CHAPTER - 1
PRELIMINARY

1.1. SHORT TITLE EXTENT AND COMMENCEMENT:

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

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

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

1.2. DEFINITIONS:

2.1 Access means aligned means of passage from the public road to the plot or land.

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

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

2.4 Act shall mean:
   i. The Bombay Provincial Municipal Corporation Act, 1949 (i.e. B. P. M. C. Act, 1949);

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

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

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

2.8 **Amenity** - Means roads, streets, marginal open spaces, parks, recreational grounds, play grounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.

2.9 **Authority:** - Wherever there is a word 'authority' it means Nashik Municipal Corporation.

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

2.11 **Balcony** - A horizontal cantilever projection including a handrail or balustrade to serve as passage or sitting out place. It also can be supported if is within the building line.

2.11 a) **Bare shell building** – A building which is completed structurally it has external skin / walls, Externally finished and water supply and drainage systems in position but Internal finishing such as flooring, Inner partition walls, plastering, colouring, toilet finishes etc. are incomplete. In short externally complete but incomplete from inside.

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

2.13 **Building** - The word building shall have the same meaning assigned thereto as under B. P. M. C. Act, 1949 and shall also 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 chemicals or chemicals in liquid form;
   VI. All types of buildings defined in (a) to (q) below, but tents, shiamanas and tarpaulin shelters erected for temporary purposes for ceremonial occasions, with the permission of the Commissioner, shall not be considered to be "buildings".

   a) **Assembly Buildings** - These shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes; for example theatres, motion picture houses, drive-in- theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalayas, skating rinks, gymnasium, restaurants, eating houses, boarding houses, places of worship, dance halls, club rooms, gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadium.
b) **Business Buildings** - These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional, establishments, court houses, libraries, shall be classified in this group in so far as principal function of these is transaction in public business and the keeping of books and records.

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

d) **Educational Buildings** - These shall include building exclusively used for a school or college, recognized by the appropriate Board or University or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as 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.

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

f) **Heritage building** - Means a building possessing architectural, aesthetic; historic or cultural values which is declared as heritage building by the Planning Authorities in whose jurisdiction such building is situated.

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

h) **Institutional Buildings** - These shall include any building constructed by Government, Semi-Government organizations or registered Trusts and used for medical or other treatment, a hostel for working women or for an auditorium or complex for cultural and allied activities or for an hospice. care of persons suffering from physical or mental illness, handicap, disease or infirmity care of orphans abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes Dharmashalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories.
i) **Mercantile Buildings** - These shall include any building or part of building, which is used as shops, stores, market, for display and sale of merchandise, either wholesale or retail office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.

j) "**Multi-storied building**" or High-rise building" means a building of a height of 24 meters or more above the average surrounding ground level.

k) **Office Buildings (Premises)** - The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" includes the purpose of administration, clerical work, handling money, telephone and telegraph operating and operating computers and 'clerical work' includes writing, book keeping, sorting papers, typing, filing, duplicating, punching cards or tapes, machine calculating drawing of matter for publication and the editorial preparation of matter for publication.

l) **Public Buildings** - Except where otherwise defined, 'public building' means a building owned and used by Government or Semi-Government authority, public registered trust or such other public agency for public purposes such as public worship, education, health and public offices of Government or Semi-Government authorities.

m) **Residential Buildings** - These shall include any building in which a sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, hostels, dormitories apartment houses, and flats, residential hotels and private garages.

n) **Semi-detached Building** - A building detached on three sides with marginal open spaces as specified in these regulations

o) "**Special building**" means
   i. a building solely used for the purpose of a drama or cinema theatre, a drive-in theatre, an assembly hall or auditorium, an exhibition hall, theatre museum, a stadium, a "mangal karyalaya" or where the built-up area of such a user exceeds 600 sq.m. in the case of mixed occupants;
   ii. an industrial building;
   iii. a hazardous building;
   iv. a building of wholesale establishment;
   v. a residential hotel building or centrally air-conditioned building which -
      vi. 15 m. in height, or
      vii. a total built-up area of 600 sq.m.

p) **Storage Buildings** - These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage’s, freight depots, transit sheds, store houses, public garages, hangers, truck terminals, grain elevators, barns and stables.
q) **Wholesale establishments** - These shall include establishments wholly or partly engaged in wholesale trade, manufacturer's wholesale outlets including related storage facilities, warehouses and establishments engaged in truck transport including truck transport booking agencies.

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

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

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

2.17 **Carpet Area** - Means the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations.

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

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

2.20 **Combustible Material** - A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS 3808-1966 method of Test for combustibility of Building Materials.

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

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

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

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

2.25 **Convenience shopping**: means shops, each with a carpet area not exceeding 20 sq.m except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping. It includes.

(i) Food grain or ration shops, each with carpet area not exceeding 50 sq.m.

(ii) Pan Shops.

(iii) Tobacconist.

(iv) Shops for collecting and distribution of clothes and other materials for cleaning and dyeing establishments.

(v) Tailor or danner shops.
(vi) Groceries, confectioneries, wine and general provision shops each with a carpet area not exceeding 50 sq. m.
(vii) Hair dressing saloons and beauty parlors.
(viii) Bicycles hire and repair shops.
(ix) Vegetable and fruits shops.
(x) Milk and milk products shops.
(xi) Medical and dental practitioners' dispensaries or clinics, pathological or diagnostic clinics and pharmacies, each with a carpet area not exceeding 50 sq. m.
(xii) Florists.
(xiii) Shops dealing in ladies ornaments such as bangles etc.
(xiv) Shops selling bakery products.
(xv) Newspaper magazines stalls and circulating libraries.
(xvi) Wood, coal and fuel shops each with a carpet area not exceeding 30M2
(xvii) Books and stationery shops or stores.
(xviii) Cloth and garment shops.
(xix) Plumbers', electricians, radio, television and video equipment repair shops and video libraries.
(xx) Restaurants and eating houses each with a carpet area not exceeding 50 sq.m.
(xxii) Shoes and sports shops each with a carpet area not exceeding 75 sq.m.
(xxii) With the approval of the Corporation, the Commissioner may from time to time add to alter or amend the above list.

2.26 Corridor means a common passage of circulation space including a common entrance hall.

2.27 Covered Area - Ground area covered immediately above the plinth level by the building except the areas covered by rule no 13.4.1 (a), (b) and (c) and 15.6.3 the following shall not be included in covered area for F.S.I. and built-up area calculations

1) a) A basement of cellar space used as parking space, and for air-conditioning plant room used as incidental to the principal use.
Space under a building (Stilt) used as parking space unenclosed on sides, where these are used as parking space maximum permissible height shall be 2.5 meter from floor to ceiling.
Parking and A/C Equipment's in basement may be permitted free of FSI, however when the basement is used for the following uses it shall be counted in FSI.
1) Bank cellar, Strong Room.
2) Storage incidental to principal use.
3) Uses other than Residential/Industrial/Hazardous.

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

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

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

f) Sump and Pump arrangement should be provided for basement

g) Separate In and Out ramps of slopes not more than 1:10 having minimum width of 3m shall be provided.

h) Ramps shall not be permitted in marginal spaces.

2.28 **Cupboard** means a cantilevered projection at floor level permitted in a required marginal open space, except on ground floor level, and cupboard on ground floor at plinth level, but not in required marginal open space.

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

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

2.31 **Dharmashala** means a building used as a place of religious assembly, a rest house a place in which charity is exercise with religious or social motives, or a place wherein a certain section of people have a right of, or are granted, residence without payment or on nominal payment.

2.32 **Drain** - The word 'drain' means a line of pipe including all fittings and equipments such as manholes, inspection chambers, traps, gullies and floor traps used for the drainage of a building or a number of buildings or yards appurtenant to the buildings, within the same cartilage and shall include open channels used for conveying surface water or a system for the removal of any liquid.

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

2.34 **Dram** means 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 or conveying surface water or a system for the removal of any liquid.

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

2.36 **Escape route** means any well ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.
2.37 **Existing Building or Use** - A building, structure or its use existing **authorized** before the commencement of these rules.

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

   i. **Vertical Exit** - A vertical exit is a means of exit used for ascensions or dissensions between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.

   ii. **Horizontal Exit** - A horizontal exit is protected opening through or around a fire wall or a bridge connecting two buildings.

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

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

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

2.41 **Fire Lift** - One of the lifts specially designed for use by fire service personnel in the event of fire.

2.42 **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.

2.43 **Fire Pump** means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having pressure of 3.2 kg/cm² at the topmost level of a multi-storied or high rise building.

   □ **"Booster fire pump"** means a mechanical electrical device which boosts up the water pressure at the top level of multistoried /high rise building and which is capable of a pressure of 3.2 kg/cm² at the nearest point.

2.44 **Fire Resisting Material** - Material which has certain degree of fire resistance.

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

2.46 **Fire Separation** - The distance in metres measured from any other building on the site, or from other site, or from the opposite side of a street or other public space of the building.
2.47 **Fire Service Inlets** - A connection provided at the base of a building for pumping up water through in-built fire fighting arrangement by fire service pumps in accordance with the recommendations of Fire Services Authority.

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

2.49 **Floor** means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or marginal open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

2.50 **Floor Space Index (F. S. I.)** - The quotient obtained by dividing Carpet area on all floors, excluding exempted areas as given in rule no. 13.4.1 (a), (b) and (c) and 15.6.3 the following shall not be included in covered area for F.S.I. and built-up area calculations

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

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

   Parking and A/C Equipment's in basement may be permitted free of FSI, however when the basement is used for the following uses it shall be counted in FSI.
   1) Bank cellar, Strong Room.
   2) Storage incidental to principal use.
   3) Uses other than Residential/Industrial/Hazardous.

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

b) Electric cabin of substation, watchman's booth of maximum size of 1.6 sq.m. With minimum width or diameter of 1.2 m. pump house, garbage shaft, space required for location of fire hydrants, electric fittings, and water tank and such other requirements required for the same purposes.

c) Projections as specifically exempted under these rules.

d) Common Staircase of minimum width of 1.2 m in Residential Buildings and minimum 1.5 m in Non-Residential buildings as well as Staircase room and / or lift rooms above the topmost storey, architectural features and elevated tanks of dimensions as permissible under the rules. However staircase in individual bungalows and duplex flats, which do not act as a common passage, are not exempted.

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

f) Sump and Pump arrangement should be provided for basement

g) Separate In and Out ramps of slopes not more than 1:10 having minimum width of 3m shall be provided.

h) Ramps shall not be permitted in marginal spaces.
F. S. I.:- Total Carpet area on all floors / plot area.

2.51 **Footing** - A foundation unit constructed in brick work, masonry or concrete under the base of at wall or column for the purpose of distributing the road over a large area.

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

2.53 **Foyer** means a lobby for waiting.

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

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

2.56 **Gaothan** - Relates to the tenure of the land and means an area free of assessments and entered as Gaothan land in property register card on the date of publication of Development Plan. It shall not include ex-Inam or Khalsa or Sarkari or any other tenure lands, but shall include such other congested areas which would be shown as such on the Development plan.

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

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

2.59 **Group housing scheme** - Means a scheme for construction of more than two buildings in plot.

2.60 **Habitable Room (or Living Room)** - **Habitable room** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating or kitchen room used as a living room, but not including bathrooms, water closet compartment, laundries, serving and storage pantries, corridors, cellars, attics, and inhabitable spaces that are not used frequently.

2.61 **Hazardous material** means –
   i. Radio active substances;
   ii. Material which is highly combustible or explosive and/or which may produce poisonous fumes. or explosive emanations or storage, handling processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids;
   iii. Other liquids or chemicals producing flame, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.

2.62 **Height of Building** – The Height of building, in case of High Rise Building, shall be measured from the average level of the ground around and accordingly
front, side and rear marginal distance shall be provided for easy working and movements of Fire Appliance.

2.63 **Heritage Precinct** - Means an area comprising heritage building or buildings and precincts there of or related contiguous places.

2.64 **High Rise Building**: All buildings 15 m and above in Height shall be considered as high rise buildings. In case of High Rise Buildings Residential Buildings above 15 meters in height and other buildings (Irrespective of Height and having area more than 150 sq.mtr.) shall be treated as special building along with other building mentioned under Chapter-2, Sr. No. 2.2.6.a

**Building Plan** - The plans of the buildings and elevations and sections accompanying the notice shall be drawn to a scale of 1:100. For large projects where the plans etc. cannot be fitted in A-0 size drawings at the scale of 1:100 then the scale can be reduced to 1:200. The dimensions and Text should be readable. The building plan shall;

- Include floor plans of all the floors together with the covered area clearly indicating the sizes of rooms, and the positions and width of staircase, ramps, and other exit ways, lift wells, lift machine rooms and lift pit details. It shall also include ground floor plans as well as basement plans. The details of parking space to be provided around and within the building as also the access ways and the appurtenant marginal open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory buildings shall be shown on separate site plan sheet to a scale of 1:500.

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

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

2.66 **Home Occupation** - Occupation other than that of operating an eating or drinking place offering services to the general public, carried on by a member of the family residing on the premises and in accordance with which there is no display that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than that as a residential (dwelling) use and in connection with which no article or service is sold or held up for sale except that produced, which is non hazardous and not affecting the safety of the inhabitants and neighborhood by a member of the family residing on the premises and no mechanical equipment is used except as is customary for purely domestic or household purposes and/or employing licensable goods.

2.67 **Information Technology Establishment** - Information Technology Establishment means an establishment which is in the business of the development of IT Software, IT Hardware, IT Services, IT Enabled Services as defined below:

i. **IT Software**: - IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.

ii. **IT Hardware**: - IT Hardware shall cover such industrial units as may be decided by the Director of Industries.
iii. IT Services and IT Enabled Services - These include various IT Services and are defined by the IT Task Force of the Government of India as follows-

"IT Service including IT Enabled Service is defined as any unit that provides services that result from the use of any IT Software over a Computer System for realizing any value addition". The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services (Appendix-II) which is to be updated from time to time.

"[Information Technology Establishment means an establishment which is in the business of the developing either software or hardware] (2).

2.68 Licensed Architect Engineer/Structural Engineer - A qualified architect, engineer, structural engineer who has been licensed by the Authority, or who is entitled to practice as an Architect under Architect's Registration Act, 1972.

2.69 Lift - An appliance designed to transport person or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.

2.70 Loft - An intermediary floor between two floors or a residual space in a pitched roof, above normal floor level, which is constructed and adopted for storage purpose.

2.71 Masonry means an assemblage of masonry units properly bound together by mortar.

2.72 Masonry unit means a unit whose net cross-sectional areas in every plane parallel to the bearing surface is 75 percent or more of its gross cross-sectional area measured in the same plane. It may be either clay, brick, stone, concrete block or sand-lime brick.

2.73 Mezzanine - An intermediate floor, between two floor levels, above ground level.

2.74 Non Combustible - A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS 3808/1966 method of test for combustibility of building materials.

2.75 Occupancy or Use Group - The principal occupancy for which a building or a part of a building is used or intended to be used, for the purposes of classification of a building according to the occupancy, an a occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the buildings.

The occupancy classification shall have the meaning given from (a) to (q) at 2.13 unless otherwise spelt out in Development Plan.

2.76 Marginal Open Space - An area forming an integral part of the site, left open to the sky.

2.77 Owner - The owner shall have the meaning as assigned thereto in the Act.

2.78 Parapet - A low wall or railing built along the edge of roof or a floor.
2.79 **Parking Space** - An area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive-way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.

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

2.81 **Partition Wall** - it includes –

(a) A wall forming part of a building, and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or occupied or constructed or adopted to be occupied by different persons; or

(b) A wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side on grounds of different owners.

2.82 **Permanent Open Air Space** - Air space is deemed to be permanently open if;

- a) It is a street or it is encroached upon by no structure of any kind; and
- b) It's freedom from encroachment in future by a structure of any kind is assured either by law or by contract or by the fact that the ground below it is a street or is permanently and irrevocably appropriated as a marginal open space;

Provided that in determining the **marginal** open space required in connection with construction work on a building any space occupied by an existing structure may if it is ultimately to become a permanently open air space, be treated as if it were already a permanent **marginal** open space.

2.83 **Permit** - A permission or authorization in writing by the competent authority of Nashik Municipal Corporation to carry out the development work regulated by the rules.

2.84 **Plinth** - The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground, as specified in Rule no. Chapter – 6, Sr. No. 1 to 11.4.

2.85 **Plinth Area** - The maximum built-up covered area measured externally at the floor level or the basement or of any storey, whichever is higher.

2.86 **Porch** - A covered surface for the purpose of pedestrian or vehicular approach to a building.

2.87 **Retention activity** means an activity or use which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.

2.88 **Research & Development** - It is that type of construction which will be used only for the purpose of carrying out research to achieve the better standards for manufacturing process.
2.89 **Road/Street** - Shall include any public or private street as defined in the B.P.M.C. Act, 1949.

2.90 **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.

2.91 **Road/Street line** - The line defining the side limits of a road/street.

2.92 **Room Height** - The vertical distance measured from the finished floor surface to the finished ceiling/slab surface. In case of pitched roofs, the room heights shall be the vertical distance measured from the finished floor surface up to the mid-point of the sloping roof.

2.93 **Row Housing** - A row of houses with only front, rear and interior marginal open spaces.

a) **Residential Zone (R-1)** - Purely residential zone-residential plots on road less than 9m. in gaothan and congested area and on roads less than 12m in non-gaothan area.

b) **Residential Zone (R-2)** - All properties fronting on roads 9m. and more widths in congested area and on roads 12m. and more width in non-congested area.

