / shopping centre
17	Educational facilities	0.60	Primary school and playground
18	Recreational open space	1.00	Playground
19	Educational facilities	1.00	Secondary school and playground
20	Recreational open space	0.48	Garden
21	Public utilities	0.40	Public facility centre
22	Public utilities	0.45	Hospital

M-10 The alignment of 18 mt. wide Development Plan Road passing through Mouje Varap bearing S.No. 41,52,56 is proposed to be change by SPA (M-52) is reinstated as per alignment published plan u/s. 26.

M-11 Land bearing S. No. 9,11,12,13,14,15pt,82 Mouje Mharal is reinstated as per the plan published u/s. 26.

M-12 Ambarnath Municipal Council Area

Site No.	Designation of Reservation in Draft Development Plan	Area of Reservation in Ha.	Changed as Designation
(1)	(2)	(3)	(4)
1	Educational facilities	0.56	Primary school and playground
2	Recreational open space	1.12	Playground
3	Recreational open space	0.69	Garden
4	Market / Shopping center	0.56	Shopping Center and vegetable market
5	Social, cultural and welfare amenities	0.94	Welfare center
6	Recreational open space	1.27	Playground
7	Social, cultural and welfare amenities	0.39	Community center
8	Recreational open space	0.37	Playground
9	Educational facilities	0.64	Secondary school
10	Medical facilities	0.36	Dispensary
11	Market / shopping center	0.78	Shopping center and vegetable market
12	Recreational open space	1.10	Playground
13	Recreational open space	1.95	Playground
14	Recreational open space	0.65	Garden
15	Public utilities	0.15	Cremation ground
16	Recreational open space	0.47	Garden
17	Medical facilities	1.97	Hospital
18	Public utilities	0.67	Fire station
19	Educational facilities	0.47	Primary school and playground
24	Public utilities	0.57	Burial ground
25	Recreational open space	0.88	Garden
26	Public utilities	0.17	Police station
27	Market / shopping center	0.18	Shopping center and vegetable market
28	Recreational open space	1.03	Playground
29	Recreational open space	1.70	Playground
30	Market / shopping center	0.22	Shopping center and vegetable market
31	Recreational open space	0.29	Children's playground
32	Recreational open space	1.22	Playground
33	Recreational open space	2.49	Playground
34	Social, cultural and welfare Amenities	0.09	Community centre
35	Educational facilities	1.18	Secondary school and playground
36	Medical facilities	0.42	Dispensary and maternity home
37	Recreational open space	0.54	Site No. 37 and 38 rearranged as shown on plan. Garden
38	Social, cultural and welfare amenities	0.38	Welfare center for women
39	Recreational open space	0.66	Garden
40	Recreational open space	0.32	Garden

(1)	(2)	(3)	(4)
41	Social, cultural and welfare amenities	0.30	Library
42	Public Utilities	2.12	Police station
43	Recreational open space	1.28	Playground
44	Market / Shopping Center	0.17	Shopping Center and vegetable market
45	Educational Facilities	0.23	Primary school
46	Medical Facilities	0.25	Dispensary
47	Public Utilities	0.33	Gymnasium
48	Public Offices and Staff Quarters	0.78	Public Offices and Staff Quarters
49	Recreational open space	1.13	Playground
50	Educational Facilities	3.00	Reinstated as per plan published u/s 26 and designated as Educational Complex
51	Recreational open space	1.82	Playground
52	Social, Cultural and Welfare Amenities	2.91	Art Gallery, Town Centre and Museum
53	Recreational open space	0.99	Garden
54	Educational Facilities	0.57	Primary school and playground
55	Recreational open space	2.31	Playground
56	Educational Facilities	0.94	Secondary school and playground
57	Recreational open space	0.79	Garden
58	Social, cultural and welfare amenities.	2.28	Multipurpose Hall
59	Medical Facilities	0.23	Dispensary
60	Transport Facilities	0.12	Parking
61	Recreational open space	1.45	Playground
62	Educational facilities	0.65	Primary school and playground
63	Medical Facilities	0.53	Dispensary and Maternity home
64	Market / shopping center	0.46	Shopping center and vegetable market
65	Recreational open space	1.18	Playground
66	Transport facilities	0.18	Parking
67	Educational Facilities	1.43	Secondary school and playground
68	Recreational open space	0.64	Garden
69	Public utilities	1.45	Slaughter house
70	Recreational open space	0.60	Garden
71	Recreational open space	1.61	Playground
72	Recreational open space	0.74	Garden
73	Public utilities	0.28	Library
74	Recreational open space	0.57	Garden
75	Educational facilities	0.60	Primary school and playground
76	Recreational open space	0.35	Garden
77	Educational Facilities	0.48	Primary school and playground
78	Medical Facilities	0.17	Dispensary
79	Recreational open space	1.60	Garden
81	Recreational open space	1.43	Playground
82	Transport Facilities	0.12	Bus stand
83	Public offices and Staff Quarters	0.66	Public offices and Staff Quarters
84	Recreational open space	5.42	Reinstated as per plan published u/s 26 and designated as Playground
85	Recreational open space	0.50	Garden
86	Public Utilities	14.00	Public Utilities

(1)	(2)	(3)	(4)
87	Recreational open space	0.64	Garden
88	Recreational open space	4.60	Swimming pool
89	Recreational open space	0.61	Garden
90	Market / Shopping Center	0.25	Shopping center and Vegetable market
91	Recreational open space	0.60	Garden
92	Public Offices and staff Quarters	0.22	Public Offices and staff Quarters
93	Public Utilities	0.27	Cremation ground
94	Recreational open space	2.95	Playground
95	Market / Shopping Centre	0.55	Shopping center and vegetable market
96	Transport Facilities	0.08	Parking
97	Recreational open space	0.40	Garden
98	Social, Cultural and Welfare Amenities.	0.76	Public facility center
99	Market / Shopping Center	1.33	Shopping center and vegetable market
100	Market / Shopping Center	0.49	Shopping center and vegetable market
101	Transport Facilities	0.10	Parking
102	Transport Facilities	0.54	Bus stand
103	Transport Facilities	0.93	S.T Stand
105	Transport facilities	0.08	Parking
106	Recreational open space	0.84	Garden
107	Public Utilities	0.16	Cremation ground
108	Transport facilities	1.04	Bus stand
109	Transport facilities	0.26	Parking
110	Public utilities	0.43	Telephone exchange
112	Medical facilities	1.60	Hospital
113	Educational facilities	0.70	Primary school and playground
114	Social, cultural and Welfare Amenities	1.05	Civic center
115	Educational facilities	0.19	Primary school
116	Recreational open space	0.14	Garden
117	Educational Facilities	1.01	Secondary school and playground
118	Market / shopping center	0.31	Shopping center and vegetable market
119	Social, cultural and welfare amenities	0.05	Community Centre
120	Social, cultural and welfare amenities	0.05	Library
121	Educational facilities	0.63	Area under existing Gaodevi Mandir is deleted as shown on plan and remaining area of reservation is designated Primary school and playground.
122	Social, cultural and welfare amenities	0.18	Children's welfare center.
123	Recreational open space	2.67	Reinstated as per plan published u/s 26 and designated as Playground.
124	Recreational open space	0.63	Plot No. 605, C.T.S. No. 7564/2 is deleted and included in residential zone as shown on plan and remaining area of reservation is designated as Garden.
125	Recreational open space	1.36	Area under existing Gaodevi Mandir is deleted as shown on plan and remaining area of reservation is designated as Playground.
129	Social, Cultural and Welfare Amenities	0.65	Women's Welfare Centre
130	Market / shopping Center	0.45	Shopping center and vegetable market

(1)	(2)	(3)	(4)
131	Public offices and staff quarters	0.18	Public offices and staff quarters
132	Public utilities	0.65	Cremation ground / Burial ground
133	Medical facilities	1.22	Hospital
134	Educational facilities	1.43	Secondary school and playground
135	Recreational open space	1.45	Playground
136	Market / shopping centre	0.23	Shopping center and vegetable market
137	Medical facilities	0.62	Dispensary and maternity home
138	Social, cultural and welfare amenities	0.13	Library
139	Educational facilities	0.61	Primary school and playground
140	Recreational open space	0.44	Garden
141	Social, cultural and welfare amenities	5.24	Drama Theatre
142	Recreational open space	1.15	Playground
143	Medical facilities	0.48	Dispensary and maternity home
144	Market / shopping Center	0.60	Market and shopping center
145	Educational facilities	0.79	Secondary school
146	Recreational open space	0.43	Garden
147	Market / shopping center	0.24	Market and shopping centre
148	Medical facilities	0.67	Hospital
149	Recreational open space	2.56	Playground
150	Recreational open space	0.33	Garden
151	Educational facilities	0.40	Primary school and playground
152	Public offices and staff quarters	1.20	Public offices and staff quarters
153	Social, cultural and welfare amenities	1.12	Child Welfare center
154	Medical facilities	0.85	Veterinary Hospital
155	Recreational open space	3.80	Playground
156	Recreational open space	0.70	Garden
157	Recreational open space	0.90	Garden
158	Market / Shopping Center	0.31	Shopping center and vegetable market
159	Public offices and staff quarters	0.20	Public offices and staff quarters
160	Medical facilities	1.0	Maternity home
161	Educational facilities	0.74	Primary school and playground
162	Recreational open space	0.72	Garden
163	Educational facilities	0.30	Primary school and playground
164	Medical facilities	0.24	Dispensary
165	Public offices and staff quarters	0.62	Public offices and staff quarters
166	Educational facilities	2.40	Secondary school and playground
167	Recreational open space	7.05	Reinstated as per plan published u/s 26 and designated as Flowing green garden
168	Recreational open space	0.73	Garden
169	Social, Cultural and Welfare Amenities	1.50	Aquarium
170	Public Utilities	0.08	Police station
171	Transport facilities	0.99	Bus Stand / parking
172	Recreational open space	1.71	Playground
173	Recreational open space	1.00	Playground
174	Recreational open space	1.10	Garden
175	Educational facilities	0.69	Primary school and playground
176	Medical facilities	0.33	Maternity home

(1)	(2)	(3)	(4)
177	Recreational open space	0.42	Children's playground
178	Recreational open space	1.12	Garden
179	Educational facilities	2.39	Educational complex
180	Recreational open space	26.81	Reinstated as per plan published u/s 26 and designated as Public park
181	Recreational open space	1.17	Garden
182	Educational facilities	0.88	Primary school and playground
183	Market / Shopping center	0.37	Reinstated as per plan published u/s 26 and designated as Shopping center and Vegetable market
184	Recreational open space	1.25	Garden
185	Public utilities	0.27	Community center
186	Social, cultural and welfare amenities	1.35	Centre for handicapped
187	Medical facilities	1.24	Health center
188	Market / shopping center	0.36	Market and shopping center
189	Educational facilities	0.80	Primary school and playground
190	Recreational open space	0.40	Garden
191	Recreational open space	0.45	Garden
192	Public Offices and staff quarters	0.53	Public offices and staff quarters
193	Recreational open space	0.92	Garden
194	Educational facilities	0.73	Secondary school
195	Educational facilities	0.27	Primary school
196	Public offices and staff quarters	1.10	Public offices and staff quarters
197	Transport facilities	0.29	Parking
198	Transport facilities.	0.11	Parking

M-13 Land bearing CTS No. 4740 pt., plot No. 63 and 64 Mouje Kohoj Khuntavali shown as existing open space as published plan u/s 26 proposed by SPA (M - 41) is deleted and included in residential zone. Compulsory open space remains as existing open space as per approved layout.

Note.— Notwithstanding anything stated in the Regulation 1.3 _____ No Development allowed, where the land affected by any reservation as a previous commitment in the sanctioned Development plan, except wherever N.A. permission, layout permission or sub - divisional permission and building permission granted in the plots, prior to plan published u/s 26 i.e. on 10th May 2001. The authorised construction on such plots if reached above plinth level may be sanction by Govt. within one year from the date of sanctioned development plan. The application for such proposal will not be consider after one year from the date of sanctioned D.P.

M-14 In the General Development control regulations, the following modifications are made namely :—

M-1 New Sub rules are included in appendix-R and below rule No. 11.6 (xxi) as under, L. P. Gas Godowns would be permissible in No Development Zone (NDZ) within Municipal limits subject to following conditions :—

(i) Area of plot shall not be less than 2000 Sq. Mtr.

(ii) The maximum permissible FAR shall be 0.20 on this plot.

(iii) Only ground floor structure would be permissible.

(iv) It is necessary to obtain "No Objection Certificate" from Controller of Explosives and Chief Fire Officer.

- M-2 Sub regulation 14.2.5 item (ii) of regulation 14.2, new user shall be added as, after socio – cultural activities and crèche (Nursery for infants)
- M-3 Regulation No. 15.3 shall be modified as under.
In no case, the total FSI consumed in a plot shall exceed 1.8.
- M-4 New entry is added after regulation No. 15.5 (p) as under.
(q) In every residential building constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association a fitness center room will be permitted. The area of the room shall be limited to 2 (two) percent of the total built up area of building or 20 Sq.Mt. whichever is more. It shall not be used for any other purpose, except for fitness activities and its ownership shall vest to Society or Association.
- M-5 Regulation 15.7.1 is modified as under. Ceiling limit of 2.0 is read as 1.8.
- M-6 Following New Appendix is added as under. :—

APPENDIX - P

Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.