2.94 **Service lane** - A road/lane provided at rear or side of a plot for service purposes.

2.95 **Site or Plot** - A parcel/piece of land enclosed by definite boundaries.

2.96 **Site, Corner** - A site at the junctions of and fronting on two or more intersecting streets.

2.97 **Site, Depth of** - The mean horizontal distance between the front and rear site boundaries.

2.98 **Site, Double Frontage** - A site having a frontage on two streets other than a corner plot.

2.99 **Site, interior or Tandem** - A site, access to which, is by a passage from a street whether such passage forms part of the site or not.

2.100 **Smoke-stop door** - A door for preventing or checking the spread of smoke from one area to another.

2.101 **Stair cover** - A structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.

2.102 **Storage** - A place where goods are stored.

2.103 **Store Room** - A room used as storage space.

2.104 **Storey** - The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
2.105 **Stilt or Stilt Floor** - Stilt or stilt floor means ground level portion of a building consisting of structural columns supporting the super structure done without any enclosures and not more than the minimum height from floor level to bottom of the beam above shall be 2.4 meters and maximum up to 3.5 meters, exclusively for the purpose of parking of vehicles.

2.106 **Terrace**

   a) **Open to Sky Terrace** – The flat top portion of roof accessible for human beings permanently kept open to sky.

   b) **Covered Terrace** – The flat top portion of roof which is covered but the height of cover is minimum 6.00 meters from terrace floor to the bottom of the cover above.

   c) **Partly covered Terrace** – A flat top portion of roof which is partly covered by Balcony projections.

2.107 **Tenement** - An independent dwelling unit with a kitchen and toilet facility

2.108 **Theatre** means a place of public entertainment for the purpose of exhibition of motion picture and or dramas and other social or cultural program

2.109 **To abut** means to abut on a road such that any portion of the building is fronting on the road.

2.110 **To erect** means

   i) to erect a new building on any site, whether previously built upon or not, or

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

   iii) to erect from one occupancy to another and sub-division of occupancy into more than one;

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

2.112 **Tower like Structure** - Structures shall be deemed to be tower like structures when height of tower like portion is at least twice the length of the boarder base.

2.113 **Unsafe Building** - Unsafe buildings are those which are structurally unsafe, in sanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment

2.114 **Volume- piot ratio (V.P.R.)** - The ratio of volume of building measured in cubic metres to the area of plot measured in sq. metres and expressed in metres.
2.115 **Water Closet (W.C.)** - A privy with arrangement for flushing the pan with water. It does not include a bathroom.

2.116 **Water Course** - A natural channel or an artificial one formed by training or diversion of a natural channel meant for carrying storm and waste water

a) **Major Water Course** - A water course which carries storm water discharging from a contributing area of not less than 160 Ha.

Note: The decision of the Authority as regards the calculation of the contributing area shall be final.

b) **Minor Water Course** - A water course which is not a major one.

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

2.118 **WINDOW** – Window means and opening other than a door to the outside of the building which provides all or part of the natural light. Ventilation or both to an interior space.

Note - If there is ambiguity in the interpretation of any of the definition given, in that case the matter shall be referred to The Hon. Commissioner or Committee setup by him for interpretation of D. C. Rules. National Building code can be referred if need be by the committee.

1.3. **APPLICABILITY OF THE RULES**:

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

3.2 These rules shall apply to all 'Development'. Further, the rules shall apply to development work defined under (a) to (e).

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

b) To be deleted.

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

d) Where a building is altered these Rules shall apply to the whole building whether existing or new except that these rules will not apply to the existing part which is completely self contained with respect to facilities and safety majors required by the Rules.

e) Where the occupancy of a building is changed, these rules apply to all parts of the building affected by the change.
3.3 **Existing building or use** - Nothing in the rules shall require the removal, alteration or abandonment, not prevent continuance of the lawfully established use or occupancy of existing building or use unless in the opinion of the Authority, such building is unsafe or constitutes hazard to the safety of the adjacent property.

1.4. **INTERPRETATION**

4.1 In the rules the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word 'person' includes a corporation as an individual writing include printing and typing and 'signature' includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.

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

**NOTE**: Any addition and alterations in rules and regulations as issued by the Govt. from time to time will be applicable.
CHAPTER - 2

REQUIREMENT TO BE FULFILLED FOR PERMISSION OF DEVELOPMENT AND PROCEDURE FOR OBTAINING SUCH PERMISSION

2.1. BUILDING PERMIT AND COMMENCEMENT CERTIFICATE REQUIRED.

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

1.1.1. The following operational construction of the Government whether temporary or permanent, which is necessary for the operation, maintenance, development or execution of any of the following services may be exempted from the purview of the rules:

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

a) However, the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under rule no. 1.1.1

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

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

b) In the context of rule nos. 1.1.1 (i) and (a) (i) for the purpose of deciding what constitute 'Operational Construction' the following may be used as the basis :-
i) Repairs, renovation etc. to the following works in the existing installations, buildings, etc. of the railways:

   a) All railways tracks in and outside the yards, including the formation, culverts, bridges, tunnel and side drains;
   b) Buildings, platforms, foot over bridges, sub-ways, sheds over platforms, yardmasters and train dispatchers offices, weighbridges, turntables, lifting towers, gantries;
   c) Running (Loco) sheds, carriages and wagon depots, carriage washing arrangements, running rooms trains Examiner’s Offices and depots in the yards, permanent way inspector’s and Signal inspector’s stores in the yards, water tanks overhead and ground level, pipelines and pumping stations;
   d) Goods sheds, parcel offices, goods platforms;
   e) Store sheds, sub-stations;
   f) Signals, signal-cabins, control cabins in hump yards;

ii) Fencing or walling for protection of railway lines and yards.

iii) All overhead electrical equipment for electric traction

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

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

1.2 Development permissions:

   A. The building permit and commencement certificate shall remain valid for one year from the date of issue. Three renewals of one year each will be granted if the application is made before the expiry date. After total period of 4 years permission shall have to be obtained afresh. Delay in renewal application will be allowed with delay fees of Rs.100/- per month or part thereof.

   B. However, if the work is commenced and intimation of commencement of work is given during the validity period the permission shall remain valid for 4 years from the date of issue and in such cases renewal of permission shall not be necessary.

   C. If the work is commenced within the validity period and is in progress and has reached unto plinth level and is not completed within 4 years, to avoid hardship, generally previously granted permission shall be continued on “Pre-Code” basis however in large schemes completion of all the plinths may not be rigidly observed. However if the land is affected by road widening or any development plan proposals, the permission will be granted with suitable alterations/changes so as not to
affect road widening or development plan proposal. Without in any way contravening the rules pertaining to floor space index.

D. For the purpose of this Regulation, “Commencement” shall means as under:

a) For building work including additions and alteration upto plinth level, in case for upper floors extension work is just started.

b) For layout, sub-division and amalgamation and provision of infrastructure and services upto the following stages:

i. Roads: Water bound macadam complete.

ii. Streetlight: Installation or depositing amount as per estimate.

iii. Water Supply: Depositing amount as per estimate.

2.2 PROCEDURE FOR OBTAINING BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE.

2.1 Notice - Every persons who intend to carry out development and erect, re-erect or make alterations in any place, in a building or demolish any building shall give notice in writing to the Authority of his said intention in the prescribed form (see appendix ‘A’) and such notice shall be accompanied by plans and statements in sufficient copies (see rule 2.1.a) as required under 2.2 and 2.3. The plans may be ordinary prints on Ferro paper or any other type. Provided, however, that in the case of change in the use of land or building not entailing any construction work the owner shall submit a copy of the sanctioned plan of the premises in which the change in use is proposed showing the original and proposed uses.

2.1.a. Copies of Plans and Statements - Normally 4 copies of plans and statements shall be made available along with the notice. In case of building schemes, where the clearance is required, from other agencies like Nashik Fire Service (see rule 2.2.6.a) and others, number of copies of plans required shall be as decided by the Authority.

2.2 Information Accompanying Notice - The notice shall be accompanied by the key (location plan) site plan, sub-division plan, building plan, service plans, specifications and certificate of supervision and ownership title as prescribed in 2.2.1 to 2.2.12)

2.2.1 Size of Drawing Sheets and Coloring of Plans.

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

b) Coloring Notations for Plans - The plans shall be colored as specified in Table 2. Further prints of plans shall be on one side of paper only.

c) Dimensions - All dimensions shall be indicated in metric units.
### TABLE - 1
Drawing Sheet Sizes

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Designation</th>
<th>Trimmed size in mm.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A O</td>
<td>841 X 1189</td>
</tr>
<tr>
<td>2</td>
<td>A 1</td>
<td>594 X 841</td>
</tr>
<tr>
<td>3</td>
<td>A 2</td>
<td>420 X 594</td>
</tr>
<tr>
<td>4</td>
<td>A 3</td>
<td>297 X 420</td>
</tr>
<tr>
<td>5</td>
<td>A 4</td>
<td>210 X 297</td>
</tr>
<tr>
<td>6</td>
<td>A 5</td>
<td>148 X 210</td>
</tr>
</tbody>
</table>

#### 2.2.2 Ownership Title

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

i) Attested copy of original Sale / Lease Deed.

OR

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

ii) Other documents if required by the Authority.

### TABLE 2
Coloring of Plans (Rule 2.2.1. (b))

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Item</th>
<th>White plan</th>
<th>Site plan Blue Print</th>
<th>Ammonia Print</th>
<th>Building Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>White</td>
<td>Blue print</td>
<td>Ammonia print</td>
<td>White</td>
</tr>
<tr>
<td>1</td>
<td>Plot Lines</td>
<td>Thick Black</td>
<td>Thick Black</td>
<td>Thick Black</td>
<td>Thick Black</td>
</tr>
<tr>
<td>2</td>
<td>Existing street</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>--</td>
</tr>
<tr>
<td>3</td>
<td>Future street if any</td>
<td>Green dotted</td>
<td>Green dotted</td>
<td>Green dotted</td>
<td>--</td>
</tr>
<tr>
<td>4</td>
<td>Permissible building</td>
<td>Thick dotted black</td>
<td>Thick dotted black</td>
<td>Thick dotted black</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Open spaces</td>
<td>Black</td>
<td>No colour</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Existing work (outline)</td>
<td>White</td>
<td>Blue</td>
<td>Black</td>
<td>White</td>
</tr>
<tr>
<td>7</td>
<td>Work proposed to be demolished</td>
<td>Yellow hatched</td>
<td>Yellow hatched</td>
<td>Yellow hatched</td>
<td>Yellow hatched</td>
</tr>
<tr>
<td>8</td>
<td>Proposed Work</td>
<td>Red filled in</td>
<td>Red</td>
<td>Red</td>
<td>Red</td>
</tr>
<tr>
<td>9</td>
<td>Drainage &amp;</td>
<td>Red</td>
<td>Red</td>
<td>Red</td>
<td>Red</td>
</tr>
<tr>
<td>Sewerage Work</td>
<td>dotted</td>
<td>dotted</td>
<td>dotted</td>
<td>dotted</td>
<td>dotted</td>
</tr>
<tr>
<td>---------------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>10 Water Supply Work</td>
<td>Black dotted Thin</td>
<td>Black dotted Thin</td>
<td>Black dotted Thin</td>
<td>Black dotted Thin</td>
<td>Black dotted Thin</td>
</tr>
<tr>
<td>12 Recreation ground</td>
<td>Green Wash</td>
<td>Green Wash</td>
<td>Green Wash</td>
<td>Green Wash</td>
<td>Green Wash</td>
</tr>
</tbody>
</table>

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

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

i) The boundaries of the site and of any contiguous land belonging to the owner thereof;

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

ii) The position of the site in relation to the neighboring street;

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

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

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

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

   iii. If there is no street within a distance of 12 M of the site, the nearest existing street;

v) All existing buildings standing on, over or under the site;

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

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

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

ix) The direction of north point relative to the plan of the buildings;

x) Any existing physical features, such as wells, drains, trees etc.

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

xii) Aerial, electrical supply line, water supply and drainage line;
xiii) Such other particulars as may be prescribed by the Authority.

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

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

2.2.6 **Building Plan** - The plans of the buildings and elevations and sections accompanying the notice shall be drawn to a scale of 1:100. For large projects where the plans etc. cannot be fitted in A-0 size drawings at the scale of 1:100 then the scale can be reduced to 1:200. The dimensions and Text should be readable. The building plan shall;

a) Include floor plans of all the floors together with the covered area clearly indicating the sizes of rooms, and the positions and width of staircase, ramps, and other exit ways, lift wells, lift machine rooms and lift pit details. It shall also include ground floor plans as well as basement plans. The details of parking space to be provided around and within the building as also the access ways and the appurtenant **marginal** open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory buildings shall be shown on separate site plan sheet to a scale of 1:500.

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

However, in the case of a cluster of buildings on same site, the details of parking space provided around and within the building as also the access ways and the appurtenant **marginal** open spaces with projections in dotted lines, distance from any building existing on plot in figured dimensions along with accessory buildings can be shown on separate site plan sheet to scale 1:500.

b) Show the use or occupancy of all parts of the building,
c) Show exact location of essential services, for example, WC, sink, bath and the like.
d) Include sectional drawings of the buildings showing all sectional details.

e) Show all street elevations.

f) Indicate details of basket privy (served privy) if any.

g) Give dimensions of the projected portions beyond the permissible building line.

h) Include terrace plan indicating the drainage and the slope of the roof.

i) Give indications of the north point relative to the plan, and.

j) Give dimensions and details of door, windows and ventilators.

k) Such other particulars as may prescribed by the Authority.

2.2.6.a Building Plans for Special Buildings – For buildings having height more than 15 m and special buildings like assembly, institutional industrial, storage, hazardous, high rise buildings and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq.m. The following additional information shall be furnished/indicated in the building plans in addition to the items (a) to (k) of rule 2.2.6.

a) Access to the fire appliances /vehicles with details of vehicular turning circle and clear motorable access way around the buildings;

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

c) Location and details of lift enclosures;

d) Location and size of fire lift;

e) Smoke stop lobby/door where provided;

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

g) Vehicular parking spaces;

h) Refuse area if any;

i) Details of building services air conditioning system with position of fire dampers, mechanical ventilation systems electrical services, boilers, gas pipes etc. ;

j) Details of exit including provisions of ramps etc. for hospitals and special risks;

k) Location of generator, transformer and switch gear room;

l) Smoke exhauster system if any;

m) Details of fire alarm system network;

n) Location of centralized control, connecting all fire alarm system built in fire protection arrangement and public address system etc. ;

o) Location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;

p) Location and details of fixed fire protection installations such as sprinkler's, wet risers, hose reels, drenches, Co 1/2 installations, etc. and;

q) Location and details of first aid fire fighting equipment/installations.

2.2.7 Services Plan - Plans, elevations and sections of private water supply sewage disposal system and details of building services, where required by the Authority shall be made available on a scale not less than 1:100. For large projects where the plans etc. cannot be
fitted in A-0 size drawings at the scale of 1:100 then the scale can be reduced to 1:200. The dimensions and Text should be readable.

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

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

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

2.2.11 To be Deleted.

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

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

2.2.14 Fire Prevention Fund: For High Rise buildings and special buildings like Educational, Institutional, Public assembly, industrial, storage and hazardous occupancies fire prevention fund for total built-up area shall be recovered as below:

a) Residential
   i) Upto 15m height : ............... Nil
   ii) Above 15m height : Rs. 10/- per sq.mt. subject to minimum Rs. 10000/-

b) Special / other buildings:
   i) Upto 15m height :- Rs. 25/per sq.mt. subject to minimum Rs. 20000/-
   ii) Above 15m height Rs. 40/- per sq.mt. subject to min. Rs. 40000/-

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

Note: To indicate on plans as in pro forma II in Appendix 'A'.
2.4 Qualifications and Competence of the Licensed Engineer/ Architect/ Structural Engineer/ Supervisor - Architects, Engineers, Structural Engineers and Supervisors referred to under rules 2.2.5, 2.2.6 and 2.3 shall be licensed by the Authority as competent to do the various works as given in Appendix 'C'. The qualifications and procedure for licensing the engineers, structural engineers and supervisors shall be as given in Appendix 'C'.

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

Copied from PCMC
Schedule of Fees

2.5.1 Building Permission Fee.

2.5.1.1 Development of land/sub-division/Layout of Land - The fees for submitting proposals for development of land/sub-division/layout of land shall be as follows:

<table>
<thead>
<tr>
<th>Area to be developed</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 0.3 Ha</td>
<td>Rs.150/-</td>
</tr>
<tr>
<td>0.3 to 1 Ha</td>
<td>Rs.300/-</td>
</tr>
<tr>
<td>1 to 2.5 Ha</td>
<td>Rs.600/-</td>
</tr>
<tr>
<td>2.5 to 5 Ha</td>
<td>Rs.900/-</td>
</tr>
<tr>
<td>Above 5 Ha</td>
<td>Rs.900/- + Rs.1001/- Ha or part thereof for area above 5 Ha</td>
</tr>
</tbody>
</table>

2.5.1.2 Residential Building - The following scales of fee shall be applicable for build permission for residential building:

Table 3

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Purpose</th>
<th>Scale of Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>To construct or reconstruct a building covered under Section 253 to 269 of BPMC Act 1949</td>
<td>Rs.20 per 10 sq.m. of built over area or part thereof with a minimum of Rs. 1 - and maximum of Rs. 10,000/- I proposal. Nominal fee of Rs. 10/- constructions Restricted to 30 sq. built over area.</td>
</tr>
<tr>
<td>2.</td>
<td>For alteration and / or additions to the existing building covered under Section 253 to 269 of BPMC Act 1949.</td>
<td>Same as above for additional built area + Rs.50/- for alterations.</td>
</tr>
<tr>
<td>3.</td>
<td>For alternations covered under Section 253 to 269 of BPMC Act 1949.</td>
<td>Rs.50/- per proposal.</td>
</tr>
</tbody>
</table>
4. In the case of amended plans for sanctioned proposal with every amended proposal of fee Rs. 100/- wherein no extra floor area proposed. Otherwise as for additional area proposed Rs. 25 per sq.m. built over area or Rs. 100 and maximum of Rs.10,000 per Proposal.

5. Application for renewal of a sanctioned proposal, plans remaining the same before the end of each year from the date of commencement Certificate / Building Permission, No fees.

6. Application for renewal of a sanctioned proposal plans remaining the same after the end of each year from the date of Commencement Certificate / Building Permission, Rs. 100/- per month or part thereof (the number of months being calculated f the delay period) if application submitted after the expiry of the date validity but within 3 years from original sanction.

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

2.5.1.4 In case of proposals for industrial, business and commercial buildings, cinema theatres and entertainment halls, hotels and lodging houses, fees shall be charge at double the basic scale, subject to a minimum of Rs.200 and a maximum Rs.20,000 per proposal.

For the purpose of this rule a residential building with even a single shop will be treated as a commercial building. Similarly in any staff quarters in industrial premises shall be considered as an industrial building.

2.5.2 Boundary Wall - The fees for constructing compound wall shall be Rs. 10/-

2.5.3 Exemptions to Rule 6.5.1 - For special housing schemes for economically weaker section of society and low income group and slum clearance schemes under taken by public agencies or subsidized by State Government with plinth area of tenement not more than 30 sq.m. the building permission fee may be excepted.

2.5.4 Rules for Fixation of Fees - The following Rules shall apply

a) The total plinth area on all floors shall be taken as the basis for calculation of fees including the basement floors and accessory
building.

b) No notice under section 253 to 269 of the Bombay Provincial Municipal Corporation Act shall be deemed valid unless and until the person giving notice has paid the fees to the Municipal Corporation and an attested copy of the receipt of such payment is attached with the notice.

c) In case the proposal is finally rejected, 10% of the fees shall be retained and the balance shall be refunded to the applicants within one month of the date of rejection.

d) This rule shall not be applicable for F.S.I. free area.

2.5.5 Fees for Depositing Building Material/Temporary Erections on Public Street

2.5.5.1 The stacking of building materials and debris on public roads, highways shall be prohibited except with special permission of the Authority. Where such permission has been granted, the license fee for depositing building materials and debris on public roads, highways etc., shall be as follows.

a) For construction of residential buildings Rs.25/- per sq.m. per week

b) For construction of non-residential buildings Rs.50/- per sq.m. per week

Note - The stacking of materials would be permitted till the completion of the building. If after completion of the building, in the opinion of the Authority, certain material has not been cleared or left in a stage causing annoyance or inconvenience, the Authority shall take necessary action against the owner and any cost incurred in the removal of such material, which has been carried out by the Authority, shall be recovered from the owner.

2.6 Delegation of and Discretionary Powers:

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

2.6.2 Discretionary Powers-

a) In conformity with the intent and spirit of these rules, the Commissioner may :-
i. Decide on matters where it is alleged that there is an error in any order, requirement, decision determination or interpretation made by him in the application of these rules; amend Appendix A to L

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

iii. Interpret the provisions of these rules where the streets layout actually on the ground varies from the streets layout shown on the development plan;

iv. Modify the limit of a zone where the boundary line of the zone divides a plot; and

v. Authorize the operational construction of public service building or use of undertaking for public utility purposes only, where he finds such and authorization to be reasonably necessary for the public convenience and welfare even if it is not permitted in any land use classification.

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

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

**TO BE DELETED**

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

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

d) Temporary Construction – The Commissioner may grant permission for temporary construction for a period not exceeding six months at a time, in the aggregate not exceeding for a period of three years. Such a permission may be given by him for the construction of the following

i) Structures for protection from the rain or covering of the terrace during the monsoon only.

ii) Pandals for fairs, ceremonies, religious function etc.

iii) Structures for godowns/storage of construction materials
within the site

iv) Temporary site offices and watchmen chowkies within the site only during the phase of construction of the main building.

v) Structure for exhibitions / circus etc.

vi) Structures for storage of machinery, before installation, for factories in industrial lands within the site.

vii) Structures for ancillary works for quarrying operations in conforming zones.

viii) MAFCO stalls, milk booths and telephone booths.

ix) Transit accommodation for persons to be rehabilitated in a new construction

x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.

Provided that temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) and (x) may be permitted to be continued temporarily by the Commissioner but in any case not beyond completion of construction of the main structure or building, and that structure in (viii) may be continued on annual renewable basis by the Commissioner beyond a period of three years.

e) While granting permission under sub-regulation (b) & (c) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance and payment of premium.

f) Except where the same is prescribed in the B.P.M.C. Act 1949 or M.R. & T.P. Act, 1966 and the rules or bye-laws framed there under the Commissioner may from time to time add to, alter or amend appendices A to L.

g) The premium at the rate decided by the Commissioner shall be charged in following cases-

i. Where any sort of relaxation is granted under the regulation 2.6.2(b) and

ii. Where additional benefit is accruable under these regulations over and above the provisions of the earlier sanctioned development plan and the development control regulations there under as amended from time to time.

2.7 Grant of Permission or Refusal:

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

2.7.2 Delete the provisions as they are include in M.R.T.P. Act – 1966.
2.7.3 Delete the provisions as they are in M.R.T.P. Act – 1966.

2.8 Revocation of Permission:

2.8.1 In addition to the provisions of section 51 of Maharashtra Regional and Town Planning Act, 1966, the Authority may revoke any building permission issued under the provisions of the rules, wherever there has been any false statement or any misrepresentation of material fact in the application on which the building permission was based, and the whole work shall be treated as unauthorized. In the case of revocation of permission based on false statements or any material mis-representation of fact in the application, no compensation should be paid. If the permission given is correct but subsequently due to some reason it is to be revoked then adequate compensation be paid to the party.

2.3 PROCEDURE DURING CONSTRUCTION:

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

3.2 Documents on/at Site –

3.2.1 Where tests of any materials are made to ensure conformity with the requirements of the rules records of the test data shall be kept available for inspection during the construction of the building and for 5 years after the completion certificate is received.

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

   a) Posted in a conspicuous place on the site in respect of which the permission was issued, a copy of the building permission; and

   b) a copy of the approved drawings and specifications referred to in Chapter 2, Rule No. 2 on the site in respect of which the permit was issued.

3.3 Checking of Plinth/Columns upto Plinth Level - The owner shall give notice in prescribed form given in appendix ‘G’ to the Authority after the completion of the work upto plinth level with a view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plans. The Authority shall carry out inspection within seven days from the receipt of such notice and give them permission for carrying out further construction work as per sanctioned plans in prescribed pro forma given in appendix ‘H’. Within the above period if the permission is not refused, the permission shall be deemed to have been given.
1) Provided that the owner has fixed and displayed a signboard of 1.5 Mtr. X 1 Mtr. Size. of wood, metal or plastic, at the conspicuous place at the site indicating there on the following particulars:

Particulars to be shown on the board
a) Name of the Owner of the land and his address.
b) Name of the Architect / Surveyor and their address.
c) License No. of the licensed Architect / Surveyor.
d) Name of the builder and his address, where the builder is a firm, the name of the firm and its address.
e) C.S. No./C.T.S. No./S. No. and Name of the Village.
f) Number and date of development permission and commencement certificate granted by the Commissioner.
g) i) Area under building project
   ii) F.S.I. consumed

2) If within the statutory period, the permission is not refused, the permission shall be deemed to have been given provided the applicant fixes a board as provided in sub-regulation (1) except that instead of giving number and date of development permission or commencement certificate, indication shall be given on the board that the permission is deemed to have been given under this regulation, but the construction shall be strictly as per development control rules.

3.4 Deviations during Construction - If during the construction of a building, any departure which is not of a substantial nature from the sanctioned plan is intended to be made by way of addition which does not violate any provisions regarding general building requirements, structural stability and fire safety requirements of the rules, the owner shall get the corrected plans approved from the authority and before applying for the occupation certificate. However if the changes are internal, do not change the size of the building, the F.S.I. is not changed only internal room dimensions are changed in that case at the time of issuing the Completion Certificate, the corrected Completion Plans shall be submitted by the applicant and the same shall be endorsed and completion certificate be granted.

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

3.5 Completion Certificate - The owner through the licensed architect, engineer, structural engineer, as the case may be, who has supervised the construction shall give notice to the Authority regarding completion of work described in the building permission. The completion certificate shall be submitted in the prescribed Performa given in appendix ‘J’ and shall be accompanied by three sets of a completion plan. Completion Certificate should be given to bare shell. See Chapter 1 Rule No. 2.11a

3.6 Occupancy Certificate - The Authority, on receipt of the completion certificate, shall inspect the work and sanction or refuse an occupancy certificate, in the pro forma given in appendix ‘K’ within 21 days from the date of receipt of completion certificate, after which period it shall be deemed to have been approved by the Authority for occupation provided
the building has been constructed as per the sanctioned plans. Where the occupancy certificate is refused, the various reasons shall be quoted for rejection at the first instance itself. If the completion certificate is awarded to a bare shell building, the application for occupancy certificate can be made by the end user if he is the legal owner of the premises.

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

3.6.2 Occupancy Certificate (Fire Point of View) - In the case of building identified in rule no 2.2.6.a the work shall also be subject to the inspection of the Chief Fire Officer/Fire Superintendent/Fire Brigade and the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of the work from the fire protection point of view.

3.7 After issuing occupancy certificate house tax be levied and water charge and electricity shall be normalized

2.4 INSPECTION:

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

2.5 UNSAFE BUILDINGS -

All unsafe buildings shall be considered to constitute a danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Commissioner. The provisions of section 264 of the B.P.M.C. Act shall apply for procedure of action to be taken by the Commissioner in respect of such buildings.

2.6 UNAUTHORIZED DEVELOPMENT LIABILITY FOR OFFENCES AND PENALTIES -

Any person who contravenes any of the provisions of these regulations or any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be liable to be prosecuted for an offence under section 52 of the Maharashtra Regional and the Town Planning Act 1966. The Commissioner may also

a) take suitable actions including demolition of unauthorized works under section 53 of the Maharashtra Regional and Town Planning Act 1966, or section 267 of the B.P.M.C. Act, and
i) take suitable action against the licensed technical personnel which may include cancellation of the license and debarring him from further practice for a period extending up to five years. In case of Architects, the complaint for misconduct or for cancellation of Registration shall be made to the apex body Council of Architecture, New Delhi.

2.7 REQUIREMENT OF SITES

7.1 No piece of land shall be used as a site for construction of building;

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

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

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

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

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

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

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

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

f) If the use of the said site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighborhood.

g) If the building is nearer than the distance specified in the provisions of Ribbon Development Rules from the National Highways or State highways or Major District roads

h) If the plot has not been approved as a building site either by Authority or City Improvement Trust Board or Planning Authority.
i) If the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations.

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

2.8 DISTANCE OF SITE FROM POWER LINES –

Vertically + Horizontally - No verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted below in accordance with the current Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line: -

<table>
<thead>
<tr>
<th></th>
<th>Vertically- M.</th>
<th>Horizontally- M.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Low and medium</td>
<td>2.5</td>
<td>1.2</td>
</tr>
<tr>
<td>voltage lines and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service lines</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) High voltage</td>
<td>3.7</td>
<td>2.0</td>
</tr>
<tr>
<td>lines upto including 33,000 V.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(c) Extra high</td>
<td>3.7 (plus 0.3 m for every additional 33,000 V. or part thereof)</td>
<td>2.0</td>
</tr>
<tr>
<td>voltage beyond</td>
<td></td>
<td></td>
</tr>
<tr>
<td>33,000 V.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8.1 The minimum clearance ...... specified in clause 8 above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.
CHAPTER - 3

DEVELOPMENT OF LAND INTO LAND
SUB-DIVISION AND LAYOUT

3.1 MEANS OF ACCESS:

1.1 Every building existing or proposed shall have public or internal means of access as required in these rules.

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

1.3 Public means of access - The plots shall abut on public means of access like street/roads. Plots which do not abut on a street shall abut/front on public means of access, the width and other requirements of which shall be as given below in Table 4.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Width of public means of access in M.</th>
<th>Length of public means of access in M.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12.00</td>
<td>300</td>
</tr>
<tr>
<td>2</td>
<td>Min. 15.00</td>
<td>Above 300</td>
</tr>
</tbody>
</table>

Note:

a) If the development is only one on side of the means of access the above prescribed widths may be reduced by one meter in each case.
b) If the public means of access is in the form of a loop, half the total length of the loop shall be considered for determining the corresponding minimum width of the public means of access.
c) Minimum Roads width for Commercials/Industrials Layouts shall be given below:

<table>
<thead>
<tr>
<th>Sr.No.</th>
<th>Length in Mtr.</th>
<th>Width in Mtr.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Up to 150 mt.</td>
<td>12 mt.</td>
</tr>
<tr>
<td>2</td>
<td>Above 150 mt.</td>
<td>15 mt.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Maximum length of access (m)</th>
<th>Minimum width (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 150</td>
<td>6</td>
</tr>
<tr>
<td>225</td>
<td>7.5</td>
</tr>
<tr>
<td>300</td>
<td>9</td>
</tr>
<tr>
<td>Above 300</td>
<td>As per Table 4.</td>
</tr>
</tbody>
</table>
Access below 6 m. width, not being public means of access shall be constructed and maintained by the owners/occupants to the satisfaction of the Authority.

In no case development on plots shall be permitted unless it is accessible by a public street of width not less than 6 m. provided further that for all industrial buildings, theatres, cinema houses, assembly halls, stadia, educational buildings, markets, other buildings, which attract large crowd, the means of access shall not be less than 15 m. serving upto a length 200 m and for length higher than 200 m. the width shall not be less than 18 m. (These rules shall be prospective) Further in no case shall means of access be lesser in width than the internal access ways in layouts and sub-division.

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

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

1.4.3 **Length Measurement** - The length of the 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, provided that in the case of a 'U' loop the length shall be considered as half the length of the loop.

1.4.4 **Wider than Required** - In the interest of general development of an area the Authority may require the means of access to be of larger width than that required under rule no. 1.3 If such means of access is required to be continued for development of the adjoining properties the Authority may insists on such provision.

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

a) The benefit of this facility shall be made effective prospectively and in any case old cases shall not be reopened.
b) The extra FSI shall be utilized anywhere in the same layout subject to the other provisions of these regulations.

c) The benefit of FSI over the extra width shall be given for the roads where roads width is otherwise required to be maintained as per the approved layouts of the adjoining lands.

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

1.4.5 Private to Public - In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less 9.0 m. to a number of plots, the Commissioner may with the sanction of the Corporation/standing committee improve the passage at the Municipal cost and thereafter take steps under the provisions of Bombay Provisional Municipal Corporation Act to declare it as a public street, subject to the provisions of sections 223 and 224 of the Bombay Provisional Municipal Corporation Act, 1949.

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

1.5 Ideal means of Access - Means of access shall be free of encroachment by any structure or fixture so as not to reduce its width below the minimum required under rule no. 1.3 and shall be maintained in a condition to the satisfaction of the Authority.

1.5.1. Responsibilities of Adjoining Land Owner - If any private street or any other means of access to a building be not leveled, metalled flagged or paved, sewer, drained, channeled, lighted or laid with water supply line or provided with trees for shade to the satisfaction of the authority, he may, by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out or any or more of the aforesaid requirements in such manner as he shall direct. (Needs explanation from authority then we will comment)

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

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

1.7 **For Special Category Building** - For buildings identified in rule no. 2.2.6.a, the following additional provisions of means of access shall be ensured:

a) The width of the main street on which the building abuts shall not be less than 15 meters and one end of this street shall join another street of width not less than 18m. in width for layouts approved after come into force of this rule (See rule no. 1.3).

i) The road shall not terminate in a dead end, except in the case of residential building upto a height of 30 m

ii) Marginal Open spaces: - For High Rise and special buildings, additional provisions relating to fire protection shall confirm to the requirements of marginal open spaces on all sides upto 6m width and there layout shall confirm to the requirements of Chief – Fire – Officer. They shall be free of obstructions and shall be motorable.

iii) The compulsory marginal open space around the building shall not be used for parking.

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

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

3.2 **LAYOUTS OR SUB-DIVISION PROPOSED SHALL BE SUBMITTED FOR THE FOLLOWING:**

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

ii. When development and re-development of any tract of land which includes division and sub-division into plots for various land uses within a colony.

iii. Development permission for land shall be considered in a two-step. Viz. Tentative and Final Approval as per the terms and conditions specified by planning authority.

3.3 **CONTENTS**

Every sub-division / layout shall contain sub-plots being formed after sub-division, access thereto, recreational marginal open space, if any, required
under Regulation 47 & 54 as also all the reservations, designations, allocations, road or road-widening proposals of the development plan and the regular lines of streets prescribed under the Bombay Provincial Municipal Act, 1949. Where there is a conflict between the widths or widening lines proposed in the development plan and those under the regular line of a street, the wider of the two shall prevail. Provided that the Commissioner may, without any reduction in area, allow adjustment in the boundaries of reserved/allocated sites within the same holding and conforming to the zoning provisions to suit the development. In doing so, he will ensure that the shapes of altered allocated/reserved sites are such that they can be developed in conformity with these regulations.