Notwithstanding anything to the contrary content in these regulations or the Development Plan/ Planning Proposals, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No. STC 3400/CR-148/TRA-1 dated 1st February 2001 as may modified from time to time.

- M-7 New Rules are added as Appendix – V

Appendix V

Regulations for buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters situated in the Gaathan or similar congested area and outside congested area.

In cases of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters, the Commissioner/Chief Officer may permit the Floor Space Index to be exceeded upto 2.5.

Note.—It shall be permissible to submit a composite scheme for the development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilization of permissible commercial user under D.C. Regulation so that commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.

For reconstruction / redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive FSI, whichever is more.

In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, Commercial user permissible under D.C. Regulation may be permitted upto 25% of the total permissible builtup area.

- M-8 Residential use may be permitted in service Industries Zone, if desire by land owner, but the users allowed in Class-A (R-2) Service Industries may be allowed on the plot in Service Industry Zone on which Residential use is permissible.
- M-9 (M-64) as proposed by SPA is hereby sanctioned.
- M-10 Notwithstanding anything stated in these regulations no development of the land situated in the Eco Sensitive Zone declared by the Government of India in the Ministry of Environment and Forest, notification dated 04th February 2003 and subsequently amended thereof from time to time shall be permitted unless as it is in conformity with the said notification and prior approval of monitoring committee.

- M-11** Notwithstanding anything stated in these Regulations, no development of the land situated in the Coastal Regulation Zone (as defined by para 1 of the Ministry of Environment and Forests (MOEF), Government of India's notification dated 19th February, 1991, enclosed as Annexure – A 15.3) issued under the provisions of the Environment (Protection) Act, 1986), or any subsequent amendment thereof from time to time, shall be permitted unless it is in conformity with the said notification unless it is conformity with the said notification and the Coastal Zone Management Plan (CZMP) approved the MOEF.
- M-12** Regulation for the development of Biotechnology establishment are permissible as per Government Directives, Urban Development Department No. TPB-4302/818/CR-88/2002/UD-11 dated 10th October 2002 and revised directives dated 17th March 2003.
- M-13** Model building bye-laws to provide facilities for physically handicapped persons are applicable as per accompaniment of Government in Urban Development Department Order No. TPB 432001/1829/CR-218/2001/UD-11 dated 25th February 2002.
- M-14** Special provision for installation of water heating system are applicable as per Government Directives No. DCR 1094/2829/UD-11 dated 19th September 1995.
- M-15** Maharashtra Regional and Town Planning Act, 1966 and Government Directives for change or addition of new regulations as will be issued in future shall be applicable automatically in supersession of the corresponding rule in the regulation.
- M-16** For installation of Rain Water Harvesting structures (RWHS), Government Directives, Urban Development Department No. TPB 432001/2133/CR-230/01/UD-11 are applicable.

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

MANOHAR BHARGAVE,
Section Officer.

URBAN DEVELOPMENT DEPARTMENT,
Mantralaya, Mumbai 400 032, dated 25th July 2005.

Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. TPS 1204/941/CR-163/04/UD-12.— Whereas, Government of Maharashtra by its Notification No TPB-1275/1199/UD-8, dated 15th March 1976, appointed Mumbai Metropolitan Region Development Authority as a Special Planning Authority (SPA) (hereinafter referred to as "the said Authority") to be the Special Planning Authority for Kalyan Complex Notified Area (hereinafter referred to as "the Notified Area") under the provision of section 40, sub-section (1) (c) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as 'the said Act');

And whereas, Government of Maharashtra by its Notification No. TPS-1292/656/CR-55/92/UD-12, dated 22nd July 1992 altered the boundaries of the Notified Area and excluded the area comprised in Kalyan Municipal Corporation limit and area forming part of New Mumbai Municipal Corporation limit.

And whereas, the said authority by its Notice No. TCP(P-1)/DP-KCNA/375/95, dated 6th July 1995 declared its intention to prepare a development plan for the modified limits of the Notified Area under the provisions of section 23 of the said Act and whereas, it was also declared to revise the Sanctioned Development Plan of Ulhasnagar and Sanctioned Development Plan of Ambernath prepared for part of the Ambernath Municipal Council limit under the provisions of section 38 of the said Act, and to prepare, Draft Development Plan for newly established Kulgaon-Badlapur Municipal council Area and the area of the villages newly added in Ambernath Municipal Council limits as also for the rest of the non-Municipal Area included in the Notified Area more specifically described in the Schedule I of the Notification issued by Government of Maharashtra, Urban Development Department No.1292/656/CR-55/92/UD-12, dated 22nd July 1992 (hereinafter referred to as the said Draft Development Plan)

And whereas, Government of Maharashtra by its Notifications issued from time to time has extended the time limit up 5th July 2001 to prepare the Draft Development Plan for the Notified Area;

And whereas, the said authority in its 98th Meeting held on 29th August 2000 decided to change the name of the Notified Areas as Ulhasnagar, Ambernath, Kulgaon - Badlapur and Surrounding Notified area and whereas Government of Maharashtra, Urban Development Department by its Notification No. TPS - 1200/1957/CR-32/2001/UD-12, dated 22nd March 2001 has changed the name of the Notified Area as 'Ulhasnagar, Ambernath, Kulgaon-Badlapur and Surrounding Notified Area';

And whereas, the said authority published a notice under section 26(1) of the said Act, in the *Maharashtra Government Gazette*, Part 2, page No. 944 on 10th May 2001 regarding publication of the Draft Development plan for inviting suggestions and objections from the public for the said proposals;

And whereas, the said authority by its resolutions No. 874, dated 17th February 2001 constituted Planning Committee for hearing suggestions and objections received in respect of Draft Development Plan proposals and under the provision of section 28 sub-section (2) of the said Act, Government of Maharashtra by its resolution No. TPS-1201/1008/CR-121/2001/UD-12, dated 25th June 2002 appointed four experts on the planning committee;

And whereas, the planning committee gave hearing to suggestions and objections received in respect of Draft Development Plan proposals and whereas the Government of Maharashtra, Urban Development Departments letter No. TPS-1202/896/CR-83/02/UD-12, Dated 29th November, 2002 stayed the process of the hearing suggestions and objections for Draft Development plan proposals in respect of Ulhasnagar Municipal Corporation limit until further order and whereas, Government of Maharashtra, Urban Development Department by its letter No.1202/896/CR-83/02/UD-12, dated 7th November 2003 vacated the Stay imposed by Government's letter dated 29th November 2002 and directed MMRDA to complete the hearing for Notified Area except the hearing for suggestions and objections received for Ulhasnagar Municipal corporation limit and to submit the Draft Development Plan to Government without any change for Ulhasnagar Municipal Corporation limit and after following the procedure as laid down in the said Act, for Ambernath, Kulgaon-Badlapur and Surrounding Notified Area;

And whereas, the planning Committee submitted its report after hearing suggestions and objections for Ambernath, Kulgaon - Badlapur and Surrounding Notified Area and whereas MMRDA in its 109th meeting held on 3rd February 2004 accepted Planning Committee's report and by its resolution No. 1002, dated 3rd February 2004 has resolved to submit the Draft Development Plan prepared for the said Notified Area under section 30 of the said Act, to the Government ;

And whereas, some of the modifications being a substantial nature require to republish under section 29 of the said Act. But modifications proposed by the said authority are not published ;

And whereas, the Government of Maharashtra Urban Development Department under Notification No. TPS-1202/806/CR-83/2002/UD-12, dated 26th October 2004 excludes the area within the jurisdiction of Ulhasnagar Municipal Corporation from "Ulhasnagar, Ambernath, Kulgaon-Badlapur and Surrounding Notified Area" and the name of "Ulhasnagar, Ambernath, Kulgaon-Badlapur and

surrounding Notified Area" is changed as "Ambernath, Kulgaon-Badlapur and surrounding notified Area". The Municipal corporation of Ulhasnagar shall function as Planning Authority within their jurisdiction and also Government has directed Ulhasnagar Municipal Corporation to prepare a revised Development plan within their jurisdiction ;

And whereas, according to section 30 (1) of the said Act it is necessary to submit the Draft Development Plan to the State Government within twelve months from the date of publication of the notice in the *official Gazette* under section 26 of the said Act.;

And whereas, the Government of Maharashtra, Urban Development Department has power to extend the period for submitting the said Draft Development Plan, on an application by Planning Authority;

And whereas, in exercise of the powers conferred under section 30 (1) of the said Act, the Government of Maharashtra, Urban Development has extended the period for submitting Draft Development Plan from 10th May 2002 for the further period upto and inclusive of 9th May 2004;

And whereas, under the provision of sub-section (1) of section 30, the Draft Development Plan will be submitted to Government after expiry of one month period from publication of the Notice in the *Government Gazette*;

And Whereas, the said authority being a special planning authority under sub-section (4) of section 28, of the said Act, gave notice published in the *Government Gazette*, dated 20th February 2004 informing the public that the revised Draft Development Plan is accepted by the said authority and the said Draft Development Plan is submitted to the State Govt. on 30th April 2004 for sanction under sub-section (1) of section 30 of the said Act;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune has proposed to make certain modifications which are of a substantial nature, in the said Development Plan as specified in the Schedule-II appended hereto;

And whereas, the Government of Maharashtra, Urban Development Department vide its notification No. TPS 1204/941/CR-163/04/UD-12 dated 25th July, 2005 has sanctioned the said Development Plan within its jurisdiction of Ambernath, Kulgaon-Badlapur and surrounding area (hereinafter referred to as the said notified area) subject to modifications as Excluded Parts mentioned in certain part as shown on plan (numbered as EP-1, EP-2, etc.) in green verge (hereinafter referred to as "the said Excluded Parts").

Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra hereby,

(a) gives notice inviting suggestions and/or objections from any person in respect of the proposed modification as specified in Schedule appended hereto within the period of 60 (Sixty) days from the date of publication of this notice in the *Official Gazette* ,

(b) appoints the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, R.No. 305, 3rd floor, Navi Mumbai to whom the suggestions /objections referred to (a) above shall be addressed, as an officer under Section 31(2) of the said Act, to hear all the persons who will file suggestions or objections within the stipulated period, and submit his report thereon to Government.

Note.— (A) Plan showing proposed substantial modifications as Excluded Parts has been kept open for inspection of the general public in the following offices during office hours on all working days :—

- (i) Office of the Chief Officer, Municipal Council, Ambernath, Dist. Thane.
- (ii) Office of the Chief Officer, Municipal Council, Kulgaon - Badlapur, Dist. Thane.
- (iii) Sub- Regional Office, MMRDA, Municipal Building, Tilak Chowk, Kalyan (W.).

(iv) Office of the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

(B) All suggestions or objections which may be received by the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai within the aforesaid stipulated period will be duly considered.

(C) This notification is also available on Government web Site www.urban.maharashtra.gov.in

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

MANOHAR BHARGAVE,
Section Officer.