3.4 MINIMUM PLOT AREAS –

The minimum plot areas permissible for different categories of use types of development permissible and the minimum dimensions shall be as in Table 6 herein under:

3.5 PRIVATE STREET :-

If any Private street or other means of access is not construction or maintained as specified in sub-regulation or if structure or fixtures arise there contravention of that rule the Commissioner may by written notice direct the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which access is obtained through such street or other means of access or which shall be benefit by works executed to carry c any or all of the shall direct. If the owner or owners fail to comply with his direction the Commissioner may arrange for its execution and recover the expenses incurred from the owner or owners. (Needs explanation from authority then we will comment)

3.6 ROADS/STREETS IN LAND SUB-DIVISION OR LAYOUT:

6.1 Required Road Widths - The width of roads/streets/public and internal access way including pathway shall conform to provisions of rule no. 2 to 5.

6.2 Cul-De-Sacs - In addition to the provisions of rule no.1.3, Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. will be allowed only in residential areas, provided cul-de-sacs would be permissible only on straight roads and further provided that the cul-de-sacs shall be higher in level than the level of starting point of such dead end roads. The turning space in which case shall be not less than 81 sq.m. in area with a maximum width of 9 m.

6.3 Intersection of Roads –

a) At junctions of roads meeting at right angles, the rounding off of intersection shall be done, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve being 1/2 the road width across the direction of tangent as given below: -
b) For junction of road meeting at less than 60° the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in diagram 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in diagram 2. Provided however that the radius for the junction rounding shall not be less than 6m.

---

**3.7 MARGINAL OPEN SPACES:**

a) In any layout or sub-division of land admeasuring upto 0.4 H. no open space is required if the hissa of the land came into existence prior to 1 January 1966.

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

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

7.2 Minimum Dimension - The minimum dimension of such recreational space shall in no case be less than 7.5 m. on any side and if the average width of such recreational space is less than 24 m. the length thereof shall not exceed 2 ½ times the average width.

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

a) There shall be single storeyed structure with maximum built-up area not exceeding 10% of marginal open space. This shall be subject to maximum of 200 sq.m. This facility shall be available for marginal open space having an area 500 sq.m. and above only.
b) The structures shall be used for the purpose of pavilion or gymnasium or other activity which are related to marginal open spaces; and

c) No detached toilet block shall be permitted.

d) Access - Every plot meant for a recreational marginal open space shall have an independent means of access, unless it is approachable directly from every building in the layout.

e) Ownership - The ownership of such recreational space shall vest, by provision in a deed of conveyance) in all the property owners on account of whose holdings the recreational space is assigned.

f) Structures / uses permitted in recreational marginal open spaces

i. In a recreational marginal open space exceeding 400 sq.m. in area (in one piece) elevated/underground water reservoirs, electric substations, pump houses may be built not utilizing more than 10% of the marginal open space in which they are located.

ii. In a recreational marginal open space or playground of 1000 sq.m. or more in area (in one piece and in one place), structures for pavilions, gymnasia, club houses and other structures for the purpose of sports and recreation activities may be permitted, with built up area not exceeding 10% (subject to max 200 sqmt.) of the total recreational marginal open spaces in one place. The height of any such structure which may be single storey shall not exceed 8 mt. A swimming pool may also be permitted in such a recreational marginal open space and shall be free of F.S.I. Structures for such sports and recreation activities shall conform to the following requirements

a) The ownership of such a structures and other appurtenant users shall vest, by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational marginal open space is required to be kept as recreational marginal open space or ground in the layout or sub-division of the land

b) The proposal for construction of such structure should come as a proposal from the owner/owners/society or federation of societies without any profit motive and shall be meant for the beneficial use of the owner/owners/members of such society/societies federation of societies

c) Such structures shall not be used for any other purpose, except for recreational activities, for which a security deposit as decided by the Commissioner will have to be paid to the Corporation

d) The remaining area of the recreational marginal open space or playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.

e) The owner/owners or society or societies or federation of the societies shall submit to the Commissioner a registered undertaking agreeing to the conditions all above.
7.4 Marginal Open spaces in industrial plots / layout of industrial plots -

a) In any industrial plot admeasuring 3000 sq.m. or more in area 10% of the total area shall be provided as an amenity marginal open space subject to a maximum of 2500 sq.m.

i. Such marginal open space shall have proper means of access and shall be so located that it can be conveniently utilized by the persons working in the industry.

ii. The parking and loading and unloading spaces as required under these regulations shall be clearly shown on the plans.

iii. Such marginal open spaces shall be kept permanently open to sky and accessible to all the owners and occupants and trees shall be grown thereon at the rate of 5 trees for every 100 sq.m. of the said marginal open space to be grown within the entire plot or at the rate of 1 tree for every 80 sq.m. to be grown in a plot for which a sub-division layout is not necessary.

b) In case of sub-division of land admeasuring 8000 sq.m. or more in area in an industrial zone, 5% of the total area in addition to 10% in (a) above shall be reserved as amenity marginal open space, which shall also serve as general parking space. When the additional amenity marginal open space exceeds 1500 sq.m. the excess area may be used for construction of buildings for banks, canteens, welfare centers, offices, crèches and other common purposes considered necessary for industrial uses as approved by the Commissioner.

3.8 PROVISION FOR SHOPPING CENTER

i. In the case of layouts or sub-divisions of areas in excess of 2 Ha. in residential, and industrial zone, plots shall be provided for shopping centers. Such area may have an area up to 5% of the area of the plot. In industrial zones, the provision of sub-regulation (2) of regulation 54 shall apply.

ii. The shopping center area of 5% may be distributed within the layout for making it available within access able distance from the different part of the layout.

iii. Delete.

iv. Within a layout, the shopping center shall be provided on ground floor and upper floor may be utilized for residential purpose and conveniences like banks, places for doctors and medical practitioners.

v. Only convenient shops as defined under Reg. No.2 shall be permitted

8.1 Convenience shopping - means shops, each with an area not exceeding 20 sq.m. and comprising those dealing with day to day requirements, as distinguished from whole-sale trade or shopping such as following:

i. Food grain or ration shops each with a carpet area not exceeding 50 sqm.
ii. Pen shops  
iii. Tobacconists  
iv. Shops for collecting and distribution of cloths and other materials for cleaning and dyeing establishments  
v. Tailor or darner shops  
vi. Groceries, confectionaries, wine and general provision shops each with a carpet area not exceeding 50 sqm.  
vii. Hair dressing saloons and beauty parlors  
viii. Bicycle hire and repair shops  
ix. Vegetable and fruit shops  
x. Milk and Milk product shops  
xii. Shops dealing in ladies ornaments such as bangles etc.  
xiii. Florists  
xiv. Bakeries and shops selling products  
xv. Newspaper and magazine stalls  
xvi. Wood, coal and fuel shops each with a carpet area not exceeding 30 sqm.  
xvii. Books and stationery shops or stores  
xviii. Cloth and garment shops  
xix. Plumbers, electrician, radio, television and video shops and libraries and repair shops connected therewith  
xx. Restaurants and eating houses each with a carpet area not exceeding 50 sqm.  
xxi. Shoes and sports' shops each not exceeding 75 sqm. with the approval of the Corporation, the Commissioner may from time to time add to, alter or amend the above lists.

3.9 ELECTRIC SUB-STATION – DELETED

3.10 HANDING OVER AREA UNDER ROADS AND OPEN SPACE –

10.1 Whenever called upon by the planning authority to do so under provisions of section 202,203 of B.P.M.C.Act, 1949 areas under roads and open spaces in rule no 10.3 to 10.5 and 11.3 shall be handed over to the planning authority after development of the same, for which nominal amount (of Re.1) shall be paid by the planning authority. In case of the owners who undertake to develop the open spaces for bonafide reasons as recreational community open spaces, the authority may permit the owner to develop the open space unless the authority is convinced that there is misuse of open spaces in which case the authority shall take over the land.

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

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

3.11 SIZES OF PLOTS:

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

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

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

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

11.5 Public Entertainment Hall/Mangal Karyalaya: The minimum size of plot shall not be less than 1000 sq.m.

11.6 Petrol Filling Station - The minimum size of the plot shall be: -
   (a) 30.50 x 16.75 m. in the case of petrol filling station with Kiosk without service bay.
   (b) 36.5 x 30.5 m. in the case of petrol filling station with service bay.

3.12 F.S.I. AREA CALCULATION ON NET PLOT AREA –

   For the purpose of F.S.I. area calculations, the net area of the plot shall only be considered. In the case of a layout such net area shall be calculated after deducting from the gross area of plot, the areas covered by means of access and recreational space.

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

3.13 AMENITY SPACE:

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

   Amenity space will be exempted in layout having area less than 3 ha. If hissa land came into existence prior to 1 Jan 1966.

   While developing this amenity plot 20 percent of its area shall be earmarked for open parking space. The remaining area of this amenity plot can be
developed by the owner or authority with prior approval of the Municipal Commissioner for the purposes listed below with F.S.I. - I
a) Educational.  b) Medical / Health Services.  c) Sports Services.
d) Meditation Hall.  e) Community Hall.  f) Shopping Centers.
g) Social welfare.  h) Govt. users.  Etc.

TABLE 6
FOR LAYOUT/SUB-DIVISIONS
(Appendix N.2.1)

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Category of Road</th>
<th>Min. Plot Size in Sqmt.</th>
<th>Min. Plot Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>National and Highways</td>
<td>750</td>
<td>18</td>
</tr>
<tr>
<td>2</td>
<td>Roads of the width 24 m or more</td>
<td>600</td>
<td>18</td>
</tr>
<tr>
<td>3</td>
<td>Roads less than 24.00 m upto 15.00 mt</td>
<td>500</td>
<td>15</td>
</tr>
<tr>
<td>4</td>
<td>Other roads below 15.00 mt width</td>
<td>250</td>
<td>12</td>
</tr>
<tr>
<td>5</td>
<td>Roads of the width 12 m or more</td>
<td>200</td>
<td>8</td>
</tr>
<tr>
<td>6</td>
<td>Row Housing on roads of width 12.00 mt and below</td>
<td>50</td>
<td>4</td>
</tr>
<tr>
<td>7</td>
<td>Row Housing of EWS/LIG by Public agencies registered apartment societies on roads of width 12.00 mt and below</td>
<td>25</td>
<td>4</td>
</tr>
</tbody>
</table>

**NOTE**: Jalgaon pattern layout / old approved layout in sanctioned layout primary school plot is earmarked, that plot is treated as Amenity plot and all the amenity users are permissible in such plots.

3.14 DEVELOPMENT RIGHT CERTIFICATE:

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

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

14.2 Development Rights (DR’s) shall be available only in cases where development of reservation has not been implemented. DR’s will be available to sanctioned D.P. proposals land which are surrendered on and after 10-4-1995 or which are not yet surrendered to the appropriate authority.

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

14.4 The built up area for the purpose of FSI credit in a form of a DRC shall be equal to gross area of reserved plot that is surrendered and will proportionately increase or decrease according to the permissible FSI where from the TDR has originated with minimum FSI one.

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

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

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

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

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

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

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

   e) Transferable developments rights (TDR) shall not be permissible once an award has been declared under the acquisition process and or the possession has already been delivered to the Municipal Corporation under any act.
14.8 **Floor Space Index/ Built up area computation.**

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

| Sector ‘A’ | i. Congested area within the limits of the Nashik Municipal Corporation shown as such in the development plan excluding the area under Gaotan / congested area of village Makhamalabad, Mhasarul, Adgaon, Manpur, Dasak, Panchak, Anandwali, Gangapur, Satpur, Kamathwada, Ambad Khurd, Wadale, Chededi, Deolali, Pimpalgaon khamb, Dahegaon etc. which are situated at the outskirts of the Corporation limit.  
  
ii. Area under Town planning scheme Nashik no.1 |

| Sector ‘B’ | i. Area under Town planning scheme, Nashik No. 2  
  
ii. Area of village Deolali, bounded within the limits, as given below. |

| Towards East | By Railway line  
Towards North | By Nashik Pune Road  
Towards West | By Mahatma Gandhi Road (Lam Road)  
Towards South | Subhash road from M.G. Town hall to Railway station |

| Sector ‘C’ | Areas within the limits of the earstwhile Municipal Councils Nashik, Nashikroad, Deolali & Satpur excluding areas of sectors A & B. |

| Sector ‘D’ | Remaining areas within the limits of Nashik Municipal Corporation. |

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

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

a) All congested areas/gaothans within the limits of Corporation, shown on the development plan.

b) **Delete.**

c) On plots, sanctioned for housing for slum – dwellers, where F.S.I. 2.5 is permitted.
d) Area within the limits of CIDCO and M.I.D.C. so long as, these are special planning Authority.
e) Within the 40 meters of the boundary of following roads.

i. Mumbai Agra Road, NH No. 3.

ii. Nashik Pune Road NH No. 50

iii. Old Mumbai Agra Road, between Ashokstambh and Old Mumbai naka (Nasardi river)

iv. Sharanpur Road between S.T. central bus station and Canada corner.

v. College Road between Canada corner and Bhosalsa military school (up to 30m road connecting Trimbak road and Gangapur road).

vi. Gangapur road between Ashokstambh and Sharanpur cross Road (Road connecting Trimbak Road and Gangapur Road, via Canada corner)

vii. Jail road between Nashik Pune road and Aurangabad Road.

viii. Mahatma Gandhi Road (Lam road) between Nashik Pune road and Limit of Corporation (limit of village vihitgaon).

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

x. Dr. Ambedkar Road :- Between Nashik Pune Road and Dr. Ambedkar Chowk.

xi. Road from Sarda circle to Dwarka point.

xii. Ramwadi Bridge to Makhamalabad Naka, Peth Naka, Dindori Naka, Nimani Bus stand, Katya Maruti to NH3 junction

3) A) Subject to clause 2 above, utilisation of DR’s shall be permitted in manner given below.

<table>
<thead>
<tr>
<th>Sector from which D.R. originated</th>
<th>Sector and zone where D.R. can be utilized</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sector ‘A’</td>
<td>R2 &amp; R1 zones in sectors B, C &amp; D</td>
</tr>
<tr>
<td>Sector ‘B’</td>
<td>R2 &amp; R1 zones in sectors B, C &amp; D</td>
</tr>
<tr>
<td>Sector ‘C’</td>
<td>R2 &amp; R1 zones in sectors C &amp; D</td>
</tr>
<tr>
<td>Sector ‘D’</td>
<td>R2 &amp; R1 zone in sector D</td>
</tr>
</tbody>
</table>

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

B) The FSI of receiving plot shall be allowed to be exceeded not more that 0.4 in respect of DR available in respect of reserved plot and upto a further 0.4 in respect of DR available in respect of land surrendered for road widening or construction of new roads from the very said plot and subject to DC Rules provision in Chapter 5, Sr. No. 3.1.10

C) DR’s shall be granted and DRC’s shall be issued only after the land is surrendered to the Corporation free of cost and free of encumbrances. The owner shall level the land to the surrounding ground level; provide 1.5m high barbed wire fencing and Gate
specified by the commissioner, to the satisfaction of the Corporation. The cost of these and of any transactions involved shall be borne by the owner for e.g. registration charges, stamp duty, any government dues etc.

4) The procedure to be followed for grant of DR's and issue of DRC's.

a) The owner shall apply to the commissioner, for the grant of DR's and issue of DRC's, in respect of land under reservation own by him. He shall state particulars of land and particulars of reservations. He shall also satisfy the Corporation, Regarding the clear title, clear and vacant possession of the land under reservation etc.

b) He shall also comply fully, with the provision in the clause 3-(c) above.

c) He shall surrender the land to the Corporation / Appropriate Authority, as per the provision in the clause 14.7 (a), (b), (c) above, as the case may be and complete all the documents etc.

5) If any contiguous land in addition to the land under reservation for which TDR is given, remains unbuildable, the Commissioner may grant TDR for such land also. Such land shall be utilised for amenities like recreational open space, public toilet etc.
 CHAPTER - 4

LAND USE CLASSIFICATION AND
USERS PERMITTED

4.1 LAND USE CLASSIFICATION AND USES PERMITTED

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

(i) Residential Zone - Residential (R-1)
    Residential (R-2)
(ii) Commercial Zone - Commercial (C-1)
    Commercial (C-2)
(iii) Industrial Zone - Industrial (I-1)
    Industrial (I-2)
(iv) Agricultural Zone - No Development Zone
    Green Belt
(V) Reservations.

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

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

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

**Note:** For C-2 Zone
<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Use (Allocation, designation or reservation)</th>
<th>Person/Authority who may develop</th>
<th>Condition subject to which development is permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>1) As far as possible, separate blocks of plots, for various uses such as full commercial use building with shops on ground floor and offices / residence on upper floors (mixed use) and full residential use etc. shall be provided. Minimum plot area for various uses shall be: Full commercial use: 500 sq.m. Mixed use: 250 sq.m. Full residential use: As per Provisions in table 23(1).</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2) Minimum width of internal (colony) roads in layout / subdivision shall be as: Full commercial use: 12 mtrs. And Mixed uses Full residential uses: As per Provisions in Table 3.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3) For lands admeasuring 3 Ha. Or more 5% Amenity space, as per Rule No.11 (8) will not be necessary in District Commercial Zone (C-2) besides what is provided for as in table for C-2 Zone.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4) For lands admeasuring upto 0.4 Ha. for which 10% recreational open space is observed. However, F.S.I. of such open space shall be granted in same layout subject to the provision in rule No.N-2.10. In such cases, area of recreational open spaces shall be minimum 200 sq.m.</td>
</tr>
</tbody>
</table>

REFERENCE NOT FOUND
<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Use (Allocation, designation or reservation)</th>
<th>Person/Authority who may develop</th>
<th>Condition subject to which development is permissible</th>
</tr>
</thead>
<tbody>
<tr>
<td>3)</td>
<td><strong>Industrial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>i) Service Industries (I-1)</td>
<td>Owner</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>ii) General Industries (I-2)</td>
<td>Owner</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>iii) Special Industries (I-3)</td>
<td>Owner</td>
<td>--</td>
</tr>
<tr>
<td>b)</td>
<td>Industrial Estate (I-E)</td>
<td>Public Authority or Owner</td>
<td>The Public Authority may, acquire the land and develop the Industrial Estate. OR The owner may develop the industrial estate on his agreeing to give 25% of the galas to the Corporation for the purpose of rehabilitation of such industries which are to be rehabilitated from non-conforming areas or zones or who are displaced from sites reserved for public purposes or amenities in the development plan or other projects on payment of cost of construction plus 15% of the cost of construction.</td>
</tr>
<tr>
<td>c)</td>
<td>Service Industrial Estate (SIE)</td>
<td>Public Authority or Owner</td>
<td>As above no conditions</td>
</tr>
<tr>
<td>d)</td>
<td>Godown / Warehousing / Cold Storage</td>
<td>Public Authority or Owner</td>
<td>As above no conditions</td>
</tr>
<tr>
<td>e)</td>
<td>Transportation, Parking (P)</td>
<td>Corporation / Public Authority / Public Organization / Owner</td>
<td>1) The Corporation may acquire the land and develop, operate and maintain the parking. OR 2) The land owner or public authority will develop the reservation as per the design, specification and conditions decided by the Divisional Deputy Director of Town Planning and the use permissible in the surrounding area shall be permitted in the land reserved for parking lot within the limit of the permissible F.S.I. The area of reservation shall be provided and parking exclusively and the permissible F.S.I. structure will be allowed with the independent parking facility of the user the parking area of after completion will be handed over to the corporation free of cost of construction owner will be allowed 0.25 % additional F.S.I.</td>
</tr>
<tr>
<td>Sr. No</td>
<td>Use (Allocation, designation or reservation)</td>
<td>Person/Authority who may develop</td>
<td>Condition subject to which development is permissible</td>
</tr>
<tr>
<td>--------</td>
<td>--------------------------------------------</td>
<td>----------------------------------</td>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td>4)</td>
<td>Public, Semi-Public Institutional</td>
<td>Corporation or Owner</td>
<td>1) The Corporation may acquire, develop and maintain the amenity as a reservation. OR 2) The land owner may develop the reservation as per the requirements of the planning authority. Owner shall hand over equivalent to at least 50% of the total area under reservation for Dispensary and maternity home to Corporation free of cost. If both the Reservations are there then also the owner will hand over 50% of the total built-up area free of cost to Corporation. The owner will be allowed to utilize full permissible F.S.I. of the total area under reservation and to compensate the construction cost of reservation the owner will be allowed additional 0.5 of permissible F.S.I. The parking requirements shall be independently made for the portion of the owner. The user permissible shall be as if the land is in Residential Zone.</td>
</tr>
<tr>
<td></td>
<td>a) Dispensary and Maternity Home (DMH)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) Hospital (H)</td>
<td>Corporation or Owner or Public Authority or Owner or Govt. / Semi Govt. Institute/ Corporation</td>
<td>The development of the reservation will be done as per the norms to be specified by the Divisional Deputy Director of Town Planning in consultation with the Deputy Director of Health of the concern division</td>
</tr>
<tr>
<td></td>
<td>Govt. Offices/ Semi Govt. Offices Municipal purpose</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sr. No</td>
<td>Use (Allocation, designation or reservation)</td>
<td>Person/Authority who may develop</td>
<td>Condition subject to which development is permissible</td>
</tr>
<tr>
<td>--------</td>
<td>---------------------------------------------</td>
<td>---------------------------------</td>
<td>---------------------------------------------------</td>
</tr>
<tr>
<td>5)</td>
<td><strong>Educational</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Municipal Primary School</td>
<td>Corporation or Owner (for construction purpose only)</td>
<td>1) The Corporation may acquire and develop the reservation. OR 2) The eligible registered educational institute may be permitted to develop the land under reservation.</td>
</tr>
<tr>
<td></td>
<td>b) Private Primary School</td>
<td>Public Authority or Owner</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) High School</td>
<td>-do-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) College</td>
<td>-do-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) Polytechnic</td>
<td>-do-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>f) Technical School</td>
<td>-do-</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Assembly and Recreation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Cinema Theatre (CTH)</td>
<td>Corporation or Owner</td>
<td>1) The Corporation or the authorized organization, as required, can acquire the land under reservation and develop the same as per the prevailing development control rules. 2) For the purpose of Cinema Theatre, Drama Theatre and Children’s Theatre it should be designed for at least 300 seats. For redevelopment of Cinema Theatre/ Drama Theatre, 33% of the existing number of seats or above-mentioned 300 seats, whichever is more should be provided. For this purpose if the F.S.I. required is less than the permissible F.S.I. in the land under development, then the remaining F.S.I. shall be utilized for residential, commercial and office purpose, provided the other relevant development control rules are followed. The provision for other allied requirements shall be made as per the norms and conditions decided by the Municipal Commissioner.</td>
</tr>
<tr>
<td></td>
<td>b) Drama Theatre (DTH)</td>
<td>-do-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) Open Air Theatre</td>
<td>-do-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) Children Theatre</td>
<td>-do-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) Museum</td>
<td>-do-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>f) Gymnasium / Gymkhana</td>
<td>-do-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>g) Club</td>
<td>-do-</td>
<td></td>
</tr>
<tr>
<td>Sr. No</td>
<td>Use (Allocation, designation or reservation)</td>
<td>Person/Authority who may develop</td>
<td>Condition subject to which development is permissible</td>
</tr>
<tr>
<td>--------</td>
<td>-----------------------------------------------</td>
<td>----------------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>h)</td>
<td>Library (L)</td>
<td>Corporation or Owner</td>
<td>1) The Corporation can acquire the land reservation and develop it. OR 2) The land owner may develop the reservation as per the requirements of the planning authority. Owner shall hand over equivalent to at least 50% of the total area under reservation for Dispensary and maternity home to Corporation free of cost. If both the Reservations are there then also the owner will handover 50% of the total built-up area free of cost to Corporation. The owner will be allowed to utilize full permissible F.S.I. of the total area under reservation and to compensate the construction cost of reservation the owner will be allowed additional 0.5 of permissible F.S.I. The parking requirements shall be independently made for the portion of the owner. The user permissible shall be as if the land is in Residential Zone.</td>
</tr>
<tr>
<td>7)</td>
<td>Public utilities</td>
<td>Concerned Govt. Department. Or Owner</td>
<td>1) Concerned Government Department can acquire the land under reservation and develop it. OR 2) The land owner may develop the reservation as per the requirements of the planning authority. Owner shall hand over equivalent to at least 50% of the total area under reservation for Dispensary and maternity home to Corporation free of cost. If both the Reservations are there then also the owner will handover 50% of the total built-up area free of cost to Corporation. The owner will be allowed to utilize full permissible F.S.I. of the total area under reservation and to compensate the construction cost of reservation the owner will be allowed additional 0.5 of permissible F.S.I. The parking requirements shall be independently made for the portion of the owner. The user permissible shall be as if the land is in Residential Zone.</td>
</tr>
</tbody>
</table>

a) Post Office (PO)  
b) Post and Telegraph Office  
c) Telephone Exchange  
d) Police Station/ Police Chowki
**Explanation:**

i) Where the owner is permitted to develop the land under reservation the development shall be in accordance with the norms, design, specifications and conditions to be decided by the Municipal Commissioner. Or the person deputed by him.

ii) An owner, who, in terms of column (3) of above table, is permitted to develop certain categories of allocations, designations or reservations, shall provide the required parking spaces for the same, in addition to those required for developments he is permitted to undertake.

iii) Even where an owner, in terms of column (3) in Appendix ‘P’ above is permitted to develop certain categories of reservations, allocations or designations, the Corporation or concerned authority may at any time acquire land there under.

iv) In the case of the development of lands for gymnasia, gymkhana, clubs, stadium, swimming pools, recreation grounds & 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 15 percent on 10 percent of the area of the land for the said am entities.

v) [*] "In case of development of lands for Gymnasia, Gymkhana, Club, Pavilion, Stadium on sites reserved / designated / earmarked / nominated as such (existing or proposed) FSI of one shall be allowed on 50% of the area of land for the said amenities subject to terms and conditions stipulated by the Municipal Commissioner".

1.2 The various building uses and occupancies and premises to be permitted in the various zones shall be given in Appendix ‘M’

1.3 No building or premises shall be changed or converted to a use not in conformity with the provisions of rule no. 1.4.2 and the sub-rules.

1.4 Uses as specifically designated on Development Plan

1.4.1 Where the existing user is specifically designated on the development plan, it shall be used for the purpose so designated or adjoining zone user is permissible.

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

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

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

Provided further that non-conforming cattle stables shall be shifted to a conforming area within 5 years or such period as may be decided by the Municipal Commissioner.

1.4.3 Where the existing industry is specifically designated on the development plan which are not running at present then it shall be converted in Residential zone as per UD No. TPS-1106/442/CR-53/06/UD-9 dated 10th March 2006. - - Govt. Gazette attached separately.

1.4.4 To enable the Zilla Parishad, Panchayat Sammitee and Gram Panchayat utilized the land owned by them for Commercial purpose.

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

1.5 Non-Conforming Uses:

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

i) Such schemes form an integral part of and are directly connected with the process carried on in the existing unit;

ii) Such schemes of additions do not envisage more than 5 per cent increase in the employment and do not result in increasing existing authorized floor space for the industrial use;

iii) Such addition is for preventing undue loss or for improving the working efficiency or the conditions of existing unit or for balancing the existing production units for the industry;

iv) Open spaces of 6 m. are maintained from the boundaries of the plot as will as between two buildings;

v) Satisfactory means of access as required under these rules for industrial zones is provided and maintained; and

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

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

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

Add for modification of industries
CHAPTER-5

Marginal Open Spaces, Area and Height Limitations

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

1.1 Buildings Abutting Two or More Streets - When a building abuts two or more streets, the setbacks from the streets shall be such as if the building was fronting each such street.

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

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

5.2 Interior Marginal Open Spaces (Chowks):

2.1 Inner chowk for congested and other area - The whole of one side of one or more rooms intended for human habitation including kitchen and not abutting on either the front, rear or side(s) marginal open spaces (see Chapter 6, Sr. No. 18.4) shall abut on an interior marginal open space (courtyard, inner chowk), whose minimum width shall be 2.4 m.

Inner chowk shall be as below: -

<table>
<thead>
<tr>
<th>Maximum height of the building (m.)</th>
<th>Minimum area (Sq.m.)</th>
<th>Minimum dimension (m.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.5 M</td>
<td>6.00 Sq.m.</td>
<td>2.40 M.</td>
</tr>
<tr>
<td>10.0 M</td>
<td>9.00 Sq.m.</td>
<td>3.00 M.</td>
</tr>
<tr>
<td>12.5 M</td>
<td>12.00 Sq.m.</td>
<td>3.00 M.</td>
</tr>
<tr>
<td>15.0 M</td>
<td>15.00 Sq.m.</td>
<td>3.60 M.</td>
</tr>
<tr>
<td>18.0 M</td>
<td>18.00 Sq.m.</td>
<td>3.60 M.</td>
</tr>
<tr>
<td>21.0 M</td>
<td>21.00 Sq.m.</td>
<td>4.00 M.</td>
</tr>
<tr>
<td>24.0 M</td>
<td>24.00 Sq.m.</td>
<td>4.00 M.</td>
</tr>
<tr>
<td>36.0 M</td>
<td>35.00 Sq.m.</td>
<td>5.00 M.</td>
</tr>
</tbody>
</table>

2.2 Ventilation Shafts - Where only water closet and bathrooms are abutting on the interior marginal open space, the size of the interior marginal open space shall be in line with the provisions for ventilation shafts as given in rule no. Chapter 6, Sr. No. 18.5.

2.3 Outer chowk for congested and other area - The minimum width of outer chowk (as distinguished from its depth) shall be as per the table for inner chowk. In the case of outer chowk, if the width of notch is equal or more than the depth, the provisions of outer chowk shall apply for the marginal open
spaces. However, if the depth of notch is more than the width of notch the
provisions of **rule no. 1.1.2** shall apply for the marginal open spaces to be left
between the wings. For various heights of building the size of outer chowk
shall be as per the Table in **rule no 2.2.1**.

5.3 Area and Height Limitation - The area and height limitation through covered
area, height of buildings and number of storeys, tenement density, Floor Space
Index for various occupancies, facing different road widths shall be as given in
3.2.

3.1 Marginal Open spaces and area and height limitations in areas outside
the Gaothan area –

3.1.1 Residential Buildings –

a) The provisions as given in Chapter 5, Sr. No. 5.1 shall apply for
residential buildings, residential-cum-office or shop buildings,
permissible in non-gaothan areas and residential buildings
permissible in industrial areas.

b) **Minimum distance between main and subsidiary buildings.** -
- A clear distance of at least 3.0 m. subject to the marginal open
space required for the taller building shall be left between the
main building and any subsidiary building such as an out-house
constructed in one building plot subject to a minimum of 1.5 m.
setback from the plot boundary except that such front setback
shall be not less than 7.5m. for high-rise building a clear
distance of at least 4.5 mtr. Shall be left between the main and
subsidiary building.

c) **Number of main and subsidiary building in a plot** -- Only one
main building either a tenement house or a block of flats or a
dwelling house together with such out-houses, garages, etc. as
are reasonably required for the bonafide use and enjoyment of
the occupants of such main building and their domestic servants
and which shall not be separately let out, shall be permitted to
be erected in any plot. These provisions are not applicable to
Group Housing Schemes.

Provided that this restriction shall not prevent erection of two or
more main buildings on the same plot, if the plot is upto
**thrice** as the case may be (according to the number of
buildings) or the minimum size of building plot as laid down
under Table upto a plot admeasuring 900 sq.m in area.

3.1.2 Educational Buildings –

a) **Built-up area** - The maximum permissible built-up area on each
floor shall be not more than 1/3rd of plot area.

b) **F.S.I.** -- The maximum F.S.I. shall be 1.

c) A minimum marginal open space of 6 m. shall be left on all sides
from boundaries of the plot.

3.1.3 Institutional Buildings:

(Hospitals, Maternity homes, Health Centres)
3.1.4 Cinema Theatres / Assembly Halls / Multiplex

a) **Marginal Open spaces.** –

   i) **Front set back:** A setback of 6 mtrs. from road shall be left.  
      **Note:** Further in cases of plots facing National Highway,  
      State Highway and Major district roads the building line shall  
      be 37 m. from center line of existing or proposed road  
      boundary or 6 m. from plot boundary whichever is more.

   ii) **Side and rear Marginal open space:** Side and rear open  
       marginal distance to be left open shall be 4.5 mtr. The above  
       shall be exclusive for Driveway and parking will not be  
       allowed in this driveway.

b) Minimum 4.5 mtr. Shall be left exclusively driveway where  
   parking shall not be allowed.

3.1.5 Public Entertainment Hall/ Mangal Karyalaya Like Buildings  
including Dormitories:

   **Built-up area:** to be deleted.

   **F.S.I.:** Maximum permissible F.S.I. shall be as per zone.

   **Access roads:** The minimum width of access roads shall be 12 m.  
   and the plot shall abut on this road.

   **Marginal Open spaces:**  
   As per Chapter 5, Sr.No. 5 (1).

3.1.6 Petrol Filling Stations with or without Service bays –

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

b) Petrol station shall not be permitted within a distance of 91.5 m.  
   from any junction on roads.

c) Petrol station shall not be sited on the convex side of a road  
   curve. In case the curve is not very sharp and cars moving out  
   of the station are completely visible to the traffic from a distance  
   of at least 91.5 m. and vice-versa, a petrol station may be  
   permitted on such a convex curve.

d) Petrol station shall not be sited within a distance of 91.5 m. from  
   the nearest gate of a school, hospital, theatre, place of assembly  
   or stadium or such other place of public utility.

e) _____

f) _____

g) Separate loss for only Gas filling station.
3.1.7 Buildings in Commercial Zone –

a) **Means of access** -- When two or more buildings are constructed in the same plot, every building shall be provided with independence means of access of not less than 4.5 mtr width or as per clause 5.1 whichever is more.

b) **Delete**.

c) **F.S.I. and V.P.R.** -- Maximum F.S.I. permissible shall be one. For the purpose of F.S.I. net area of land will be calculated as below:

i) **Upto 4000 sq.m.** - Full area minus area under internal roads.

ii) **Above 4000 sq.m.** - Gross area minus 10% **marginal** open space and area covered by internal means of access. However, 10% open shall be earmarked for lands admeasuring above 2000 sq.m. Provided that in congested areas, F.S.I. may be permitted to be increased to 2.0 in plots abutting on minimum 9.0 m. roads. For which front marginal open space shall not be less than 3.5 m. and rear **marginal** open space shall not be less than 3.0 m. In case of C-1 zone in congested area development permission shall be consider as per with the provision for R-1 and R-2 zone while permitting mixed user for residential and commercial purpose. Further, the area height limitations shall be subject to a maximum volume to plot ratio (VPR) of 4 m.

d) **Marginal Open spaces.** -- Marginal open spaces along periphery of land or plot shall be 4.5 m. minimum, provided that in case of land/plots fronting on classified roads, setback prescribed under Ribbon Development Rules or 4.5 m. whichever is more shall be observed.