SCHEDULE-II
Excluded Parts

Number (1)	Description (2)
EP-1	Mouje Katrap Site No.17 Transport facility is deleted from reservation by SPA is proposed to be reinstated and designated as Dispensary.
EP-2	Mouje Katrap and Mouje Shirgaon Site No. 20 Social, Cultural and Welfare Centre is partly deleted from reservation by SPA is proposed to be reinstated and designated as Shopping Centre.
EP-3	Mouje Shirgaon Site No. 22 Social, Cultural and Welfare Centre is partly deleted from reservation by SPA is proposed to be reinstated and designated as Playground.
EP-4	Northern portion of the existing Vruddhashram bearing S. No. 9/15 and 134/3 pt. at Shirgaon is deleted from reservation as shown on plan and included in Residential Zone. The remaining portion of the Site No. 28 is proposed to be reinstated as per plan published under section 26 and designated as Old Aged Home.
EP-5	The alignment of 12 mt. wide development plan road is changed as shown on plan and area under road and southern triangular portion of Site No. 27 proposed to be reinstated as per plan published under section 26 and designated as Primary School and Playground.
EP-6	Mouje Shirgaon Site No. 32 Medical Facilities and Site No. 33 Social, Cultural and Welfare Centre are partly deleted from reservations by SPA are proposed to be reinstated, amalgamated and designated as Primary School and Playground.
EP-7	Site No. 91 Market and Shopping Centre is partly deleted and proposed to be included in Residential Zone as shown on plan and remaining part reserved and designated as Shopping Centre and Vegetable Market.
EP-8	Site No. 119 Market and Shopping Centre is proposed to be deleted and included in Residential Zone.
EP-9	Site No.117 Recreation Open Space is proposed to be partly deleted and included in Residential Zone as shown on plan and remaining part is reserved and designated as Garden.
EP-10	The land bearing Survey No. 98 (P) Belavali shown in No Development Zone is proposed to be deleted and included in residential zone.
EP-11	Land bearing Survey No. 13B P, 15 p, 16 p, 18 p, 20 p, 21 p, 22 p, 27 p and 28 p at Badlapur, area admeasuring approximately 10.70 hect. is shown in residential zone as per published plan under section 26 is proposed to be deleted and included in No Development Zone and also alignment of 18 m. wide development plan road is proposed to be changed as shown on plan.
EP-12	Site No. 64, in Survey No. 64, Kulgaon Market and Shopping Centre is proposed to be redesignated as Garden.
EP-13	Site No. 62 Transport Facilities Mouje Kulgaon is proposed to be deleted and included in Residential Zone.
EP-14	Alignment of 18 m. wide Development Plan road passing through land bearing S. No. 25, 57, 58 Mouje Varap is reinstated as per plan published under section 26 and new 18 m. wide road passing through S. Nos. 4, 50, 72 proposed by SPA is reinstated as shown on plan.
EP-15	Land bearing S. Nos. 94 p, 120 p and 103 pt Mouje Narhen is proposed to be deleted from 'Green Zone' and included in Urbanisable Zone (U-2) as shown on plan.
EP-16	Land under villages Khoni, Antarli and Vadavali (Kh) shown in Urbanisable Zone (U-2) is proposed to be deleted and included in 'Green Zone' and land under Shirdhon Village is designated as "Rehabilitation of slums" as shown on plan.
EP-17	Land under Site No. 21 "Recreational Open Space and Site No. 22 Medical facilities Mouje Kohoj - Khuntavali are deleted from reservations and included in residential zone. Site No. 23 'Recreational open space' is proposed to rearrange as Site No. 21 dispensary, Site No. 22 Library and Site No. 23 Garden as shown on plan and new approach road at northern Site of Site No. 22 is proposed as shown on plan.
EP-18	Existing Municipal Primary School and Cultural Centre in CTS No. 6986, 6987 Mouje Kohoj-Kuntavali (M- 42) area land admeasuring 0.24 hect. owned by Ambernath Municipal Council is proposed to change from existing public user to residential zone.

Number (1)	Description (2)
EP-19	Land under Site No. 128, Educational facilities Mouje Vadavali is proposed to be partly deleted and included in residential zone and remaining vacant land of Site No. 128 is proposed to be reinstated and designated as ' Primary school '. A new 9 mt. approach road is proposed from 18 mt. wide development plan road for Site No. 128 as shown on plan.
EP-20	The part of land under Site No. 126 ' Medical facilities ' Mouje Vadavali is proposed to be deleted from reservation and included in residential zone and remaining portion of Site No.126 alongwith northern portion is proposed to be newly reserved for Dispensary as Site No. 126 as shown on plan.
EP-21	The land under Site No. 127 ' Market and Shopping Centre ' Mouje Vadavali is proposed to be deleted from reservation and included in residential zone. New reservation of Site No. 127 to be proposed as Vegetable Market as shown on plan.
EP-22	New Reservation is to be proposed as ' Self Employment for Handicapped Person ' at CTS No. 4720 Plot No. 10, at Village Kansai and numbered as 199.
EP-23	Site No. 20 Educational Facility is proposed to be partly deleted and included in Residential Zone from as proposed by SPA (M-36) as shown on plan.
EP-24	The land bearing S. No. 166pt. Mouje Ambernath is proposed to be deleted from Commercial Zone and demarcated as existing Garden as shown on plan.
EP-25	The land bearing S. No. 115/5 pt. under Site No. 80 Recreational Open space below HTL is proposed to be merged in adjacent Site No.79 Garden and remaining area of Site No.80 is proposed to be deleted from reservation and included in Residential Zone as shown on plan.
EP-26	The acquiring authority for Site No. 166, 137, 139 and 140 is private institution and Ambernath Municipal Corporation as per published D.P. report under section 26 is proposed to be changed and renamed as Ambernath Sahakari Samudaik Shetkari Society Ltd., Ambernath.
EP-27	100 mtr. belt is proposed to be reserved as prohibited area around existing Defence Laboratory at Village Chikhaloli S.Nos. 24 p, 57, 58. The Acquiring Authority for this belt is Defence Department, Central Government.
EP-28	A 275 m. wide No Development Zone around the land bearing S.Nos. 98 p, 22 , 23, 24, 113 p, Village Chikhaloli and S.No. 1p, 2p, 4 p, 27/2 p, 54 p , 55 p and 97 at Mouje Vadavali as suggested by BARC and proposed by SPA is reserved for No Development Zone as shown on plan. The Acquiring Authority for the said land is designated as BARC.
EP-29	The land bearing CTS No. 3552 Mouje Kohoj Khuntavali to be deleted and included in Residential Zone as proposed by SPA (M-40) as shown on plan.

In the General Development Control Regulations, the following modifications are made namely,—

EP-30 Regulation No. 11.14 is proposed to be modified as under :

Where any land in F – Zone is situated outside the Reserved Forest, Protected Forest or Acquired Forest, the development of such land shall conform to the regulations applicable to adjacent G-1 or G-2 Zone as the case may be ; where such land is surrendered by zone other than G-1 or G-2, development of such land can be permitted conforming to the surrounding zone with the prior approval of MMRDA.

EP-31 New para is proposed to be inserted after regulations No. 13.0.7 for CUL-DE-SAC as No. 13.0.8.

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

(1)	(2)
EP-32	Sub-clause c) i) of Regulation No. 14.0.1 is proposed to be replaced by the following sub-clause namely,— In any layout or sub-division of vacant land in a residential and commercial zone, open spaces shall be provided as under.

Plot Area (1)	Land to be surrendered as amenity space in lieu of FSI (2)
(i) 1001 - 2500	15%
(ii) 2501 - 10,000	20%
(iii) 10,001 and above	25%

EP-33 Regulation No. 15.4 is proposed to be replaced only for table 12, Sr. No. 01 for Residential and Commercial Zone as under :—
The total area of a plot shall be reckoned in floor space index/built-up area calculations applicable only to new development to be undertaken hereafter as under :—

Plot Size in Sq.m (1)	Area in sq.m. for FSI Computation (2)
<i>Residential and Commercial Zones</i>	
(1) Upto 1000 Sq.m.	.. Total area
(2) 1001 to 2500 Sq.m	.. Total areas subject to a maximum of 2125 sq.m.
(3) 2501 to 10,000 Sq.m	.. Total area excluding 15 per cent of the area for recreational/amenity open space vide item (ii) in clause (c) of sub-regulation 14.0.1 of Regulation 14.
(4) Above 10,000 sq.m	.. Total area excluding 15 percent of the area for recreational open space under item (iii) of clause (c) of sub-regulation 14.0.1 of Regulation 14.

EP-34 Regulation No. 15.6.3 is proposed to be modified as under :—

The Development Rights on the net plot area shall be used in same sector except over Recreational open spaces and in any zone excepting No Development Zone, G Zone, Quarry Zone, Forest Zone, Urbanisable Zone and congested area. TDRs in congested area should be given in any area other than congested area. The DRs should be distributed over various sub plots, subject to overall ceiling of FSI @ 1.8

EP-35 Regulation No. 15.8.2 is proposed to be modified as under :—

The TDRs can respective of the sector in which they originate, proposed to be utilized in residential, commercial or industrial Zone in same sector except congested area. The TDRs in congested area should be allowed to utilize in any area other than congested area.

EP-36 New para is proposed to be added in column 2, Table 12 as under :—

Maximum permissible F.S.I. to be proposed in congested area clearly marked as per Revenue record on the development plan as per rules mentioned below :—

(a) Permissible FSI for Gaothan shall be 1.5.

(b) Plots within gaothan shall have measurement plan showing the plot boundaries.

(c) Built-up upto 66% of the plot area is allowed on ground.

(d) Provision for required parking should be made on the same plot.

(e) Marginal open space of 1.5 m. from road or 2.5 m. from the centre line of the road whichever is maximum is left.

(f) Marginal open space of 1 m. should be left from side or rear adjacent properties.

EP-37 Clause B of regulation 12 is proposed to be modified as under :—

If the Site is adjacent to Nala 9 m. distance is to be kept free within the Site. In flood prone areas, constructions may be allowed on stilt instead of ground.

(1)	(2)
EP-38	Regulation No. 19.5.6 pertaining to Balcony is proposed to be modified as under :— Balconies may be allowed to be enclosed with written permission of the planning authority. When balconies are enclosed, one third area of their faces shall have louvers glass shutters or grills on the top and rest of the area except parapet, shall have glazed shutters. Premium for enclosures shall have to be paid as decided by planning authority.
EP-39	Sub-regulation 22.2 is proposed to be newly added below sub-regulation 22.1 in regulation 22 as below: To avoid threat from earthquake, after completion of earthquake resistance safety footing work approved by Structural Engineer, certificate of the said Structural Engineer should be submitted to Planning Authority prior to plinth certificate.
EP-40	Table No.7 pertaining to land uses and the manner of development provided for sub-regulation No. 11.16.1 of regulation 11.16 is proposed to be replaced as per Government Directive, Urban Development Department, No. TPS-1094/CR-14/94/UD-9 dated 7 th April 1994 as under.

TABLE NO. 7

*Regulations for Accommodation Reservations***Land users and the manner of Development.**

Sr. No. (1)	Use(Allocation, designation or reservation) (2)	Person/Authority who may develop (3)	Condition subject to which development is permissible. (4)
I	Residential (R)		
	(a) Residential (R-1)	Owner	....
	(b) Residential with shop line (R-2)	Owner	....
	(c) Public Housing (PH) and Housing for Dishoused (HD)	Municipal Council, Public/Semi Public Authority or Owner.	A public, semi-public authority may develop the land after acquiring it in accordance with law. OR The owner may develop the land subject to conditions that — (i) While laying out the land, 50% plots shall be of minimum size as prescribed in these regulations and plots of such minimum areas equivalent to 10% of the area of the total land under lay out; shall be handed over free of cost to the Municipal Council. OR (ii) If owner proposes to construct multi-storied building, atleast 50% of the tenements shall be of 30 sq.mt. in area. The owner shall surrender free of cost, 10% of the tenements out of these tenements having area of 30 sq.mt. to the Council. FSI equivalent to the land/ built up area to be surrendered

(1)	(2)	(3)	(4)
			free of cost as aforesaid, shall be available to the owner, on the remaining plot, over and above the normal permissible FSI.
			The Municipal Council may allot these 10% plots/ tenements for the purpose of rehabilitation of persons displaced from sites reserved for public purposes or amenities in the Development Plan.
	(d) Municipal Staff Quarters(MSQ)	Municipal Council	....
	(e) Government Staff Quarters	Government/Semi Govt.Authority	
II	Commercial (C)		
	(a) Local Commercial(C-1)	Owner	....
	(b) Retail Market (RM)	Municipal Council or owner	The Municipal Council may acquire the land and develop the retail market.
			<i>OR</i>
			The owner may be permitted to develop the retail market, on 20% area of the reserved plot, as per the norms and conditions prescribed by the Chief Officer and further, subject to his agreeing to hand over, the built up market area to the Municipal Council free of cost. Thereafter, the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land. The owner will be entitled to have full permissible FSI of the reserved plot without taking into account the area utilised for the Retail Market.
	(c) Shopping Centre (SC)	Municipal Council or owner	The Municipal Council may acquire the land and develop for the shopping centre.
			<i>OR</i>
			The owner may develop the shopping centre on his agreeing to give at least 25% of the shops to the Municipal Council on payment of cost of construction plus 15% there of or by his agreeing to hand over

(1)	(2)	(3)	(4)
			free of cost such 15% of shops to the Municipal Council, in which case FSI equivalent to the built up area to be surrendered free of cost shall be available to the owner on the remaining plot over and above the normal permissible FSI.
	(d) Market	Municipal Council	....
	(i) Open Market (OM)	Municipal Council	
	(ii) Municipal Market (MM)	Municipal Council	
III	Industrial (I)		....
	(a) (i) Service Industries (I-1)	Owner	
	(ii) General Industries (I-2)	Owner	
	(iii) Special Industries (I-3)	Owner	
	(b) Industrial Estate (IE)	Public Authority or owner.	The Public Authority may acquire the land and develop the industrial estate. <i>OR</i> The owner may develop the industrial estate on his agreeing to give 25% of galas to the Municipal Council on payment of cost of construction plus 15% thereof. The Municipal Council may allot these galas for the purpose of rehabilitation of persons displaced from sites reserved for public purpose or amenities in the Development Plan.
	(b) Service Industrial Estate (SIE)	Public Authority or owner.	As above.
	(d) Godown/ Warehousing	Public Authority or owner.	....
IV.	Transportation		
	(a) D.P.Road	Municipal Council	
	(b) Parking Lot (PL)	Municipal Council/Public Authority/Owner.	The Municipal Council/ Public Authority may acquire the land and develop the parking lot. <i>OR</i> The owner, Municipal Council or public authority may be allowed to develop the parking

(1)	(2)	(3)	(4)
V. Public, Semi-Public (a) Dispensary (D)/ Maternity Home (MH)	Municipal Council or owner.	<p>lot for public according to the design and specifications and subject to such conditions as may be prescribed by the Divisional Deputy Director of Town-Planning and the plot under reservation may be developed as per the user permissible in the adjacent land utilizing full permissible FSI on the same plot.</p>	<p>The Municipal Council may acquire the land and develop the Dispensary/ Maternity Home.</p>
(b) Hospital	Owner/Public Authority or Municipal Council	<p style="text-align: center;">OR</p> <p>The owner may be permitted to develop the amenities as per norms prescribed by the Divisional Deputy Director of Town Planning on.—</p> <p>(i) 15% of the reserved plot in case of Dispensary</p> <p>(ii) 25% of the reserved plot in case of Maternity Home and</p> <p>(iii) 30% of the reserved plot if both amenities are combined.</p> <p>This development by the owner shall be further and subject to his agreeing to hand over the built up area of the amenities as aforesaid to the Municipal Council free of cost.</p> <p>Thereafter the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for Dispensary/ Maternity Home as the case may be.</p> <p>The amenity may be allowed to develop as per norms prescribed by the Divisional Deputy Director of Town Planning in consultation with the Deputy Director of Health Services.</p>	

(1)	(2)	(3)	(4)
(c) Government Office/s	Government/Semi Government Organisation.	....
VI. Educational			
(a) Primary School (PS)	Municipal Council, Registered Institute or owner.	Municipal Council May acquire the land and develop Primary School or entrust the amenity to a Registered Institutions or Trust.	OR
		The owner may be allowed to develop the land and operate it himself or entrust its operation to Registered Institutions or Trust.	
(b) Private Primary School	Public Authority or owner	The owner may be allowed to develop the land for specific amenity and operate it himself or entrust its operation to a Registered Institution or Trust.	OR
(c) Secondary School (SS)	Public Authority or owner		
(d) College	Public Authority or owner		
(e) Polytechnic	Public Authority or owner		
(f) Technical School	Public Authority or owner		
		The land may be acquired for or on behalf of a Public Authority, a Public Trust of a registered society which may develop the amenity themselves or lease it to another Institutions or Trusts for running the same.	
VII. Assembly and Recreation			
(a) Cinema Theatre (CN)	Owner/ Municipal Council	The Municipal Council or Authorised Organisation may acquire and develop the amenity as per Development Control Rules with a seating capacity of 300 seats for 'a', 'b' and 'd'. However, in case of redevelopment of existing theatre, the seating capacity for 'a', 'b' and 'd' shall be minimum 33% of the existing seating capacity or 300 seats whichever is more.	
(b) Drama Theatre (DTH)			
(c) Open Air Theatre (OTH)			
(d) Childrens' Theatre (CTH)			
(e) Museum			
(f) Gymnasium/Gymkhana Museum			
(g) Club			
(h) Swimming Pool			
(i) Recreation Ground			
(j) Playground			
(k) Garden			
(l) Park			
(m) Sports Complex Cum Shopping Centre.		Thereafter, the balance FSI can be utilised for residential, commercial or office purpose in accordance with Development Control Rules in this regard and subject to other terms and conditions as may be prescribed by the Chief Officer.	

(1)	(2)	(3)	(4)
(n) Library	Municipal Council or owner	The Municipal Council may acquire and develop the library. OR	The owner may be permitted to develop the library on 20% area of the reserved plot as per the norms prescribed by the Divisional Deputy Director Town Planning and further subject to his agreeing to hand over the built up library space to the Council free of cost. The location of the library shall be on ground or first floor. Thereafter, the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for library.

VIII Public Utilities

- (1) Post Office (PO)
- (2) Post and Telegraph Offices (PT)
- (3) Telephone Service Centre (TC)
- (4) Police Chowky (PCKY)

Government Department concerned or owner.

The Government Department concern may acquire and develop the specific reservation.

OR

The owner may be permitted to develop the specific reservation subject to his agreeing to hand over to the Municipal Council free of cost the required built up space as per norms prescribed by the Government. The Municipal Council will hand over it to the concerned Govt. Deptt. by charging for the same.

Thereafter, the remaining plot/building may be put to use in conformity with the Development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot without taking into account the area utilised for the specific facility.

Note.—Where the owner is permitted to develop the reservation, he can develop it as per norms and conditions prescribed by the Planning Authority in consultation with MMRDA and Divisional Deputy Director of Town Planning.

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

MANOHAR BHARGAVE,
Section Officer.



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण
प्राधिकृत प्रकाशन

गुरुवार, फेब्रुवारी १६, २००६/माघ २७, शके १९२७

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

भाग एक-कोकण विभागीय पुरवणी

अधिसूचना

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 14th February 2006

CORRIGENDUM

No. TPS 1204/941/CR-163/04/UD-12.—The Government of Maharashtra has sanctioned the Development Plan Ambarnath Kulgaon Badlapur and surrounding area vide Notification No. TPS 1204/941/CR-163/04/UD-12 dated 25th July 2005 and published a notice for Excluded Portion inviting suggestions/objections vide Notice No. TPS 1204/941/CR-163/04/UD-12 dated 25th July 2005 both published at Page No. 51 to 75 (both inclusive) in Maharashtra Government Gazette, Extra Ordinary dated 12th August 2005 following corrections shall be made as mentioned below :—

- (1) On page No. 62-63 in M-14 the sub-modification No. M-1 to M-16 shall be read m-1 to m-16.
- (2) On page No. 62 in M-14 sub-modification No. m-1 in the second line insted of the word "No Development Zone (NDZ)" it shall read as "No Development Zone (NDZ)/Green Zone".
- (3) On page No. 63 in M-14 sub-modification No. m-6 instead of "APPENDIX-P" it shall read as "APPENDIX-O".
- (4) On page No. 63 in M-14 sub-modification No. m-7 instead of "APPENDIX-V" it shall be read as "APPENDIX-X".
- (5) On page No. 64 in M-14 sub-modification No. m-14 instead of installation of Rain water Harvesting Structures it shall read as "APPENDIX-Y". Installation of Rain Water Harvesting Structures.
- (6) On page No. 64 in M-14 sub-modification No. m-13 following line shall be added.
The sub-rules of modification No. 19.7.1 to 19.7.5 are applicable for M-13.
- (7) On page No. 68 in EP-28 in 2nd line instead of "village Chikhaloli" it shall read as "village Chinchavli".
- (8) On page No. 75 after EP-40 new entry shall be added as follows :
"EP-41 Site No. 111 Garden is proposed to be deleted and included in Residential Zone as shown on plan".

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

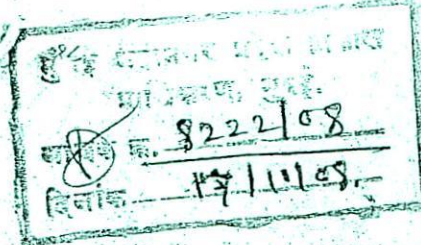
N. R. RANE,
Desk Officer.

(२५)

[किंमत : रुपये २९.००]

भाग एक (को.वि.पु)--८

शासकीय मध्यवर्ती मटणालय मंडळ



महाराष्ट्र शासन राजपत्र, सप्टेंबर ११, २००८/भाद्र २०, शके १९३०

[भाग एक

URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai 400 032,
dated 11th August 2008

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS.1204/941/CR-163/04 (Part-II)/UD-12.— Whereas, the Mumbai Metropolitan Region Development Authority (hereinafter referred to as "the said Authority") being the Special Planning Authority has submitted the draft revised Development Plan for Ambarnath, Kulgaon-Badlapur and surrounding notified area (hereinafter referred to as "the said Development Plan") to the State Government under sub-section (1) of section 30 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") for sanction on 9th May 2004.

And whereas, according to the provisions of sub-section (1) of section (31) of the said Act, the said Development Plan is required to be sanctioned by Government not later than one year from the date of receipt of the said Development Plan from the said Planning Authority or within such further period as may be extended by the State Government from time to time ;

And whereas, in exercise of powers conferred under sub-section (1) of section 31 of the said Act, the Government of Maharashtra vide its Notification No. TPS. 1204/941/CR-163/04/UD-12, dated 25th July 2005 has extended the period for sanctioning the said Development Plan for further period upto and inclusive of 25th July 2005.

And whereas, Government of Maharashtra vide its Notification No. TPS. 1204/941/CR-163/04/UD-12, dated 25th July 2005 has sanctioned the said Development Plan partly (except Excluded Parts numbered 1 to 41) ;

And whereas, the Government of Maharashtra has decided to extend the time limit for sanctioning the remaining Excluded Parts of the said Development Plan, Under Section 31(1) of the said Act from 25th July 2005 upto and inclusive of dated 11th August 2008 ;

Now, therefore, in exercise of the powers conferred under the provision sub-section (1) of section 31 of the said Act, the Government of Maharashtra hereby extends the period for sanctioning the said Development Plan from 25th July 2005 and inclusive of dated 11th August 2008 ;

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

ASHOK B. PATIL,
Section Officer.

URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai 400 032, dated 11th August 2008

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS.1204/941/CR-163/04/(Part-II)/UD-12.— Whereas, the Government of Maharashtra by its Notification NO. TPB-1275/1199/UD-8, dated 15th March 1976, appointed Mumbai Metropolitan Region Development Authority (hereinafter referred to as "the said Authority") to be the Special Planning Authority (SPA) for Kalyan Complex Notified Area (hereinafter referred to as "the Notified Area") under the provisions of section 40, sub-section (1) (c) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") ;

And whereas, Government of Maharashtra by its Notification No. TPS. 1292/656/CR-55/92/UD-12, dated 22nd July 1992 altered the boundaries of the Notified Area and excluded the area comprised in Kalyan Municipal Corporation limit and area forming part of New Mumbai Municipal Corporation limit ;

And whereas, the said authority by its Notice dated 6th July 1995 declared its intention to prepare a Development Plan for the modified limits of the Notified Area under the provisions of Section 23 of the said Act and, it also declared its intention to revise the sanctioned Development Plan of Ulhasnagar and sanctioned Development Plan of Ambarnath prepared for part of the Ambarnath Municipal Council limit under the provisions of section 38 of the said Act, and to prepare Draft Development Plan for newly established Kulgaon-Badlapur Municipal Council Area and the area of the villages newly added in Ambarnath Municipal Council limits as also for the rest of the non-municipal area included in the Notified area more specifically described in the Schedule I of the Notification issued by Government of Maharashtra, Urban Development Department No. 1292/656 CR-55/92/UD-12, dated 22nd July, 1992 (hereinafter referred to as "the said Draft Development Plan") ;

And whereas, Government of Maharashtra by its Notification issued from time to time has extended the time limit upto 5th July 2001 to prepare the Draft Development Plan for Notified Area ;

And whereas, Government of Maharashtra, Urban Development Department by its Notification No: TPS-1206/1957/CR-82/2001/UD-12, dated 22nd March 2001 has changed the name of the Notified Area as 'Ulhasnagar, Ambarnath, Kulgaon-Badlapur and Surrounding Notified Area' ;

And whereas, the said authority published a notice under Section 26(1) of the said Act, in the *Maharashtra Government Gazette*, Part-2, page No. 944 on 10th May 2001 for inviting suggestions and objections in respect of Draft Development Plan from the public ;

And whereas, the said authority by its Resolution No. 874, dated 17th February 2001 constituted Planning Committee for hearing suggestions and objections received in this respect and under the provision of Section 28, sub-section (2) of the said Act, Government of Maharashtra by its Resolution No. TPS-1201/1008/CR-121/2001/UD-12, dated 25th June 2002 appointed four experts on the Planning Committee ;

And whereas, the Planning Committee has given hearings to the persons for those who have filed suggestions and objections in respect of Draft Development Plan proposals ;

And whereas, the Government of Maharashtra *vide* Urban Development Department's letter No. TPS-1202/896/CR-83/02/UD-12, dated 29th November 2002, stayed the process of hearing suggestions and objections and further by its letter No. TPS-1202/896/CR-83/02/UD-12, dated 7th November 2003 vacated the stay imposed by Government's letter dated 29th November 2002 and directed MMRDA to complete the hearing for Notified Area except the hearing for suggestions and objections received for Ulhasnagar Municipal Corporation limit and to submit the Draft Development Plan to Government without any change for Ulhasnagar Municipal Corporation limit after following the procedure as laid down in the said Act ;

And whereas, according to Section 30(1) of the said Act it is necessary to submit the Draft Development Plan to the State Government within twelve months from the date of publication of the notice in the *Official Gazette* under Section 26 of the said Act, which has been extended from 10th May 2002 for a further period upto and inclusive of 9th May 2004 ;

And whereas, the MMRDA *vide* letter dated 30th April 2004 has submitted the Draft Development Plan prepared for the said Notified Area under Section 30 of the said Act, to the Government ;