**Note.** -- The provisions of note under rule no. N.2.4 (a) (i) shall apply for front marginal open space in the case of storage buildings. For Storage type building front marginal open space to be 12 Mtr.

3.1.8 Industrial Buildings:

a) Minimum size of plot, maximum built-up area, minimum marginal open spaces to be left in a plot, minimum, width of plot and maximum number of storeys, to be provided in a plot shall be as given in Table - 24.

TABLE 24

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Plot size in sq.m.</th>
<th>Max. built-up area %</th>
<th>Min. marginal open space from all sides in Mtr.</th>
<th>Min. width of plot in mtr.</th>
<th>Delete</th>
<th>FSI</th>
</tr>
</thead>
</table>
### Notes:

1. The provisions of note under rule no. 3.1.4 (a) (i) shall apply for front marginal open space given in column (4) except that for plot size up to 500 sq. m. the front setback shall be 6.0 minimums on road other than National Highway, State Highway and major district roads.

2. In areas developed by the Maharashtra Industrial Development Corporation, if the Ex. Engineer of MIDC clears the development permission, detailed scrutiny of the development permission as per above specifications need not be insisted by the Corporation except scrutiny regarding Development Plan proposals.

b) In industrial zone, actual factory or workshop or workshops building and storage or godown shall not be constructed within a distance of 10 m., 22.5 m. and 32.5 m. from the boundary of service, general and special industries, as the case may be, where it separates an industrial zone from any other use, except a large marginal open space, provided that such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or proposed road. Provided further that ancillary buildings such as essential staff quarters, canteen, garages, electricity stations, water tanks etc. may be permitted in such marginal open spaces provided a minimum distance of 6 m., 10.5 m, 22.5 m. is left free from the boundaries.

### 3.1.9

With the previous approval of Commissioner the F.S.I. specified above, may be permit to F.S.I. exceed as follows:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Type of User / Building</th>
<th>Additional F.S.I. permitted</th>
<th>Percentage of market value for the additional F.S.I. granted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Govt. / Semi Govt. building</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td><strong>Educational</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Primary School, Secondary School</td>
<td>1</td>
<td>4 %</td>
</tr>
<tr>
<td></td>
<td>b) College / Educational Institutes.</td>
<td>1</td>
<td>10 %</td>
</tr>
<tr>
<td></td>
<td>c) Special Educational Institute for Physical handicapped / mentally ill.</td>
<td>1</td>
<td>5 %</td>
</tr>
<tr>
<td>3</td>
<td><strong>Medical</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hospital, Maternity Home, Health Centers of registered Medical Public Trust.</td>
<td>1</td>
<td>15 %</td>
</tr>
<tr>
<td>4</td>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) 2 to 4 Starred category Hotel</td>
<td>0.5</td>
<td>15 %</td>
</tr>
<tr>
<td></td>
<td>b) 5 starred Category Hotel</td>
<td>0.5</td>
<td>20 %</td>
</tr>
</tbody>
</table>
Premium shall be charged on the basis of market value of the additional F.S.I. granted as on the date of issue of letter of intent asking the owners to pay the requisite amount of premium in the following manner.

i) Premium amount worked out as per (a) above by Govt. shall be paid to Govt. within 3 months from the date of letter of intent issued by Commissioner.

ii) In case owner fails to pay premium amount within the time limit prescribed above at (i) Government shall work out the revised amount of premium at the time of issue of new letter of intent.

iii) Market value of the additional FSI shall be worked out as per the rates of land given in the ready Reckoner published by the Registration Department every year.

iv) After the amount of total premium is decided, 50 % amount is to be recovered by the Government and balance 50 % shall be paid to the Municipal Corporation through two different Demand Drafts one payable to Under Secretary to Govt. Urban Development Department and the Commissioner, Municipal Corporation.

v) Within granting additional F.S.I. to starred category Residential Hotel certain number of rooms shall be reserved for Government nominees free of cost on such terms and conditions may be decided by Govt.

vi) While granting additional F.S.I. for Educational institutions 2 seats shall be reserved for admission for Govt. nominees. Concerned Secretary Education Deptt. Shall be competent to decide such nominations. However, this provision shall not be applicable for Higher Education, Technical Education and Medical Education.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Type of User / Building</th>
<th>Additional F.S.I. permitted</th>
<th>Percentage of market value for the additional F.S.I. granted</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>IT Project</td>
<td>0.5</td>
<td>25 %</td>
</tr>
</tbody>
</table>

Subject to approval by Director of Industries, the Commissioner / Chief Officer or as the case may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100 % over and above the permissible F.S.I. as under (including for IT /ITEs units located in NDZ/Green Zone / Agriculture Zone proposed in the Development Plan or Regional Plan)

(i) 100 % additional F.S.I. shall be made available to all IT / ITES units in public IT Park.

(ii) 100 % additional F.S.I. shall also be made available to all registered IT / ITES units located in Private IT Parks approved by the Directorate of the Industries.

(iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.
<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Type of User / Building</th>
<th>Additional F.S.I. permitted</th>
<th>Percentage of market value for the additional F.S.I. granted</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Religious Places</td>
<td>0.5</td>
<td>25 %</td>
</tr>
</tbody>
</table>

The Planning Authority / Special Planning Authority may permit the floor space indices to be exceeded in respect of building in independent plots of religious purpose of registered Public Trust by 0.50 F.S.I. subject to following terms and conditions.

i) The religious building shall be on independent plot.
ii) No objection certificate shall be obtained from concerned Police Authority and Collector before applying for permission.
iii) Additional FSI shall be used for religious purpose only. Ancillary residential user may be permissible within 10 % of the total area. No commercial user shall be permitted.
iv) The additional FSI shall be permissible to existing authorized religious user subject to structural stability.
v) No condonation in the required marginal open spaces and parking shall be allowed in case of grant of such additional FSI.
vi) The additional FSI shall be permissible subject to payment of premium of 25 % of ready reckoner value of respective year. Out of which 50 % shall be paid to Government and the said Planning Authority.
vii) The minimum area of plot shall be 500 Sq.Mtrs.
viii) The proposal shall be consistent with the Development Plan proposals.

3.1.10 Additional F.S.I. in lieu of area required for roads - The Municipal Commissioner shall permit additional floor space index on 100 per cent of the area required for road widening or for constructing new roads proposed under the Development Plan or those proposed under any provision of the B.P.M.C. Act, 1949, if the owner (including a lessee) of such land is prepared to surrender such area for road-widening or for constructing new roads without claiming any compensation therefore. F.S.I. on such 100 per cent of the area going under such road widening or road construction shall, however, more than 40 % TDR shall be given on the remaining area of the plot release of the land required for such road widening or road constructions. This concession would also be available in all Development Zones, subject to maximum height of 33 M may be relaxed upto 36 m.

3.1.11 The owner may utilize only TDR up to 40 % of the net plot area or road widening area up to 40 % of net plot area or can utilize both up to 80 % of the net plot area.

3.1.12 Road widening F.S.I. + TDR can be allowed 40 % each of the net plot area.

3.2 Marginal Open spaces and area and height limitations for plots in congested area as shown in D.P

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

3.2.2 **Setbacks in Narrow Lanes** -- In Gaothan areas in the case of plots facing street/means of access less than 4.5 m. in width, the building shall be set back by 3.00 mtrs. from the center line of street/means of access of a length not exceeding 100 m. and by 4.50 m. from the center line of the street/means of access way of a length of 100 m. and above, to give rise to a new street/means of access way width of 4.5 m./ 6 m. respectively.

3.2.3 Residential:

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

Full non-residential uses permitted as per land use classification shall not exceed 100 % in R-2 zone of the maximum permissible F.S.I. subject to required parking provisions

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

The maximum height of the building shall be as per Chapter 6, Sr.No. 5(1)

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

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

(i) For street 4.5 m. to less than 6.0 m. in width .. 2.0 M.
(ii) For street above 6 m. .. 3.0 M.
(iii) For lanes less than 4.5 m. wide setback of 2.25 m. shall be prescribed from the center line of such lane. Streets less than 4.5 m. wide shall be treated as lanes only when they serve as access to the properties fronting on them. Where such streets despite their narrowness form part of traffic circulation system, widening shall be proposed and normal setback mentioned above shall be applied.
(iv) Structural projections such as balconies, cornices, weather shades, roof projections, etc. without supporting columns shall be allowed in the setback distances prescribed above. Such projections will not be taken into consideration for calculation of built-over area.
(v) Construction of Ottas, steps, railings, balustrade shall not be allowed on the marginal open space.

c) Rear Marginal Open Spaces – 1.5 m for all above of (3.2.3) (b) i, ii, iii)

d) Height. - The height of building shall not be more than 15 m. and shall also be governed by the width of the road in front as per 4.4

e) Ground coverage. - The maximum ground coverage shall be 2/3rd of plot area.

3.2.4 Public, Semi-Public or Municipal Corporation Buildings –

(a) Floor Space Index - Maximum floor space index shall be 2.25.

(b) Marginal Open spaces - All marginal open spaces shall be H/4.

3.2.5 In a redevelopment scheme of a property in congested area –

(i) The size of tenements should not be smaller than 15 sq.m.

(ii) Where the number of existing tenements exceed the permissible density of 250 T/S per ha. the development scheme should accommodate all the existing tenements as far as possible, subject to condition that the proposed F.A.R. does not exceed 25% above the permissible F.A.R. of 2.0.

(iii) Where the existing tenement density is less than 250 tenements per ha. the redevelopment scheme may accommodate the number of tenements so that the F.A.R. does not exceed 2.0 and the tenement density does not exceed 250 tenements per Ha.

5.4 Exemptions to marginal open spaces covered area.

4.1 The following exemption to marginal open spaces shall be permitted.

a) Projection into Marginal Open Spaces - Every marginal open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice chajja, roof or whether shade more than 0.75 m. wide shall overhang or project over the said marginal open space so as to reduce the width to less than the minimum required.

b) A canopy / porch not exceeding 5 m. in length and 2.5 m. in width in the form of cantilever or supported and unclosed, over the main entrance providing a minimum clear height of 2.5 m. below the canopy and maximum height to be stilt + 1 or ground + 1. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy only one porch / canopy shall be provided per main entrance / wing.

c) DELETE / calculate F.S.I. on carpet area + 10 % free area.

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

4.2 a and b should be given free on F.S.I. but not in marginal open space.

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

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

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

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

4.3 In addition to rule no 4.1 (a), (b) and (c) and Chapter 6.8 the following shall not be included in covered area for F.S.I. and carpet area calculations –

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

Space under a building (Stilt) used as parking space unenclosed on sides, where these are used as parking space maximum permissible height shall be minimum 2.5 meter from floor to beam bottom maximum height 3.6 Mtr.

Parking and A/C Equipment’s in basement may be permitted free of FSI, however when the basement is used for the following uses it shall be counted in FSI.
   1) Bank cellar, Strong Room.
   2) Storage incidental to principal use.
   3) Uses other than Residential/Industrial/Hazardous.

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

b) A podium level parking or multilevel / multi floored parking which may be in basement subject to maximum two floors below ground / lower ground or above ground.

c) Spaces earmarked for gensets / M.S.E.B. transformers / substations in basement or an above floors.

d) For parking purposes the basement can be up to the edge of the plots on all size except front driveways or ramps can be the margin which allow fire engine to move. The height of the building to be measured from the lower most level.

e) If podium parking is to be provided only one level above stilt or ground will be permitted and it can be of plot size except front, but a set of ramp can be allowed in the front margin after 3.00 mtr. The width of the ramps should be exclusive of retaining wall and proper storm water drainage to be observed.

The parking areas can have incidental amenities F.S.I. free such as toilets for drivers rest rooms for drivers if the parking slot is for more than 50 cars and a toll / security office.
Basement or lower ground if to be utilized for human habitation will be counted towards F.S.I. and will attract light and ventilation conditions as per norms as given in rule No. 4.3 and such basements can not be allowed to extend beyond the building line.

b) For every 1000 Sq.Mtr. Electric cabin of substation, watchman's booth of maximum size of 6.00 sq.m. With minimum width or diameter of 1.2 m. subject to maximum 25 sq.mtr. pump house, garbage shaft, space required for location of fire hydrants, electric fittings, and water tank and such other requirements required for the same purposes.

c) Projections as specifically exempted under these rules.

d) Common Staircase, lift / walklaters / escalators of minimum width of 1.2 m in Residential Buildings and minimum 1.5 m in Non-Residential buildings as well as Staircase room and / or lift rooms above the topmost storey, architectural features and elevated tanks of dimensions as permissible under the rules. However staircase in individual bungalows and duplex flats, which do not act as a common passage, are not exempted. Fire escape, stairs and passages as per the fire safety norms.

e) DELETE

f) Sump and Pump arrangement should be provided for basement

g) Separate In and Out ramps of slopes not more than 1:10 having minimum width of 3m shall be provided.

h) DELETE.

2) One room admeasuring 3.6 X 3 m. on the ground floor of Co-operative housing societies or apartment owner’s co-operative society’s or multi family dwelling units buildings and other multi storeyed buildings as office-cum-letter box room, lobby. However, in case of bigger co-operative housing societies or multi family dwelling units, having more than 10 family units or separate wings of more than 10 family units separate room in each wing in stilt or ground level or entrance level.

3) Rockery well and well structures, plant, nursery, water pool, swimming pool, (if uncovered platforms round a tree tank), fountain, bench chabutra, with open tops and unenclosed sides by walls, ramps, compound wall gate, slide, swing, overhead water tank on the top of buildings.

4) In residential buildings, the area of one garage of size 2.5 x 5 m. plus one garage for every 400 sq.m. of the plot area not in marginal open space.

5) Sanitary block mid ending level on each floor in stilt with independent water closet of 1.1 x 0.9 m and built-up area not more than 4.0 sq.m.

6) Multilevel parking spaces – In large complexes, multi floor parking provision above or below ground can be allowed with a set of Ramp for up & down having maximum 1:10 slope. This structure also can be Drivers Rest room with toilet at each floor and the entire structure be F.S.I free. No side walls be allowed for such structures. Such structures can have a car wash unit at a suitable place.

7) In Institutional buildings or commercial buildings the passages upto 2.5 mtr. width shall be FSI free.

8) Fitness Center – 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.Mtr. 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.
4.4 The height and number of storeys shall be governed by the provision of 4.1 to 4.3 above and the following clauses -

i) In the case of Gaotan plots abutting roads upto 6 m.(20') width the maximum of building shall not exceed the sum of 1.5 times the width of the road plus the front marginal space within the premises.

ii) In the case of Gaotan plots abutting on roads of width between 6 m. to below 12 m. the maximum height of the building shall be 10 m (30') plus the front marginal open spaces within the premises.

iii) In the case of Gaotan plots abutting on other roads, the maximum height of the building shall not exceed the sum of the width of the road plus the front marginal open space within the premises.

Note: 4.4.i, ii and iii the front marginal open space to be H/4 and the building height upto 4 mtr. Road width will be 15 mtr.

a) The maximum height of the building shall not exceed 18 mtrs. in any case. Rule no. 4.4 (iii) (d) not withstanding any earlier provision, the absolute height of a building shall not be more than 18 mtrs. However, to consume extra F.S.I. allowed for road widening height of building shall be restricted to 21 mtrs.

b) For buildings in the vicinity of aerodromes, the maximum height of such buildings shall be as per the height control rules shown on the Development Plan and also subject to values framed by the Civil Aviation Authorities.

c) In addition to (b), for Industrial Chimneys coming near airport zone, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke nuisance.

d) However, in other than Gaotan or congested area if the owner / developer desires to use the TDR it may allowed up to 36m.