And whereas, the Government of Maharashtra, Urban Development Department under Notification No. TPS-1202/806/CR-83/2002/UD-12, dated 26th October 2004 excluded the area within the jurisdiction of Ulhasnagar Municipal Corporation from "Ulhasnagar, Ambarnath, Kulgaon-Badlapur and Surrounding Notified Area" and the name was changed as "Ambarnath, Kulgaon-Badlapur and Surrounding Notified Area". Consequently the Municipal Corporation of Ulhasnagar was directed by the Government to function as Planning Authority within its jurisdiction and further directed the Ulhasnagar Municipal Corporation to prepare a revised Development Plan within its jurisdiction ;

And whereas, the Government of Maharashtra, Urban Development Department *vide* its Notification No. TPS-1204/941/CR-163/04/UD-12, dated 25th July 2005 has sanctioned the said Development Plan within the jurisdiction of Ambarnath, Kulgaon-Badlapur and Surrounding notified Area (hereinafter referred to as "the said notified area) excluding certain parts numbered as EP-1, EP-2..... etc. ;

And whereas, the Government in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act, invited suggestions/objections to the proposed modifications of the Excluded Parts numbered as Ep-1 to EP-40, from general public, by publishing Urban Development Department's Notice *vide* No. TPS-1204/941/CR-163/04/UD-12, dated 25th July 2005. This notice has been published in *Maharashtra Government Gazette*, dated 12th August 2005 and corrigendum No. 1204/941/CR-163/04/UD-12, dated 14th February 2006 for EP-41 was published in *Maharashtra Government Gazette*, dated 16th February 2006 and further the Deputy Director of Town Planning Konkan Division (hereinafter referred to as "the said Officer") Konkan Bhavan, Navi Mumbai was appointed as THE OFFICER under Section 31(2) of the said Act, by the State Government to hear the persons who filed objections/suggestions and was directed to submit his report to the Government ;

And whereas, the said Officer has submitted his report to the Government *vide* letter dated 30th October 2006 ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries, the Government of Maharashtra is of the opinion that is necessary to sanction the said excluded parts of Development Plan with some modifications ;

Now, therefore, in exercise of the powers conferred by under sub-section (1) of Section 31 of the said Act, and all other powers enabling it in this behalf, the Government of Maharashtra hereby,—

(a) Sanctions the excluded parts of Development Plan i.e. in respect of EP-1 to EP-41 as shown in green colour on the plan and more particularly described in the schedule appended hereto.

(b) Extends the period for sanctioning the said excluded parts of Draft Development Plan (Revised) upto and inclusive of 11th August 2008.

(c) Fixes 1st September 2008 to be the date on which the said Development Plan of excluded parts, as sanctioned by the Government, shall come into force.

Note.—Copy of the FINAL DEVELOPMENT PLAN showing the excluded parts as sanctioned by the Government shall be kept open for inspection by the public, during office hours on all working days, for a period of one year, in the office of the,—

- (i) Chief Officer, Municipal Council, Ambarnath, District Thane.
(ii) Chief Officer, Municipal Council, Kulgaon-Badlapur, District Thane.
(iii) Sub-Regional Office, MMRDA, Municipal Building, Tilak Chowk, Kalyan (W.), District Thane.
(iv) Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
(v) Assistant Director of Town Planning, Thane Branch, Thane.

Schedule of Excluded Parts

E.P. No.	Proposals of Substantial Nature as proposed by the Government under section 31(1) of the Act, <i>vide</i> notice dated 25th July 2005 and 14th February 2006.	Decision of the Government under section 31(1) of the Act.
(1)	(2)	(3)
EP-1	Mouje Katrap, Site No. 17, Transport Facility is deleted from reservation by SPA is proposed to be reinstated and designated as Dispensary.	Sanctioned as proposed.
EP-2	Mouje Katrap and mouje Shirgaon, Site No. 20, Social Cultural and Welfare Centre is partly deleted from reservation by SPA is proposed to be reinstated and designated as Shopping Centre.	Sanctioned as proposed.
EP-3	Mouje Shirgaon, Site No. 22, Social, Cultural and Welfare Centre is partly deleted from reservation by SPA is proposed to be reinstated and designated as Playground.	Sanctioned as proposed.
EP-4	Northern portion of the existing Vruddhashram bearing S. Nos. 9/15 and 134/3 Pt. at Shirgaon is deleted from reservation as shown on plan and included in Residential Zone. The remaining portion of Site No. 28 is proposed to be reinstated as per plan published under section 26 and designated as Old Aged Home.	Northern portion of the existing Vruddhashram bearing S. Nos. 9/15 and 134/3 pt. at Shirgaon is reinstated and boundaries are corrected as shown on plan.
EP-5	The alignment of 12 mt. wide Development Plan road is changed as shown on plan and area under road and southern triangular portion of Site No. 27 proposed to be reinstated as per plan published under section 26 and designated as Primary School and Playground.	Sanctioned as proposed.
EP-6	Mouje Shirgaon, Site No. 32, Medical Facilities and Site No. 33, Social, Cultural and Welfare Centre are partly deleted from reservations by SPA are proposed to be reinstated, amalgamated and designated as Primary School and Playground.	Sanctioned as proposed.
EP-7	Site No. 91, Market and Shopping Centre is partly deleted and proposed to be included in Residential Zone as shown on plan and remaining part reserved and designated as Shopping Centre and Vegetable Market.	Area under Plot Nos. 1 and 6 is reinstated as Site No. 91 and reservation continued upto West boundary of Plot Nos. 1 and 6. Designation of site is changed to "Shopping Centre and Vegetable Market" as specifically shown on plan.
EP-8	Site No. 119, Market and Shopping Centre is proposed to be deleted and included in Residential Zone.	Sanctioned as proposed.
EP-9	Site No. 117, Recreation Open Space is proposed to be partly deleted and included in Residential Zone as shown on plan and remaining part is reserved and designated as Garden.	Reservation (No. 117) is reinstated and Site continued upto the West boundary of Plot Nos. 6 and 11 and designation of site is changed to Garden as specifically shown on plan.

(1)	(2)	(3)
EP-10	The land bearing Survey No.98(p) Belavali shown in No Development Zone is proposed to be deleted and included in Residential Zone.	Alignment of 12m. North-south road is kept intact and area admeasuring about 100m x 275m from S.No. 98 specifically shown on plan is deleted and included in Residential Zone.
EP-11	Land bearing Survey No. 13B(p), 15(p), 16(p), 18(p), 20(p), 21(p), 22(p), 27(p) and 28(p) at Badlapur, area admeasuring approx. 10.70 hectare is shown in Residential Zone as per published plan under Section 26 is proposed to be deleted and included in No Development Zone and also alignment of 18 m.wide Development Plan road is proposed to be changed as shown on plan.	Sanctioned as proposed.
EP-12	Site No.64 in Survey No.64, Kulgaon Market and Shopping Centre is proposed to be redesignated as Garden.	Sanctioned as proposed Existing Tank and Mahalazmi Temple shall be shown in black verge on plan.
EP-13	Site No.62, Transport Facilities, Mouje Kulgaon is proposed to be deleted and included in Residential Zone.	Sanctioned as proposed.
EP-14	Alignment of 18m. Wide Development Plan road passing through land bearing S.No. 25,57,58, Mouje Varap is reinstated as per plan published under Section 26 and new 18m. wide road passing through S. No. 4,50,72 proposed by SPA is reinstated as shown on plan.	Sanctioned as proposed.
EP-15	Land bearing S.No.94(p) 120(p) and 103(p), Mouje Narhen is proposed to be deleted from ' Green Zone ' and included in Urbanisable Zone (U-2) as shown on plan.	Sanctioned as proposed.
EP-16	Land under villages Khoni, Antarli and Vadavali (kh) shown in Urbanisable Zone (U-2) is proposed to be deleted and included in ' Green Zone ' and land under Shirdhon village is designated as ' Rehabilitation of Slums ' as shown on plan.	Land under villages Khoni, Antarli and Vadavali (kh) (more specifically shown on the plan) are reinstated in U-2 Zone. Land under Shirdhon village is designated as " Rehabilitation of Slums. " as shown on plan.
EP-17	Land under Site No.21 " Recreational Open Space " and Site No.22 " Medical Facilities ", Mouje Kohoj-Khuntavali, are deleted from reservations and included in Residential Zone. Site No. 23, ' Recreational Open Space ' is proposed to rearrange as Site No. 21, ' Dispensary ' Site No. 22, ' Library ' and Site No.23 ' Garden ' as shown on plan and new approach road at northern side of Site No. 22 is proposed as shown on plan.	Site No. " 21 Recreational Open Space " and Site No. 22 " Medical Facilities " and Site No. 23, ' Recreational Open Space ' are reinstated and 9mt. proposed new road is deleted.
EP-18	Existing Municipal Primary School and Cultural Centre in CTS No.6986, 6987 Mouje Kohoj Kuntavali (M-42) area land admeasuring 0.24 hectare owned by Ambarnath Municipal Council is proposed to change from existing public user, to Residential Zone.	Existing user of land is reinstated and shown as Existing Municipal Primary School and Cultural Centre, as specifically shown on plan.
EP-19	Land under Site No.128, Educational Facilities, Mouje Vadavali is proposed to be partly deleted and included in Residential Zone and remaining vacant land of Site No.128 is proposed to be reinstated and designated as ' Primary School '. A New 9 mt. approach road is proposed from 18 mt. wide Development Plan road for site No.128 as shown on plan.	Area admeasuring 1260 sq. mt. is reserved as Play Ground for Primary School, Site No.128 is reinstated and 9 mt. new proposed road is deleted as shown on plan.
EP-20	The part of land under Site No. 126 ' Medical Facilities ' Mouje vadavali is proposed to be deleted from reservation and included in Residential Zone and remaining portion of site No.126 alongwith northern portion is proposed to be newly reserved for Dispensary as site No. 126 as shown on plan.	Site No. 126, Medical Facilities is reinstated as published under section 26 and newly proposed Site No.126 is deleted as shown on plan.
EP-21	The land under site No.127 'Market and Shopping Centre' - Mouje Vadavali is proposed to be deleted from reservation and included in Residential Zone. New reservation of site No.127 to be proposed as Vegetable Market as shown on plan.	Site No.127, Market and Shopping Centre is reinstated as published under Section 26 and newly proposed site is deleted.

(1)	(2)	(3)
EP-22	New reservation is to be proposed as 'Self Employment for Handicapped persons' at CTS No. 4720, plot No.10 at village Kansai and numbered as 199.	Sanctioned as proposed and Designation of Site No.199 is changed to "Self Employment Centre for Handicapped Persons".
EP-23	Site No.20 'Educational Facility' is proposed to be partly deleted and included in Residential Zone as proposed by SPA (M-36) as shown on plan.	Site No.20, Educational Facility is reinstated as published under Section 26.
EP-24	The land bearing S.No.166(p) Mouje Ambarnath is proposed to be deleted from Commercial Zone and demarcated as Existing Garden as shown on plan.	Sanctioned as proposed.
EP-25	The land bearing S.No.115/5 (p) under Site No.80, 'Recreational Open Space below HTL' is proposed to be merged in adjacent Site No.79, 'Garden' and remaining area of Site No. 80 is proposed to be deleted from reservation and included in Residential Zone as shown on plan.	Site No. 80, Recreational Open Space is reinstated as published under Section 26.
EP-26	The acquiring authority for Site No.166, 137, 139 and 140 is private institution and Ambarnath Municipal Council as per published Development Plan report under Section 26 is proposed to be changed and renamed as 'Ambarnath Sahakari Samudaik Shetkari Society Ltd., Ambarnath.'	The acquiring authority for Site No. 166, 137, 139 and 140 is sanctioned as, 'Ambarnath Municipal Council and Private Institution',
EP-27	100 mt. belt is proposed to be reserved as prohibited area around Existing Defence Laboratory at village Chikhaloli S. No.24 (p), 57,58. The acquiring authority for this belt is Defence Department, Central Government.	Sanctioned as proposed, and 100m. Belt is shown on the plan.
EP-28	A 275 m. wide No Development Zone around the land bearing S. No.98(p), 22, 23, 24, 113(p), village Chikhaloli and S.No.1(p), 2(p), 4(p), 27/2(p), 54(p), 55(p) and 97 at Mouje Vadavali as suggested by BARC and-proposed by SPA is reserved for No Development Zone as shown on plan. The acquiring authority for the said land is designated as BARC.	Sanctioned as proposed and 275m. Belt is shown on the plan.
EP-29	The land bearing CTS No.3552, mouje Kohaj Khuntavali to be deleted and included in Residential Zone as proposed by SPA (M-40) as shown on plan.	Reservation on land bearing CTS No. 3552 is reinstated as shown on plan.
EP-30	Regulation No. 11.14 is proposed to be modified as under : Where any land in F-Zone is situated outside the Reserved Forest, protected Forest or Acquired Forest, the development of Such land shall confirm to the regulations applicable to adjacent G-1 or G-2 zone as the case may be ; where such land is surrounded by zone other than G-1 or G-2, development of such land can be permitted conforming to the surrounding zone with the prior approval of MMRDA.	Sanctioned as proposed. (Typing mistake corrected "surrendered" to be read as "surrounded")
EP-31	New Para. is proposed to be inserted after regulations No. 13.0.7 for CUL-DE-SAC as No. 13.0.8. In case of a plot surrounded on all sides by other plots i.e. a land locked plot Which has no access to any street or road, the Planning Authority may require access through an adjoining plot or plots which shall, as far as possible be nearest to the street or road to land locked plot, at the cost of owner of the land locked plot and such other conditions as may specify.	Sanctioned as proposed.
EP-32	Sub-clause (c)(i) of Regulation No. 14.0.1 is proposed to be replaced by the following sub-clause namely,— In any layout or sub-division of vacant land in a Residential and Commercial Zone, open spaces shall be provided as under :—	Sub-clause (c) (i) of Regulation No. 14.0.1 is sanctioned with change as "land to the surrendered as amenity Space in lieu of FSI" is replaced with "land to be kept as amenity space"
	Plot Area	Land to be surrendered as amenity space in lieu of FSI
	(i) 1001—2500	15%
	(ii) 2501—10000	20%
	(iii) 10,001 & above	25%
		Sub-clause (c) (ii) of Regulation No. 14.0.1 is replaced as follows :— " In any layout exceeding two ha. in area in residential and commercial zones, 5 percent of total area shall be designated/ reserved as amenity space for provision of Primary Schools, Sub Post Offices, Police Posts, etc. as directed and approved by the Special Planning Authority/ Planning Authority and such amenities or facilities shall be

(1)	(2)	(3)										
		deemed to be designations of reservations in the development plan. TDR of such amenity space will be available after handing over this amenity space free of cost to Special Planning Authority/Planning Authority.										
		Regulation No. 14.1.1 is replaced as follows :— 14.1.1 (a) Minimum area :— No such recreation space shall major less than 125 sq.mt. 14.1.1 (b) Minimum dimension :— The minimum dimension of such recreational space shall not be less than 7.5mt. and if the average width of such recreational space is less than 16.6 mt. the length thereof shall not exceed 2 and ½ times the average width.										
		Regulation No. 14.2.4 is replaced as follows :— Except where the plot size is less than 2500 mt. the marginal open space in plot abutting.										
EP-33	Regulation No. 15.4 is proposed to be replaced only for Table-12 Sr. No. 01 for Residential and Commercial Zone as under :— The total area of a plot shall be reckoned in Floor Space Index/ built-up area calculations applicable only to new development to be undertaken hereafter as under :—	Sanctioned as proposed.										
	<table border="1"> <thead> <tr> <th data-bbox="313 1120 544 1154">Plot size in Sq.mt.</th> <th data-bbox="641 1120 1084 1189">Area in Sq.mt. for FSI Computation Residential and Commercial Zones</th> </tr> </thead> <tbody> <tr> <td data-bbox="313 1212 565 1246">(1) upto 1000 sq.mt.</td> <td data-bbox="673 1212 803 1246">Total area</td> </tr> <tr> <td data-bbox="313 1249 602 1283">(2) 1001 to 2500 sq.mt.</td> <td data-bbox="673 1249 1079 1317">Total areas subject to a maximum of 2125 sq.mt.</td> </tr> <tr> <td data-bbox="313 1320 618 1354">(3) 2501 to 10000 sq.mt.</td> <td data-bbox="673 1320 1096 1435">Total area excluding 15% of the area for recreational/amently open space vide item (ii) in clause (c) of sub-regulation 14.0.1 of Regulation 14.</td> </tr> <tr> <td data-bbox="313 1437 594 1471">(4) Above 10000 sq.mt.</td> <td data-bbox="673 1437 1096 1552">Total area excluding 15 % of the area for recreational open space under item (iii) of clause (c) of sub-regulation 14.0.1. of Regulation 14.</td> </tr> </tbody> </table>	Plot size in Sq.mt.	Area in Sq.mt. for FSI Computation Residential and Commercial Zones	(1) upto 1000 sq.mt.	Total area	(2) 1001 to 2500 sq.mt.	Total areas subject to a maximum of 2125 sq.mt.	(3) 2501 to 10000 sq.mt.	Total area excluding 15% of the area for recreational/amently open space vide item (ii) in clause (c) of sub-regulation 14.0.1 of Regulation 14.	(4) Above 10000 sq.mt.	Total area excluding 15 % of the area for recreational open space under item (iii) of clause (c) of sub-regulation 14.0.1. of Regulation 14.	
Plot size in Sq.mt.	Area in Sq.mt. for FSI Computation Residential and Commercial Zones											
(1) upto 1000 sq.mt.	Total area											
(2) 1001 to 2500 sq.mt.	Total areas subject to a maximum of 2125 sq.mt.											
(3) 2501 to 10000 sq.mt.	Total area excluding 15% of the area for recreational/amently open space vide item (ii) in clause (c) of sub-regulation 14.0.1 of Regulation 14.											
(4) Above 10000 sq.mt.	Total area excluding 15 % of the area for recreational open space under item (iii) of clause (c) of sub-regulation 14.0.1. of Regulation 14.											
EP-34	Regulation No. 15.6.3. is proposed to be modified as under :— The Development Rights on the net plot area shall be used in same sector except over Recreational Open Spaces and in any Zone excepting No Development Zone, G Zone, Quarry Zone, Forest Zone, Urbanisable Zone and congested area. TDRs in congested area should be given in any area other than congested area. The DRs should be distributed over various sub plots, subject to overall ceiling of FSI @ 1.8.	Sanctioned as proposed.										
EP-35	Regulation No. 15.8.2. is proposed to be modified as under :— The TDRs can respective of the sector in which they originate, proposed to be utilised in residential, commercial or industrial zone in same sector except congested area. The TDRs in congested area should be allowed to utilise in any area other than congested area.	(Typing mistake corrected respective as irrespective) Regulation No. 15.8.2 shall be replaced as under :— The user that will be permitted for utilisation of the DR's on account of TDR will be as under :— predominant zone proposed in D.P. in which reserved site is situated. Land user to be permitted in receiving area										

(1)	(2)	(3)
		(1) Residential Only Residential-users in Residential-Zone.
		(2) Commercial Only Commercial-users in Commercial-Zone, and Only Residential-users in Residential-Zone.
		(3) Industrial Only Residential-users in Residential-Zone.
		(4) Public-Semipublic Only Residential-users in Residential-Zone.
EP-36	<p>New Para, is proposed to be added in column 2, Table 12 as under :</p> <p>Maximum permissible FSI to be proposed in congested area clearly marked as per Revenue record on the Development Plan as per rules mentioned below :</p> <p>(a) Permissible FSI for Gaothan shall be 1.5.</p> <p>(b) Plots within Gaothan shall have measurement plan showing the plot boundaries.</p> <p>(c) Built up upto 66% of the plot area is allowed on ground.</p> <p>(d) Provision for required parking should be made on the same plot.</p> <p>(e) Marginal open space of 1.5. m. from road or 2.5 m. from the centre line of the road whichever is maximum is left.</p> <p>(f) Marginal open space of 1 m. should be left from side or rear adjacent properties.</p>	Sanctioned as proposed. The words " Revenue record " shall be replaced as " Gaothan/congested areas " shown on the sanctioned development plan.
EP-37	<p>Clause B of Regulation No. 12 is proposed to be modified as under : if the site is adjacent to Nala 9 m. distance is to be kept free within the site. In flood prone areas, constructions may be allowed on stilt instead of ground.</p>	Sanctioned as proposed.
EP-38	<p>Regulation No. 19.5.6 pertaining to Balcony is proposed to be modified as under : Balconies may be allowed to be enclosed with written permission of the planning authority. When balconies are enclosed, one third area of their faces shall have louvers glass shutters or grills on the top and rest of the area except parapet, shall have glazed shutters. Premium for enclosures shall have to be paid as decided by planning authority.</p>	Sanctioned as proposed.
EP-39	<p>Sub-regulation No. 22.2 is proposed to be newly added below sub-regulation 22.1 in Regulation No. 22 as below :</p> <p>To avoid threat from earthquake, after completion of earthquake resistance safety footing work approved by structural engineer, certificate of the said structural engineer should be submitted to Planning Authority prior to plinth certificate.</p>	Sanctioned as proposed.
EP-40	<p>Table No. 7 pertaining to land uses and the manner of development provided for sub-regulation No. 11.16.1 of Regulation 11.16 is proposed to be replaced as per Government directives, Urban Development Department, No. TPS-1094/CR-14/94/UD-9, dated 7th April 1994 as under :</p>	Sanctioned with changes as per enclosed annexure.
	<p>Table No. 7.</p> <p><i>Regulation for Accommodation Reservations</i> : Land users and the manner of development (Table as per Government notice dated 25th July 2005).</p>	
EP-41	<p>Site No. 111, Garden is proposed to be deleted and included in Residential Zone as shown on plan.</p>	Existing open land in Plot No. 98, sub-plot No. 2 and 3 admeasuring 493 sq.mt. and existing open land is CTS No. 4722 near Plot No. 8 is shown as existing open space and area only on which authorised development is taken

EP-40
(ANNEXURE)

२-१-११/११/११

को.वि.पु.]

Proposals of Substantial Nature as proposed by the Government under section 31(1) of the Act, vide notice dated 25th July 2005				Decision of the Government under section 31 (1) of the Act		
Sr. No.	Use (Allocation, Designation or Reservation)	Person/ Authority who may develop	Condition subject to which Development is Permissible	Use (Allocation, Designation or Reservation)	Person/ Authority who may develop	Condition subject to which development is permissible
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Residential-(R)					
	(a) Residential (R-1)	Owner	....	(a) Residential-(R-1)	Owner	
	(b) Residential with shop line (R-2)	Owner	....	(b) Residential with shop line (R-2)	Owner	
				(c) Residential Zone [R2 (x)]	Owner	
				(d) Residential Zone (R2 (I)]	Owner	
				Govt. Housing (GH)	Govt./ Semi Govt. Council	
				Municipal Housing (MH)	Council	
				Transit Camp	Council	
				Public Offices and Staff Quarters	Council	
	(c) Public Housing (PH) and Housing for Dishoused (HD)	Municipal Council/ Public-Semi-public Authority or owner	A Public-Semipublic authority may develop the land after acquiring it in accordance with law. <i>OR</i> The owner may develop the land subject to condition that	Public Housing (PH) and Housing for Dishoused (HD)	Municipal Council/ Public-Semi public Authority	Sanctioned as proposed with addition of the " Rehabilitation of Slum Dwellers Reservation in Column No. 2.

भारत गणराज्य, राजधानी दिल्ली, २००६/२००७/२००८/२००९/२०१०/२०११/२०१२/२०१३/२०१४/२०१५/२०१६/२०१७/२०१८/२०१९/२०२०/२०२१/२०२२/२०२३/२०२४/२०२५/२०२६/२०२७/२०२८/२०२९/२०३०

(1)	(2)	(3)	(4)	(5)	(6)	(7)
			<p>(i) While laying out the land, 50 % plot shall be of minimum size as prescribed in these regulations and plots of such minimum areas equivalent to 10 % of the area of the total land under layout shall be handed over free of cost to the Municipal Council.</p> <p style="text-align: center;">OR</p> <p>(ii) If owner proposes to construct multi-storied building, atleast 50 % of the tenements shall be of 30 sq. mt. in area. The owner shall surrender, free of cost, 10 % of the tenements out of these tenements having area of 30 sq.mt. to the Council.</p> <p>FSI equivalent to the land/built up area to be surrendered free of cost as aforesaid, shall be available to the owner, on the remaining plot, over and above the normal permissible FSI. The Municipal Council may allot these 10 % plots/tenements for the purpose of rehabilitation of persons displaced from sites reserved for public purposes or amenities in the Development Plan.</p>		or Owner	
<p>(d) Municipal Staff Quarters (MSQ)</p>	<p>Municipal Council</p>	<p>....</p>		<p>Municipal Staff Quarters (MSQ)</p>	<p>Municipal Council</p>	<p>Sanctioned as proposed.</p>
<p>(e) Government Staff Quarters</p>	<p>Government/Semi-Government Authority</p>	<p>....</p>		<p>Government Staff Quarters Authority</p>	<p>Government/Semi-Government</p>	<p>Sanctioned as proposed.</p>

(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Commercial-C (a) Local Commercial (C-1)	Owner	Commercial-C (a) Local Commercial (C-1)	Owner	<p>(1) The owner may be allowed to develop this zone on such terms as may be agreed between him and the Planning Authority.</p> <p>(2) In cases where the owner has been granted exemption under section 20 or 21 or redevelopment permission under section 22 of Urban Land (Ceiling and Regulation) Act, 1976, prior to coming into force of these regulations, he would be entitled to develop the land in accordance with the terms and conditions set out in exemption order issued by the Government or the Competent Authority under that Act.</p> <p>(1) The owner may be allowed to develop this zone on such terms as may be agreed between him and the Planning Authority.</p> <p>(2) The owner may be permitted to develop the land provided 15% of the total land shall be kept for public purposes such as Fire Station, Electric Substation Overhead Water Tank and Sanitary Blocks etc., 30% land shall be utilised for District Commercial User (C-2) and balance 55% land shall be utilised for shops on ground floor and other floors for offices/residential uses.</p> <p>(3) In cases where the owner has been granted exemption under section 20 or 21 or redevelopment permission under</p>	
			(b) (C-2)	Council/ Public- Semi- Public Authority or Owner.		