4.5 Height Exemptions - The following appurtenant structures shall not be included in the height of the building.

Roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, roof structures other than barsaties, staircover (Mamti) Chimneys and parapet walls and architectural features not exceeding 2.5 m. in height.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Category of Road</th>
<th>Minimum front setback</th>
<th>Minimum side &amp; rear set back</th>
<th>Type of development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Residential</td>
<td>Commercial</td>
<td>Mix use</td>
</tr>
<tr>
<td>1</td>
<td>National &amp; State Highway</td>
<td>1/4&quot; height of building subject to minimum 6m from the boundary</td>
<td>1/4&quot; height of building subject to minimum 6m from the boundary</td>
<td>1/4&quot; height of building subject to minimum 6m from the boundary</td>
</tr>
</tbody>
</table>

Page (72)
<table>
<thead>
<tr>
<th></th>
<th></th>
<th>of road or ribbon development rules whichever is more</th>
<th>of road of road</th>
<th>of road</th>
<th>of road</th>
<th>of road</th>
<th>of road</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Roads of 24m for more width</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 6m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 6m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 6m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 6m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 6m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 6m from the boundary of road</td>
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</tr>
<tr>
<td>3</td>
<td>Roads of 15m to 24m</td>
<td>DELETE</td>
<td>DELETE</td>
<td>DELETE</td>
<td>DELETE</td>
<td>DELETE</td>
<td>DELETE</td>
<td>DELETE</td>
</tr>
<tr>
<td>a) Plot area 500sqm and more.</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 4.5m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 4.5m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 4.5m from the boundary of road</td>
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<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 4.5m from the boundary of road</td>
<td>DELETE</td>
<td></td>
</tr>
<tr>
<td>b) Less than 500 sqm</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 4.5m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 4.5m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 4.5m from the boundary of road</td>
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<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 4.5m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 4.5m from the boundary of road</td>
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</tr>
<tr>
<td>4</td>
<td>Other roads below 15m width.</td>
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<td>DELETE</td>
<td>DELETE</td>
<td>DELETE</td>
<td>DELETE</td>
<td>DELETE</td>
<td>DELETE</td>
</tr>
<tr>
<td>a) Plot area 500sqm and more.</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 3.0m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 3.0m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 3.0m from the boundary of road</td>
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<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 3.0m from the boundary of road</td>
<td>DELETE</td>
<td></td>
</tr>
<tr>
<td>b) Less than 500 sqm</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 3.0m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 3.0m from the boundary of road</td>
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<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 3.0m from the boundary of road</td>
<td>$\frac{1}{4} \text{h}$ height of building subject to minimum 3.0m from the boundary of road</td>
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</table>
(II) Table

(A) Layouts approved before 31-12-1985

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Plot Area</th>
<th>Minimum front margin</th>
<th>Minimum rear and side margin</th>
<th>Type of development</th>
<th>No. of Floors</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>below 150sqm</td>
<td>3.00 m or as per road width</td>
<td>1.5 m</td>
<td>Semi detached</td>
<td>G + 1</td>
</tr>
<tr>
<td>2</td>
<td>150 to 250 sqm</td>
<td>3.00 m or as per road width</td>
<td>1.5 m</td>
<td>Semi detached</td>
<td>G + 1</td>
</tr>
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</table>

(B) Layouts Finally approved before 8-4-2004

<table>
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<tr>
<th>Sr. No.</th>
<th>Plot Area</th>
<th>Minimum front margin</th>
<th>Minimum rear and side margin (side margin nil)</th>
<th>Type of development</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Below125sqm</td>
<td>3.00 m or as per road width</td>
<td>2.25m or H/4</td>
<td>Row Housing</td>
</tr>
<tr>
<td>2</td>
<td>125 to 250 sqm</td>
<td>3.00 m or as per road width</td>
<td>2.25m or H/4</td>
<td>Semi detached</td>
</tr>
</tbody>
</table>

(C) Layouts Finally approved after 8-4-2004

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Plot Area</th>
<th>Minimum front margin</th>
<th>Minimum rear and side margin (side margin nil)</th>
<th>Type of development</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Below 100 sqm</td>
<td>3.00 m or as per road width</td>
<td>2.25m or H/4</td>
<td>Row Housing</td>
</tr>
<tr>
<td>2</td>
<td>100 to 150 sqm</td>
<td>3.00 m or as per road width</td>
<td>2.25m or H/4</td>
<td>Semi detached</td>
</tr>
<tr>
<td>3</td>
<td>More than 150 sqm</td>
<td>3.00 m or as per road width</td>
<td>2.25m or H/4</td>
<td>detached</td>
</tr>
</tbody>
</table>

(D) For Chawl type of Development

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Category and Width of Road</th>
<th>Minimum Plot Area</th>
<th>Minimum frontage</th>
<th>Minimum front marginal open space</th>
<th>Minimum Side and Rear marginal open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Chawl (Row Building) only on roads 12m and below.</td>
<td>300 sqm</td>
<td>12m</td>
<td>4.5m</td>
<td>As above Table (I)</td>
</tr>
</tbody>
</table>

Note: 1) In case of row housing plots if minimum required number of plots for Row Housing type of development are not available.
&
In case of semi detached type of development if required pair of plots are not available
Then in such cases the development permission may be granted as
detached plots considering 1.5m side margin, and rear margin shall
be provided as per rules above.

2) Where on the width of the plot does not front on the road, minimum
width of the access to the plot shall be 4.50 mt.

Foot Notes for Table Nos. ___ and _____ :

1. a) For semi-detached building, side margin shall be on one side only. Plots for
semi-detached buildings shall be in pairs.
   b) For Semi detached type of development if lots in pair are not available, the
   the permissible side margin should be 1.50 m from both sides

2. a) For Row houses, marginal open spaces shall be in the front and rear side
   only.
   b) For Row housing type of development if required no. of plots are not
   available in a continuous row, the _______ as _______

3. Full non-residential uses shall be permitted only in R-2 zones subject to min.
marginal spaces on front, rear and sides as:

<table>
<thead>
<tr>
<th></th>
<th>Min. front distance</th>
<th>Min. side and rear distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gaothan and congested area.</td>
<td>¼ ht. of the building subject to min.3.0 mtrs.</td>
<td>¼ ht. of the building subject to min.3.0 mtrs.</td>
</tr>
</tbody>
</table>

4. No structure in the above mentioned marginal distances shall be permissible at
ground level. Adequate provision for required parking shall be made in Basement
and stilt. If marginal open space for min. parking is kept stilt will not be
compulsory.

5. Max. permissible F.S.I. shall be “One”.

6. Subsidiary structures such as garages, outhouses, independent sanitary blocks
etc. shall be permitted only in plots of 250 sq.m. or more area.

7. Where two main buildings are constructed in one plot, distance between them
shall be the sum of marginal distances required building. One and half times the
required margin of the tower building.

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

   a) Where more than two buildings are constructed in one plot it shall be considered as Group Housing Scheme.

   b) Max. permissible F.S.I. shall be as under:

      i) For Group Housing Schemes in plots/amalgamated plots of a sanctioned layout maximum permissible F.S.I. shall be ‘One’ of the plot area.

      ii) Maximum permissible F.S.I. (*) shall be 0.90 of net plot area for plots of area upto 4000 sq.m. area and 10% marginal open space shall be provided in one block.

      iii) Maximum permissible F.S.I.(*) shall be 0.75 of net plot area for plot of area 4000 sq.m and more; and 10% marginal open space shall be provided in block.

      iv) Net plot area shall be gross plot areas minus area under D.P. road widening, area under nalla and area under public means of access.

      v) Additional F.S.I. against area under road widening is 40% of the maximum permissible F.S.I.(*) plus 40% T.D.R. of more permissible F.S.I. (*). This facility can be for layout plots too.

      vi) Where widths of internal means of accesses is provided as per provisions in Rule No. 1.4.4 the owner shall be entitled to F.S.I. for the area of internal means of accesses.

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

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

   ![1.5 times H/4 of the taller building with a minimum of 4.5 Mtr.]

   c) Minimum width of internal means of accesses shall be as per provisions in Chapter 3 Rule No.1.4.1.

   d) For Group Housing Schemes in plots of 3 Ha. or more area 5% of the plots shall be provided as amenity space.

   10. In group housing Schemes, row housing schemes, where internal means of access from planning point of view, are required to be continued for proper development of adjoining lands the Authority may insist on larger width, in such cases, front set backs shall be as per provision in Rule No. 5.

   11. In every plot having more than 5 tenements space for properly covered garbage area shall be provided which should be easily accessible to the cleaning staff. Minimum Size may be 1.00 x 1.00 x 0.75. the floor should be above ground level.

   12. The maximum tenement density shall be 250 tenements per ha. in general in congested area and non-congested area. It may be allowed upto 400 tenements per Ha. in row housing scheme for EWS LIG, subject to size of tenements between 20 sqm. to 30 sqm.

5.6 **OFF STREET PARKING**

   6.1 Parking Space –

   Where a property is developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. The 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.

i. General Space Requirements

a) 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.

b) Size of Parking Space - The minimum sizes of parking spaces to be provided shall be as shown below

<table>
<thead>
<tr>
<th>Type of Vehicle</th>
<th>Minimum size/Area of Parking Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Motor Vehicle</td>
<td>2.5 m. x 5.5 m.</td>
</tr>
<tr>
<td>b) Scooter, Motor-Cycle</td>
<td>3.0 sq.m. size 1.5 x 2.00</td>
</tr>
<tr>
<td>c) Bicycle</td>
<td>1.5 sq.m. size 0.75 x 2.00</td>
</tr>
<tr>
<td>d) Transport Vehicle</td>
<td>3.75 m. x 7.5 m.</td>
</tr>
</tbody>
</table>

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

c) Marking of Parking Spaces - Parking Spaces shall be paved and clearly marked for different types of vehicles.

d) Maneuvering and other ancillary space - 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 maneuvering of vehicles.

e) Ramps for Basement Parking - Ramps for parking in basements should confirm to the requirements of Regulation 150.

ii. Quantitative Requirements - Four wheeled auto-vehicles - Parking spaces for four wheeled auto vehicles shall be provided as in table 6 below, any fractional space of more than half resulting from the ratios in column (3) thereof being rounded off upward to the nearest integer.

6.2 For buildings of different occupancies off street space for vehicles shall be provided as given in 14.2.1 and 14.2.2.

6.2.1 The provision for parking motor vehicles shall be as given in Table 5.
## TABLE 5
OFF STREET PARKING SPACE

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Occupancy</th>
<th>Four Wheeler Parking space</th>
<th>Two Wheeler Parking space</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential: Dwelling/flats: For every plot of 250 sq.m. Of major fraction thereof&lt;br&gt;Plus&lt;br&gt;i) For every tenements upto 80 sq.m.&lt;br&gt;ii) For every tenements of 80 sq.m. &amp; more area&lt;br&gt;b) Lodging establishments, tourist houses, dormitories for every 2 guests rooms&lt;br&gt;c) Restaurants: For every 50 sq.m. Of built-up area or part thereof.</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>2</td>
<td>Mercantile (Markets, dept. stores shops, offices and other commercial users): For every 50sq.m. of built-up area or part thereof.</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>3</td>
<td>Educational: For every 100 sq.m. of built-up area or part thereof.</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>4</td>
<td>Institutional (Hospitals, Maternity Home, Medical Institutions): For every 5 beds or part thereof.</td>
<td>2</td>
<td>5</td>
</tr>
<tr>
<td>5</td>
<td>Assembly (Theatres etc.): / Auditoria For every 5 seats or part thereof.</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>6</td>
<td>Government, Semi-public, private Business buildings: For every 50sq.m. or part thereof.</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>7</td>
<td>Wholesale establishments, storage, Godown, Warehouses: For every 50qm. of built-up area or part thereof.</td>
<td>1</td>
<td>10</td>
</tr>
<tr>
<td>8</td>
<td>Industrials: For every 200 sq.m. of built-up area or part thereof.</td>
<td>2</td>
<td>20</td>
</tr>
<tr>
<td>9</td>
<td>Mangal Karyalaya for every 100 sq.m. built-up area</td>
<td>4</td>
<td>10</td>
</tr>
<tr>
<td>10</td>
<td>Dormitory</td>
<td>20 % of the built-up area</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Lawns</td>
<td>40 % of the gross plot area</td>
<td></td>
</tr>
</tbody>
</table>

**Note:**

a) For residential buildings having height more than 9 m, entire ground floor shall be provided for parking.

b) Where to be accommodated:
   The parking spaces may be provided -
   A) Underneath the building, in basement within its stilted portions.
   B) In the side and rear marginal open spaces but not in the amenity spaces if –
i) They are enclosed but uncovered except as provided in Rule No.4.2.(b)

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

iii) A minimum distance of 4.5 m. around the building is kept free of parking for proper maneuvering of vehicles.

c) Parking may be provided underneath the marginal open space like podium parking subject providing artificial light and mechanical ventilation.

d) Not withstanding anything contained in these rules the parking lockup garages provided in the basement of a building or under a building constructed on stilt or within a building shall be included in the calculation for floor space for FSI calculation.

e) Where a particular rule is changed in these bye-laws, the corresponding correction to any other rule shall be consider as having been done as per the rule.

6.2.2 Other Type of Vehicles - DELETED.

6.3 Off-street parking space shall be provided with adequate vehicular access to a street; and the areas of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these rules.

6.4 If the total parking space required by these rules is provided by a group of property owners for their mutual benefits, such use of this space may be construed as meeting the off-street parking requirements under these rules; subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted, if a common parking space is proposed for the groups of buildings, and the owners of such buildings shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for parking space will be kept inbuilt and will be developed as a parking lot.

6.5 In addition to the parking spaces provided for buildings of Mercantile (Commercial) like office, markets, departmental stores, industrial and storage, loading and unloading spaces shall be provided at the rate on one motor vehicle parking space for each 500sqm. On floor area or fraction thereof exceeding the first 200 sq.m. of floor area, shall be provided. The space shall not be less than 3.6 X 7.5 m.

6.6 Parking spaces shall be paved and clearly marked for different types of vehicles and proper storm water drainage arrangement shall be provided.

6.7 In the case of parking spaces provided in basements, at least two ramps of adequate width and slope (see rule no.17) shall be provided, located preferably at opposite ends. Ramps leading to basement parking shall allowed in the min required marginal distances. Ramps shall be of min width of 3.00mt. and shall have slope 1:10.
Chapter -6

Requirements of the part of the building

6.1 i) Plinth - The height of plinth shall not be less than 45 cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level or greater than 60 cm. as may be decided by the Commissioner in deserving cases.

Interior Courtyards - Covered parking spaces and garages - These shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactory drained. Shops plinth height may be 30 cm.

ii) In the case of special housing schemes put up by public agencies for low income group and economically weaker section of the society, the minimum height of plinth shall be not less than 30 cm.

6.2 Size of Habitable Rooms -
The Minimum size & width shall be as given in the Table hereunder -

**TABLE NO. 7**

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Occupancy</th>
<th>Minimum Size in sq.m.</th>
<th>Minimum Width in m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Any habitable room except Kitchen</td>
<td>9.5</td>
<td>2.4</td>
</tr>
<tr>
<td>2.</td>
<td>Room in a single room tenement in High Density Housing</td>
<td>12.5</td>
<td>2.4</td>
</tr>
<tr>
<td>3.</td>
<td>Rooms in a two-room tenements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>one of the rooms</td>
<td>9.6</td>
<td>2.4</td>
</tr>
<tr>
<td>b)</td>
<td>other rooms</td>
<td>7.5</td>
<td>2.4</td>
</tr>
<tr>
<td>4.</td>
<td>Rooms in a two-room tenements of a site &amp; services project</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>one of the rooms</td>
<td>9.3</td>
<td>2.4</td>
</tr>
<tr>
<td>b)</td>
<td>other rooms</td>
<td>5.6</td>
<td>2.3</td>
</tr>
<tr>
<td>5.</td>
<td>Single bedded room in a hostel of a recognized educational institutions</td>
<td>7.5</td>
<td>2.4</td>
</tr>
<tr>
<td>6.</td>
<td>Shop in R I Zone</td>
<td>6.0</td>
<td>2.0</td>
</tr>
<tr>
<td>7.</td>
<td>Shop in any zone other than R 1</td>
<td>10.0</td>
<td>3.0</td>
</tr>
<tr>
<td>8.</td>
<td>Class room in an educational buildings</td>
<td>38.0 or area at 0.8 sq.m. per student, whichever is more</td>
<td>5.5</td>
</tr>
<tr>
<td>9.</td>
<td>Institutional building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a)</td>
<td>Special Room</td>
<td>9.5</td>
<td>3.0</td>
</tr>
<tr>
<td>b)</td>
<td>General Ward</td>
<td>40.0</td>
<td>5.5</td>
</tr>
<tr>
<td>10.</td>
<td>Cinema hall, auditorium, assembly hall etc.</td>
<td>In conformity with the Maharashtra Cinema Rules</td>
<td></td>
</tr>
</tbody>
</table>

Provided that in sites and services projects, a room of 5.00 sq.m. with a toilet arrangement may be allowed in the first phase and in the second phase,
another room of 9.3 sq.m. may be added. Provided further that an additional bed room for occupancy of a single person with a size of 5.5 sq.m. with a minimum width of 1.8 m. may be permitted.

6.3 Height of Habitable Rooms –

The minimum and maximum height of a habitable room shall be as given in the Table hereunder -

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Occupancy</th>
<th>Minimum Heights in meters</th>
<th>Maximum Heights in meters</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Flat roof -</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Any habitable room</td>
<td>2.75</td>
<td>4.2</td>
</tr>
<tr>
<td></td>
<td>b) Habitable room in High Density Housing</td>
<td>2.6</td>
<td>4.2</td>
</tr>
<tr>
<td></td>
<td>c) Air-conditioned habitable room</td>
<td>2.4</td>
<td>4.2</td>
</tr>
<tr>
<td></td>
<td>d) Assembly hall, residential hotels of 3 star category and above - rooms in institutional buildings Department stores, entrance halls and lobbies to department stores and assembly Halls, commercial.</td>
<td>3.6</td>
<td>4.75</td>
</tr>
<tr>
<td></td>
<td>e) Industrial, hazardous or storage occupancies.</td>
<td>As per M.I.D.C. Rules</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Pitched roof -</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Any habitable room</td>
<td>2.75 (average with 2.1 m. at the lowest point)</td>
<td>4.2 (average with 3.2 m. at the lowest point)</td>
</tr>
<tr>
<td></td>
<td>b) Habitable room in high density housing</td>
<td>2.6 (average with 2.0 m. at the lowest point)</td>
<td>4.2 (average with 3.2 m. at the lowest point)</td>
</tr>
</tbody>
</table>

Provided that -

i) the minimum head-way under any beam shall be 2.4 m.

ii) in all occupancies, in the Table above, any height in excess shall be deemed to have consumed an additional FSI of 50 percent of the relevant floor area.

iii) other requirements - One full side of habitable room must abut or have entry in marginal open space

iv) Notwithstanding the above restriction as stated in Table-8, any telemetric equipment storage erection facility call have a height as required for effective functioning of that system ".
6.4 Size of Kitchen -

4.1 Table 8 A

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Occupancy</th>
<th>Minimum size in Sq.Mtr.</th>
<th>Minimum width in Mtr.</th>
<th>Minimum height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Kitchen in 3 room &amp; more house</td>
<td>5.5</td>
<td>1.8</td>
<td>2.75</td>
</tr>
<tr>
<td>2</td>
<td>Kitchen in 2 rooms</td>
<td>7.5</td>
<td>2.1</td>
<td>2.75</td>
</tr>
<tr>
<td>3</td>
<td>E.W.S. or special housing schemes or double room tenement in such category</td>
<td>4.00</td>
<td>1.5</td>
<td>2.75</td>
</tr>
</tbody>
</table>

4.2 Other requirements of Kitchen –

Note:

Every room to be used as a kitchen shall have -

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

ii) An impermeable floor

iii) A chimney not less than 500 sq.m. in area after par getting if fire wood, coal or like material is used which will generate smoke.

iv) Window of not less than 1 sq.m. in area, opening directly on to an interior or exterior marginal open space, but not into a shaft, and

v) In the case of multi-storeyed residential buildings more than 15 m. in height, refuse chutes may be provided.