(1)	(2)	(3)	(4)	(5)	(6)	(7)
(c) Retail Market (RM)	Municipal Council/ Owner.	<p>The Municipal Council may acquire the land and develop the retail market.</p> <p style="text-align: center;"><i>OR</i></p> <p>The owner may be permitted to develop the retail market, on 20% area of the reserved plot, as per the norms and conditions prescribed by the Chief Officer and further subject to his agreeing to handover, the built-up market area to the Municipal Council free of cost. Thereafter, the remaining plot/building may be put to use in conformity with development permissible in the adjacent land. The owner will be entitled to have the full permissible FSI of the reserved plot without taking into account the area utilised for the retail market.</p>	Retail Market (RM)	Municipal Council/ Owner.	<p>section 22 of Urban Land (Ceiling and Regulation) Act, 1976, prior to coming into force of these regulations, he would be entitled to develop the land in accordance with the terms and conditions set out in exemption order issued by the Government or the Competent Authority under that Act.</p> <p>Sanctioned as proposed.</p>	
(d) Market	Municipal Council.	—	Market/ Vegetable Market.	Council/ Planning Authority or Owner.	<p>The Municipal Council/Planning Authority may acquire or develop the market.</p> <p style="text-align: center;"><i>OR</i></p> <p>The owner may be permitted to develop the market with the type, number and size of stalls as prescribed by the Planning.</p>	
(i) Open Market (OM) (ii) Municipal Market (MM)	Municipal Council. Municipal Council.	—				

(1)	(2)	(3)	(4)	(5)	(6)	(7)
(c) Shopping Centre (SC)	Municipal Council/ Owner	<p>The Municipal Council may acquire the land and develop for the Shopping Centre.</p> <p style="text-align: center;"><i>OR</i></p> <p>The owner may develop the shopping centre on his agreeing to give at least 25% of the shops to the Municipal Council on payment of cost of Construction plus 15% thereof or by his agreeing to handover free of cost such 15% of shops to the Municipal Council, in which case FSI equivalent to the built up area to be surrendered free of cost shall be available to the owner on the remaining plot over and above the normal permissibel FSI.</p>	Shopping Centre.	Market and Shopping Centre/ Shopping Centre and Vegetable Market	Council/ Planning Authority or Owner	<p>Authority and further subject to his agreeing to handover 20% built up market area to the Municipal Council/ Planning Authority free of charge. Thereafter the owner will be entitled to have the full permissible FSI of the plot without taking into account the area utilised for the market/ vegetable market as per the users permissible in adjoining land.</p> <p>The Municipal Council/Planning Authority may acquire the land and develop it for the Shopping Centre.</p> <p style="text-align: center;"><i>OR</i></p> <p>The owner may develop the shopping centre on his agreeing to give 25% of the shops to the Municipal Council/ Planning Authority for Municipal shops for the purpose of rehabilitation of shop keepers displaced from sites reserved for public purposes or amenities in the development plan on payment of cost of construction+ 15% cost of construction or subject to his agreeing to handover the aforesaid 25% built up shopping area to the Council free of charge. Thereafter, he owner will be entitled to have the full permissible FSI of the plot without taking into account the built up area handed over to the Municipal Council/Planning Authority.</p> <p>(1) The Municipal Council/Planning Authority may acquire the land and develop it for the Market and Shopping Centre, Shopping Centre and Vegetable Market.</p>

(1)	(2)	(3)	(4)	(5)	(6)	(7)
				Town Centre	Council/ Planning Authority or Owner	<p>(2) The owner may be permitted to develop these reservation on the terms and conditions as decided by the Council/Planning Authority in terms of proportionate area of reservations and thereafter the conditions mentioned in C and D above will apply in that proportion.</p> <p>(1) The owner may be allowed to develop the site on such terms as may be agreed between him and the Chief Officer.</p> <p>(2) The owner may be permitted to develop the land provided 15% of the total land shall be kept for public purposes such as Fire Station, Electric Sub-Station, Overhead Water Tank and Sanitary Blocks etc., 30% land shall be utilised for District Commercial User (C-2) and balance 55% land shall be utilised for shops on ground floor and other floors for offices/ residential uses.</p>
II	Industrial (I)			Industrial (I)		
	(a)(i) Service Industries (I-1)	Owner	—	(i) Service Industries (I-1)	Owner	Sanctioned as proposed.
	(II) General Industries (I-2)	Owner	—	(II) General Industries (I-2)	Owner	
	(III) Special Industries (I-3)	Owner	—	(III) Special Industries (I-3)	Owner	
	(b) Industrial Estate (IE)	Public Authority/ Owner	The Public Authority may acquire the land and develop the industrial estate.	(b) Industrial Estate (IE)	Public Authority/ Owner	Sanctioned as proposed.

भारतीय शासन विभाग, पटना २२, २००८/आर, २०, शिक ११३०

[भाग एक]

(1)	(2)	(3)	(4)	(5)	(6)	(7)
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OR

The owner may develop the industrial estate on his agreeing to give 25% of galas to the Municipal Council on payment of cost plus 15% thereof.

The Municipal Council may allot these galas for the purpose of rehabilitation of persons displaced from sites reserved for public purpose or amenities in the Development Plan.

(c) Service Industrial Estate (SIE)	Public Authority/ Owner.	As above.	(c) Service Industrial Estate (SIE).	Public Authority/ Owner.	Sanctioned as proposed.
(d) Godown Warehousing.	Public Authority/ Owner.	—	(d) Godown/ Warehousing.	Public Authority/ Owner.	Sanctioned as proposed.
V Transportation			Transportation		
(a) D.P. Road.	Municipal Council.	—	(a) Proposed D.P. Roads/ Street.	Council/ Planning Authority.	—
			(b) Proposed widening of existing road/ street envisaged either in the Development Plan or by Prescription of regular line of street under the Maharashtra Municipal Act, 1965.		

(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(c) Transport Facilities.	Council / Planning Authority/ Public-Semi Public Authority.	—
	(d) Municipal Store/ Municipal Shade (MS)	Council / Owner.	The Council may acquire, develop and maintain the amenity as a reservation. <i>OR</i> The owner may be permitted to develop the amenity subject to the handing over to the Council free of charge the built up space for amenity constructed according to norms prescribed by the Chief Officer. Thereafter he will be entitled to have the full permissible FSI of the plot for other permissible user of the plot without taking into account the area utilised for constructing the amenity.
	(e) Truck Terminus/ Stand.	Council / Planning Public-Semi Public-Semi Public Authority.	
	(f) Bus Stand/ S.T. Stand.	MSRTC	

(1)	(2)	(3)	(4)	(5)	(6)	(7)
(b) Parking Lot (PL)	Municipal Council/ Public Authority/ Owner	The Municipal Council/Public Authority may acquire the land and develop the parking lot. <i>OR</i> The owner, Municipal Council or public authority may be allowed to develop the parking lot for the public according to the design and specifications and subject to such conditions as may be prescribed by the Divisional Deputy Director of Town Planning and the plot under reservation may be developed as per the user permissible in the adjacent land utilising full permissible FSI on the same plot.	(g) Parking/ Parking Lot	Council/ Planning Authority/ Public Authority/ Public Organisation/ Owner.	The Council may acquire the land and develop, operate and maintain the parking lot. <i>OR</i> A public authority or public organisation or the owner may be allowed to develop the parking lot for the public according to the design, specification and conditions prescribed by the Authority utilising the full built up area equal to the FSI available on the plot for the purpose of providing the parking spaces. The operation and maintenance of the facility will be decided by the Chief Officer irrespective of the authority, organisation or person who develops the facility. The parking spaces may be in the basement or open spaces or under the stilts or on the upper floors. The Council, Public Authority, Public Organisation or the Owner will be entitled thereafter to have the full permissible FSI of the plot without taking into account the areas utilised for providing the parking spaces for other permissible users of the plot.	

(1)	(2)	(3)	(4)	(5)	(6)	(7)
V	Public Semi-public (a) Dispensary Municipal (D)/Maternity Home (MH) Council/ Owner	The Council/Planning Authority may acquire, develop and maintain the amenity	OR The owner may be permitted to develop the amenities as per the norms prescribed by the Divisional Deputy Director of Town Planning on (i) 15 per cent of the reserved plot in case of dispensary. (ii) 25 per cent of the reserved plot in case of Maternity Home ; and (iii) 30 per cent of the reserved plot if both amenities are combined. This development by the owner shall be further and subject to his agreeing to handover the built up area of the amenities as aforesaid to the Municipal Council free of cost. Thereafter, the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for Dispensary/Maternity Home as the case may be.	Public Semi-public (a) Dispensary (D) (b) Maternity Home (c) Primary Health Centre (d) Civic Centre	Council/ Planning Authority/ Public Authority/ Public Organisa- tion/ or Owner	The Municipal Council/ Planning Authority may acquire, develop and maintain the amenity. OR The owner may be permitted to develop the amenities as per the norms pre- scribed by the Municipal Council/ Planning Authority on,— (i) 15 per cent of the reserved plot in case of dispensary and civic centre. (ii) 25 per cent of the reserved plot in case of Maternity Home and Primary Health Centre. (iii) 30 per cent of the reserved plot if those amenities are combined. This development by the owner shall be further subject to his agreeing to handover the built up area of the amenities as aforesaid to the Municipal Council free of cost. Thereafter, the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for Dispensary/Maternity Home, Primary Health Centre/Civic Centre as the case may be.
				(e) Welfare Centre (WC)	Council/ Planning Authority/	The Council/Planning Authority may acquire, develop and maintain the amenity as a reservation.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
				(f) Women's Welfare Centre (WWC)	Public Authority/	OR
				(g) Social/Cultural and Welfare Centre	Public Organi-	<p>The owner may be permitted to develop the amenity subject to the handing over 15 per cent of the carpet area to Municipal Council free of cost. Thereafter, the owner will be entitled to have the full permissible FSI of the plot for the surrounding users as permissible without taking into account the area utilised for constructing the amenity. The Chief Officer may hand-over the amenity space for Welfare Centre, Women's Welfare Centre, Social/Cultural and Welfare Centre, Children's Welfare Centre, Centre for Handicapped, Community Centre Multipurpose Hall, Public Facility Centre of Aquarium/Science Centre to a public organisation for operation and maintenance on the terms as decided by him.</p> <p><i>Explanation.</i>— Welfare Centre also include Homes, Shelters or Institutes for homeless or street children, WAIFS, destitute children (but not beggars) stray delinquents, abandoned or destitute women, homes for the destitute or dying destitute, drug addicts and alcoholics, creches or day-care centre for children of working parents, sevaghars, mobile creches and for physically disabled or handicapped provided they are all run by registered public trust.</p>
				(h) Children's Welfare Centre	sation/ Owner	
				(i) Centre for Handicapped		
				(j) Community Centre		
				(k) Multi-purpose Hall		
				(l) Public Facility Centre		
				(m) Aquarium/ Science Centre		

(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(b) Hospital	Owner/ Public Authority Municipal Council.	The amenity may be allowed to develop as per the norms prescribed by the Divisional Deputy Director of Town Planning in consultation with the Deputy Director of Health Services.	(b) Hospital/ Veterinary Hospital	Council Planning Authority/ Public Authority Public Organisa- tion/ Owner.	When the owner develops the facilities, it will be in accordance with the specifications and conditions approved by the Planning Authority.
	(c) Govern- ment Office/s	Govern- ment/ Semi Govern- ment Organisa- tion	....	(c) Government Office/s.	Govern- ment/ Semi Govern- ment Organisa- tion.	Sanctioned as proposed.
VI	<i>Educational—</i>			<i>Educational—</i>		
	(a) Primary School (PS)	Municipal Council Registered Institute or Owner	Municipal Council may acquire the land and develop Primary School or entrust the amenity to a Registered Institutions or Trust. <i>OR</i> The owner may be allowed to develop the land and operate it himself or entrust its operation to Registered Institutions or Trust.	(a) Primary School (PS).	Municipal Council Registered Institute or Owner.	Sanctioned as proposed.
	(b) Private Primary School	Public Authority or Owner	The owner may be allowed to develop the land for specific amenity and operate it himself or entrust its operation to a Registered Institution or Trust.	(b) Private Primary School.	Public Authority or Owner	Sanctioned as proposed.
	(c) Secondary School (SS)	Public Authority or Owner	<i>OR</i> The land may be acquired for or on behalf of a Public Authority, a public trust of a registered society which may develop the amenity themselves or lease it to another institutions or trusts for running the same.	(c) Secondary School (SS).	Public Authority or Owner.	Sanctioned as proposed.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(d) College	Public Authority or Owner	....	(d) College	Public Authority or Owner.	Sanctioned as proposed.
	(e) Polytechnic	Public Authority or Owner	The owner may be allowed to develop the land for specific amenity and operate it himself or entrust its operation to a registered institution or trust.	(e) Ploytechnic	Public Authority or Owner.	Sanctioned as proposed.
			OR			
			The land may be acquired for or on behalf of a Public Authority, a public trust of a registered society which may develop the amenity themselves or lease it to another institutions or trusts for running the same.			
	(f) Technical School	Public Authority or Owner.	As above	(f) Technical School.	Public Authority or Owner.	Sanctioned as proposed.
VII	<i>Assembly and Recreation—</i>			<i>Assembly and Recreation—</i>		
	(a) Cinema Theatre (CN)	Owner/ Municipal Council.	The Municipal Council or Authorised Organisation may acquire and develop the amenity as per Development Control Rules with a seating capacity of 300 seats for 'a', 'b' and 'd'. However, in case of redevelopment of existing theatre, the seating capacity for 'a', 'b' and 'd' shall be minimum 33% of the existing seating capacity or 300 seats whichever is more.	(a) Cinema Theatre (CN)	Owner/ Municipal Council	Sanctioned as proposed.
	(b) Drama Theatre (DTH)			(b) Drama Theatre (DTH)		
	(c) Open Air Theatre (OTH)			(c) Open Air Theatre (OTH)		
	(d) Children's Theatre (CTH)			(d) Children's Theatre (CTH)		
	(g) Club			(g) Club		
	(h) Swimming Pool			(h) Swimming Pool		
	(i) Recreation Ground		Thereafter, the balance FSI can be utilised for residential, commercial or office purpose in accordance with Development Control Rules in this regard and subject to other terms and conditions as may be prescribed by the Chief Officer.	(i) Recreation Ground		
	(j) Playground			(j) Playground		
	(k) Garden			(k) Garden		
	(l) Park			(l) Park		
	(m) Sports Complex cum Shopping Centre			(m) Sports Complex cum Shopping Centre		

(1)	(2)	(3)	(4)	(5)	(6)	(7)
(e) Museum	Owner/ Municipal Council.	The Municipal Council or Authorised Organisation may acquire and develop the amenity as per Development Control Rules with a seating capacity of 300 seats for 'a', 'b' and 'd'. However, in case of redevelopment of existing theatre, the seating capacity for 'a', 'b' and 'd' shall be minimum 33% of the existing seating capacity of 300 seats whichever is more.	Thereafter, the balance FSI can be utilised for residential, commercial or office purpose in accordance with Development Control of Rules in this regard and subject to other terms and conditions as may be prescribed by the Chief Officer.	(e) Museum	Owner/ Municipal Council.	The Council/Planning Authority may acquire, develop and maintain the amenity as a reservation.
				(f) Exhibition Hall/Town Hall.	Council or Owner.	<p style="text-align: center;"><i>OR</i></p> <p>The owner may be allowed to develop the amenity subject to the handing over 20 per cent built up area of total permissible area to the Council/Planning Authority free of charge for amenity constructed according to norms prescribed by the Chief Officer/Planning Authority. Thereafter, he will be entitled to have the full permissible FSI of the plot for other permissible uses of the plot without taking into account the area utilised for constructing the amenity. The Chief Officer/Planning Authority may handover the amenity space for museum/art gallery to a public organisation for operation and on terms decided by him.</p> <p>The Chief Officer may entrust the development and maintenance of the facility to suitable agency on terms to be decided by him.</p>
(f) Gymnasium/ Gymkhana Museum	Owner/ Municipal Council	The Municipal Council or Authorised Organisation may acquire and develop the amenity as per Development Control Rules with a seating capacity of 300 seats for 'a', 'b' and 'd'. However, in case of redevelopment of existing theatre, the seating capacity for 'a', 'b' and 'd' shall be minimum 33% of the existing seating capacity or 300 seats whichever is more.		(f) Gymnasium/ Gymkhana	Council Planning Authority/ Public Authority/ Public Organisation.	<p>The Council/Planning Authority may acquire, develop and maintain the amenity as a reservation.</p> <p style="text-align: center;"><i>OR</i></p> <p>The owner may be allowed to develop the amenity subject to the handing over 20 per cent built up area of total permissible area to the Council/Planning Authority free of charge for amenity constructed according to norms prescribed by the Chief Officer/Planning Authority.</p>

maintenance

(1)	(2)	(3)	(4)	(5)	(6)	(7)
			Thereafter, the balance FSI can be utilised for residential, commercial or office purpose in accordance with Development Control Rules in this regard and subject to other terms and conditions as may be prescribed by the Chief Officer.			Thereafter, he will be entitled to have the full permissible FSI of the plot for other permissible uses of the plot without taking into account the area utilised for constructing the amenity. The Chief Officer/Planning Authority may handover the amenity space for gymnasium/gymkhana to a public organisation for operation and maintenance on terms decided by him.
(n) Library	Municipal Council or Owner.	The Municipal Council may acquire or develop the Library.	OR The owner may be permitted to develop the Library on 20 per cent area of the reserved plot. As per the norms prescribed by the Divisional Deputy Director of Town Planning and further subject to his agreeing to handover the built up Library space to the Council free of cost. The location of the Library shall be on ground or first floor. Thereafter, the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for Library.	(n) Library	Municipal Council or Owner.	Sanctioned as proposed.
VIII Public Utilities				Public Utility		
(1) Post Office (PO)	Government	The Government	Department concerned may acquire and develop the specific reservation.	(1) Post Office (PO)	Government	The Government Department concerned may acquire develop and maintain the users.
(2) Police Chowky (PCKY).	Department		OR	(2) Police Station.	Department	

(1)	(2)	(3)	(4)	(5)	(6)	(7)
		concerned or Owner.	The owner may be permitting to develop the specific reservation subject to his agreeing to handover to the Municipal Council free of cost the required built up space as per norms prescribed by the Government. The Municipal Council will handover it to the concerned Government Department by charging for the same. Thereafter, the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for the specific facility.			concerned or Owner. The owner may be permitted to develop the facility subject to his handing over the required built up space to the Government Department concerned free of charge for the facility constructed according to the norms prescribed by the said Government Department. Thereafter the owner will be entitled to have the full permissible FSI of the plot, without taking into account the area utilised for constructing the facility.
	(2) Post and Telegraph Offices (PT)	Government Department	The Government Department concerned may acquire and develop the specific reservation.	(j) Telephone Exchange (TE)	Government Department	
	(3) Telephone Service Centre (TC)	concerned or Owner.	The owner may be permitting to develop the specific reservation subject to his agreeing to hand over to the Municipal Council free of cost the required built up space as per norms prescribed by the Government. The Municipal Council will handover it to the concerned Government Department by charging for the same. Thereafter, the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for the specific facility.			

(1)	(2)	(3)	(4)	(5)	(6)	(7)
—	—	—	—	(a) Fire Station	Council/ Planning Authority	—
—	—	—	—	(b) Sewage Treatment Plant (STP)	Council/ Planning Authority.	—
—	—	—	—	(c) Solid Waste Conversion Plant	Council/ Planning Authority	—
—	—	—	—	(d) Water Purification Tank	Council Planning Authority	—
—	—	—	—	(e) Dumping Ground	Council/ Planning Authority	—
—	—	—	—	(f) Ganesh Visarjan Ghat	Council/ Planning Authority	—
—	—	—	—	(g) Slaughter House	Council/ Planning Authority	—
—	—	—	—	(h) Cemetery, Cremation Ground, Burial Ground.	Council/ Planning Authority/ Public Authority/ Owner	The Council/Planning Authority/Public Authority (with the approval of the Council) may acquire and develop the land for Cemetery/Cremation Ground/ Burial Ground. OR The owner may be allowed to develop the land for Cemetery, Cremation Ground, Burial Ground with the approval of Council/Planning Authority on such terms and conditions as it may specify.
—	—	—	—	(k) MSEB	MSEB	—
—	—	—	—	(l) APMC	APMC	—

Note.—Where the owner is permitted to develop the reservation, he can develop it as per norms and conditions

Explanation :

(1) Where the owner is permitted to develop the reservation, he can develop it as per norms and conditions prescribed by the Pl...

(1)

(2)

(3)

(4)

(5)

(6)

(7)

prescribed by the Planning Authority in consultation with MMRDA and Divisional Deputy Director of Town Planning.

Authority in consultation with MMRDA and Divisional Deputy Director of Town Planning.

(2) Even where an owner, in terms of column (3) in Table-7 above is permitted to develop certain categories, reservations, allocations or designations, the Council or concerned authority may at any time acquire land there under but such acquisition will not be done after owner is permitted to develop the reservation as per these regulations.

(3) An owner who in terms of Column (3) in Table-7 is permitted to develop certain categories, allocations, designations or reservations shall provide the required parking space for the same, in additions to those required for the development he is permitted to undertake.

(4) In the case of development of lands for Gymnasium, Gymkhanas, Clubs, Stadiums, Swimming Pools, Recreation Grounds and Playgrounds Constructions for Ancillary uses only may be permitted (in a suitable locations so as to keep as much of the remaining space open) upto 10 per cent of the area of the land of the said amenities.

(5) Where the owner is permitted to develop certain categories of reservations, he shall submit the proposal of atleast 51 per cent continuous land of the reservation.

(6) In case where any reservation in sanctioned Development Plan do not appear in the list of reservations to be permitted to be developed by the owner in Table-7 and owner of land under such reservation is interested to develop such reservations, in that case the matter will be referred to Government and Government may permit to develop such reservation on the conditions similar to such other reservation.

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

ASHOK B. PATIL,
Section Officer.

Entry included vide Notification No. TPS-1209/1777/CR-53/10/UD-12,
dated 27/03/2012.

ENTRY

"Site No. 110 'A.P.M.C.' is deleted and area so deleted is reserved for 'B.S.U.P. Scheme of Municipal Council' (Area 1.32 H.) (Site No. 110-A), 'Dr. Babasaheb Ambedkar Memorial' (Area 1.30H.) (Sire No. 110-B), and 'Dispensary' (Area 0.20H.) (Site No. 110-C). Site No. 111 'A.P.M.C.' is deleted and area so deleted is reserved for 'B.S.U.P. Scheme of Municipal Council'.

**Entry included vide Notification No. TPS-1208/315/CR-162/09/UD-12,
dated 06/08/2012.**

ENTRY

"The 9.00 mtr. East West D.P. Road on land bearing S.No. 20 Hissa No. 9, S.No.21 Hissa No. 3 of village Kulgaon from the Development Plan of Ambarnath, Kulgaon-Badlapur and Surrounding Notified Area, is deleted and area so deleted is included in Residential Zone."

Entry included vide Notification No. CMS/TPS-1206/371/CR-568/08/UD1, dated 26th August, 2010.

ENTRY

“Out of the land bearing S.No. 166(pt) and other at Mouza Kohoj Khuntawali Site No.20, Educational Facility, S.No. 160(pt) and other at Mouza Kohoj Khuntawali, Site No. 21, Recreational Open Space, Site No. 22, Medical Facility and Site No. 23, Recreational Open Space, 70% area is deleted from reservation and included in Residential Zone subject to the condition that the owner should handover the remaining 30% area free of cost (without claiming benefit of TDR, FSI or compensation in any other form) to the Ambarnath Municipal as shown on plan”

Condition:

Since there is deviation in the area of these reservations as per D.P. Repot and sanctioned Development Plan, the area under above reservations shall be measured actually and out of this actually measured area of reserved sites, 30% area shall be handed over free of cost to the Ambarnath Municipal Council.



TCP_002041



MMRDA

Division name:*
(to be entered by Datamatics)

TCP

Project Location:*

Document Type:*
(Select one)

1. File 2. Booklet 3. Maps

File No:*

Subject:*

Developers Control Regulations
for Ambarnath, Kulgaon - Badlapur
& Surrounding Notified area.

Subject:*(in Marathi)

Category/Topic:

- | | | |
|--|--|---|
| <input type="checkbox"/> Procurement | <input type="checkbox"/> Infrastructure | <input type="checkbox"/> IIT |
| <input type="checkbox"/> Financing | <input type="checkbox"/> Planning | <input type="checkbox"/> Administrative |
| <input type="checkbox"/> NOC | <input type="checkbox"/> GPAP/SRA | <input type="checkbox"/> Survey |
| <input type="checkbox"/> Study reports | <input type="checkbox"/> Plans | <input type="checkbox"/> Library |
| <input type="checkbox"/> Consultants | <input type="checkbox"/> RTI | <input type="checkbox"/> DPR |
| <input type="checkbox"/> Bills & Payment | <input type="checkbox"/> Detailed Project Report | |
| <input type="checkbox"/> Government Resolutions/Orders | <input type="checkbox"/> Others | |

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