4.3 Requirements regarding pantries

A pantry shall have –

i) a floor area of not less than 3 sq.m. with the smaller side not less than 1.4m.

ii) a sink for the cleaning of kitchen’s utensils which shall drain through a grated and trapped connection to the waste water pipe where water borne sewerage system is not available and the grated connection shall be made to the pucca surface drain leading to soak pit, or other approved system of disposal and

iii) an impermissible floor and an impermeable dado 0.9 m. high

6.5 Size of Bath-rooms and Water closets -

5.1 - TABLE 8 B

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Occupancy</th>
<th>Minimum area</th>
<th>Minimum size</th>
<th>Minimum height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Only Bath room</td>
<td>1.8</td>
<td>1.2</td>
<td>2.2</td>
</tr>
<tr>
<td>2</td>
<td>Only W.C.</td>
<td>1.1</td>
<td>0.9</td>
<td>2.2</td>
</tr>
<tr>
<td>3</td>
<td>Combined toilet</td>
<td>2.6</td>
<td>1.2</td>
<td>2.2</td>
</tr>
<tr>
<td>4</td>
<td>Special housing schemes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Independent Bath</td>
<td>1.43</td>
<td>1.1</td>
<td>2.2</td>
</tr>
<tr>
<td></td>
<td>b) Independent W.C.</td>
<td>0.99</td>
<td>0.9</td>
<td>2.2</td>
</tr>
<tr>
<td></td>
<td>c) Combined Toilet</td>
<td>2.00</td>
<td>0.9</td>
<td>2.2</td>
</tr>
</tbody>
</table>
5.2 Other requirements of bathroom and water closets -
Every bathroom or water-closet shall
i) be so situated that at least one of its walls shall open to external air
ii) have platform or seat made of water-tight non-absorbent material
washing place, bath or terrace, unless it has a water-tight floor
iii) be enclosed by walls or partitions and the surface of every such wall or
partition shall be finished with a smooth impervious material to a height
of not less than 1 m. above the floor of such a room.
iv) every water closet and/or a set of urinals shall have a flushing cistern
of adequate capacity attached to it. In High Density Housing, however,
no such flushing cistern need be provided.
v) be provided with an impervious floor covering sloping towards the drain
with a suitable grade and not towards verandah or any other room.
vi) in high density housing, pour flush water seal latrines (NEERI type) may
be permitted when the municipal sewerage system is not available and
the water table in the area is not high.
vii) All the sewerage outlets shall be connected to the municipal sewerage
system. Where no such system exists, a septic tank shall be provided
within the plot conforming to the requirements of Regulations No. 132.

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

6.6 Loft –
i) Location and extent - Lofts may be provided over kitchen, habitable rooms,
bathrooms, water closets and corridor within a tenement in residential
buildings, over shops, and in industrial buildings, subject to the following
restriction.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Rooms over which permitted</th>
<th>Coverage (percentage to area of room below)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Kitchen / Habitable room</td>
<td>25</td>
</tr>
<tr>
<td>2.</td>
<td>Bathroom, water closet, corridor</td>
<td>100</td>
</tr>
<tr>
<td>3.</td>
<td>Shops with width up to 3 m.</td>
<td>33 1/3</td>
</tr>
<tr>
<td>4.</td>
<td>Shops with width exceeding 3 m.</td>
<td>50</td>
</tr>
<tr>
<td>5.</td>
<td>Industrial</td>
<td>33 1/3</td>
</tr>
</tbody>
</table>

ii) The clear head room under the loft shall not be less than 2.0m.
iii) Loft in commercial areas and industrial building shall be located 2 m. away
from the entrance.

6.7 Size of ledge or tend
A ledge or tend in a habitable room shall not cover more than 25 percent of the
area of the floor on which it is constructed and shall not interfere with the
ventilation of the room under any circumstances

7.1 Height of ledge or tend
The ledge or tend shall be provided at a minimum height of 2.2 m.

6.8 Projections of cup-boards etc.

The projections (cantilever) of cupboards and shelves may be permitted and shall be exempted from covered area calculations. Such projections may project up to 60 cm. in the set-backs for residential buildings provided the width of such cupboards or shelves does not exceed 2.4 m. and there is not more than one such cupboards or shelves in each room. However, cupboards on ground floor may be permitted within the building line such projections are not permitted except habitable rooms.

Provided that, continuous cupboard or shelves with 60 cm. projection may be permitted provided the same is constructed underneath the sill portion of the window (not exceeding 90 cm. from the floor) and over the lintel of windows (at heights above 2.00 m. above floor level)

6.9 Size of Mezzanine floor

The aggregate area of a mezzanine floor in any room shall not exceed 50% of the built up area of that room. The size of mezzanine floor shall not be less than 9.5 sq.m. if it is used as a living room. The area of mezzanine floor shall be counted towards F.S.I.

9.1 Height of Mezzanine Floor –

The minimum height of a mezzanine floor shall be 2.2 m. The head room under mezzanine floor shall not be less than 2.2 m.

9.2 Other Requirement of Mezzanine Floor -

A mezzanine floor may be permitted over a room or a compartment provided

i) It conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.5 m. or more,

ii) It is so constructed as not to interfere, under any circumstances, with the ventilation of the space over & under it.

iii) Such mezzanine floor or any part thereof will not be used as a kitchen.

iv) The mezzanine floor is not closed so as to make it possible to be converted into unventilated compartment.

v) It is at least 1.8 m. away from front wall of such rooms.

vi) No objection certificate from the Director of Industries is obtained for additional floor area, in case such mezzanine floor is constructed in industrial zone.

vii) Access to the mezzanine floor is from with the respective room only.

6.10 Size of Store Room -

The area of a store room, if provided in a residential building, shall not be minimum 3 sq.m.

10.1 Height of Store Room –

The height of a store room shall not be less than 2.2 m.

6.11 Size of Private Garage -

The size of a private garage in residential buildings shall not be less than 2.5 m. x 5.5 m. or 2.3 m. x 4.5 m. as provided in clause (i) and the note under it.
The garage, if located in the side marginal open space, shall not be constructed within 3.0 m. from the main building, but at least 7.5 m. away from the any access road.

If the garage is provided in high rise building plot more than 4.5 mtr. Clear drive way must be left for fire engine.

11.1 Size of Public Garage –

The size of a public garage shall be calculated based on the number of vehicles to be parked as specified in regulation 14.1.

11.2 Height of Garage –

The minimum head room in a garage shall be 2.4 m.

11.3 Plinth of Garage -

The plinth of garage located at ground level shall not be less than 1cm. above the surrounding ground level.

11.4 Set-back of Garage -

The garage shall be set-back behind the building line for a street or road on which the plot abuts and shall not be located affecting the access ways to the building. If the garage is not set-back as aforesaid, the Commissioner may required the owner or occupier of the garage to discontinue use of premises or to take such other measures as the Commissioner may consider necessary in order to prevent danger or obstruction to traffic along the street.

6.12 Corner site –

When the site fronts on two streets, the frontage shall be as on the street having the larger width. In cases where two streets are of the same width, then the larger depth of the site will decide the frontage and marginal open spaces. In such case, the location of a garage in a corner plot is provided within the marginal open spaces, shall be located diagonally opposite the point of intersections.

6.13 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 wherever required, so arranged, jointed and fixed as to ensure that the rain-water is carried away from the building without causing dampness in any part of the walls or foundation of the building or those of an adjacent buildings.

6.14 Rain Water Pipes

i) The Commissioner may require rain water pipes to be connected to a drain or sewer through a covered channel formed beneath the public footpath to connect the rain water harvesting system or rain water pipe to the road gutter or in any other approved manner.

ii) Rain water pipes shall be affixed to the outside of the walls of the buildings or in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Commissioner.

iii) Refer Appendix – S for provision of Rainwater Harvesting arrangement at site.
6.15 Basement

i) The basement shall be put only to the following uses and shall be constructed within the prescribed set-back and prescribed building lines and subject to maximum coverage on floor 1 (entrance floor)

a) storage of household or other goods or ordinarily non-combustible material
b) strong rooms, bank lockers, safe deposit volts etc.
c) air-conditioning equipments and other machines used for services and utilities of the building.
d) parking spaces even in multilevel.
e) users strictly ancillary to the principal user
f) M.S.E.B. installation generator set.

ii) The basement shall not be used for residential purpose.

iii) The basement shall have the following requirements

a) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside beam bottom of the roof slab or ceiling.
b) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. And deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air-conditioning systems.
c) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level.
d) Adequate arrangements shall be made so as to ensure 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 solid and moisture, if any, is taken into account in design and adequate damp proofing treatment is given, and
f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the, stair case is continuous, the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted in the side and rear marginal open spaces after leaving sufficient space (min 4.50m) for movement of fire fighting vehicles.
g) Except front margin can be extended up to side and rear margin only for parking purpose for any other use basement shall below the building line.
i) Artificial ventilation shall be provided by the owner.
j) Ramp shall be permitted after 3 m from road in front margin.
k) The landing of the slab in side margin and rear margin shall capable of handling fire engine load.

6.16 Stilt

A stilt portion shall be permitted on ground floor only, constructed below 1st floor level. The height between ground floor level and ceiling of the stilt portion shall be min 2.4 m. at least two sides of the stilt portion shall be open. The stilt portion shall not be used for any purpose other than for vehicles parking or for
play field. Plinth of stilt shall not be more than 15 cm. From surrounding ground level. Multi level stilt will be permitted the building line shall be permitted.

6.17 Chimneys –

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

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

6.18 Lighting and Ventilation of Rooms

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

18.2 Where the lighting and ventilation requirements are not met through day lighting and natural ventilation the same shall be ensured through artificial lighting and mechanical ventilation as per latest version Part VIII Building Services Section 1 Lighting and Ventilation of National Building Code of India published by Indian Standards Institution. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process, the requirements about natural day lighting and ventilation may be relaxed.

18.3 Notwithstanding the above, the minimum aggregate area of opening of habitable rooms and kitchens excluding doors, shall be not less than 1/7 of floor area for places which are neither dry hot nor wet hot.

18.4 No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting that portion.

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

<table>
<thead>
<tr>
<th>Height of buildings in M.</th>
<th>Minimum area of Ventilation shaft in Sq.m.</th>
<th>Minimum dimension of shaft in M.</th>
</tr>
</thead>
</table>
### Upto 12.0
| Upto 15.0 | 2.50 | 1.5 |
| Upto 18.0 | 3.00 | 1.5 |
| Upto 21.0 | 4.00 | 1.8 |
| Upto 24.0 | 4.50 | 1.8 |
| Upto 27.0 | 5.00 | 2.0 |
| Upto 30.0 | 5.30 | 2.3 |
| Upto 33.0 | 6.00 | 2.5 |
| Upto 36.0 | 7.00 | 2.8 |
| Upto 40.0 | 8.00 | 3.0 |

**NOTE:** The shaft shall be accessible at the lower level of the building.

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

### 6.19 Overhead Tanks -
Every overhead water storage tanks shall be maintained in a perfectly mosquito-proof condition by providing a properly fitting hinged cover and every tank more than 1.5 m. in height shall be provided with a permanently fixed proper ladder to enable inspection by anti-malaria staff.

### 6.20 Parapet -
Parapet walls and handrails provided on the edges of roof terraces or balcony shall not be less than 1.15 m. above the finished floor level and not more than 1.30 unfinished floor level in height.

### 6.21 Cabin -
The size of cabins shall not be less than 3.0 sq.m. The clear passages within the divided space of any floor shall not be less than 0.9 m. and the distance from the farthest space in a cabin to any exit shall not be more than 18.5 m. In case the sub-divided cabin does not derive direct lighting and ventilation from any marginal open space or mechanical means, the maximum height of the cabin shall be 2.2 m.

### 6.22 Wells -

i) Wells, intended to supply water for human consumption or domestic purpose, where provided, shall comply with the requirements of sub regulations (ii) and (iii) of this regulation.

ii) The well shall be located -

b) 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

c) not less than 18 m. from any cess pit, soak way or borehole latrine and shall be located one site upwards from the earth closet or privy

d) at such place as to ensure that contamination by the movement of sub-soil or other water is unlikely

e) at a place other than a place under a tree and if it is located at a place under a tree, the well shall have a canopy over it so that leaves and twinges of the tree may not fall into the well and root.

iii) The well shall -

a) have a minimum internal diameter of not less than 1 m.

b) be constructed to a height of 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 or from the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well.

c) be of sound and permanent construction (pucca) throughout temporary exposed (kutcha) wells shall only be permitted in field of gardens for purposes of irrigation and
d) the interior surface of the lining or of walls of the well shall be rendered impervious for a depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

6.23 Septic Tanks -

i) Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of sub regulations (ii) to (x) of this regulations.

ii) A sub-soil dispersion system shall not be closer than 12 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 2 m. to avoid damage to the structure.

iii) Septic tanks shall have minimum internal width of 75 cm. minimum depth of one meter below the water level and a minimum liquid capacity of one cubic meter. Length of a tank shall be 2 to 4 time the width.

iv) Septic tanks may be constructed of brick work, stone, masonry, concrete or other suitable materials as approved by the Commissioner.

v) Under no circumstances should effluent from a septic tank be allowed into an open channel, drain or body of water without adequate treatment.

vi) Minimum nominal diameter of pipe shall be 100 mm. Further at junctions of pipes in manholes, direction of flow from a branch connection shall not make an angle exceeding 45° with the direction of flow in the main pipe.

vii) The gradients of land drains, under drainage as well as the bottom of dispersion trenches and soak ways shall be between 1:300 and 1:400.

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

ix) When the disposal of septic tank effluent is to seepage pit, the seepage pit shall be of any suitable shape with the least cross-sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which shall be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level shall be finished with mortar. In the case of pit of larger dimensions, the top portion shall be narrowed to reduce the size of the PCC cover slabs. Where no lining is used specially near trees, the entire pit shall be filled with loose stones. A masonry ring shall be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe shall be taken down to a depth of 90 cm. from the top as an ant mosquito measure.

x) When the disposal of septic tank effluent is to a 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 earthen clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench shall not be longer than 30 m. and trenches shall not be placed closer than 1.8 m

xi) Disposal of septic tank effluent is to be connected to NMC sewer.

6.24 Boundary Wall -

i) Unless the special permission of the Commissioner is obtained, the maximum height of the front compound wall shall be 1.5 m. above the central line of the front street. Compound wall up to 2.4 m. height may be permitted if the top 0.9 m. is of open type construction.

ii) In the case of a corner plot, the height of the boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the intersecting sections and the remaining height of 0.75 m. if required in accordance with sub-regulation (i) may be made up of open type construction (through railings).

iii) The provision of sub-regulations (i) and (ii) shall not be applicable to boundary walls of jails. Industrial buildings, electric sub-stations, transformer stations, institutional buildings like sanitoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges including the hostels, and other use of public utility undertaking the height up to 2.4 m. may be permitted by the Commissioner.

6.25 Office cum letter box Room -

In the case of multi-storeyed multi-family dwelling apartments constructed by co-operative housing societies or apartment owners co-operative societies, an office-room of dimension of 3.6 m. x 3 m. shall be provided on the entrance floor. If the number of flats are more than 20, the minimum size of the office rooms shall be of dimension of 20 sq. m. This facility shall be extended for each wing or 10 flat and more.

6.26 Provision of lift -

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

i) Planning and design - The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population of each floor based on the occupant load and the building height shall be in accordance with Section 5 - Installation of lifts and escalators, occupant load table for lifts.

a) Sizes See section – 5 Add

b) Lift shaft should be constructed in reinforced cement concrete only.

ii) Maintenance -

a) The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorized competent person at such intervals as the type of equipment and frequency of service demand. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed. A log book to record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of
the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the competent authority (Lift Inspector of the Government of Maharashtra)

b) Any accident arising out of operation of maintenance of the lifts shall be duly reported to the competent authority, i.e. Lift Inspector of the Government of Maharashtra.

iii) 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.

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

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

In the case of an existing buildings, for construction of one additional floor, the existing lift may not be raised to additional floor

6.27 Provision for exits and general requirements to be fulfilled in respect of such exits –

i) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.

ii) In every building exit shall comply with the requirements of this regulation except those not accessible for general public use.

iii) All exits shall be free of obstruction.

iv) No building shall be altered so as to reduce the number width or protection of exits to less than that required.

v) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the public to the floor concerned.

vi) All exit ways shall be properly illuminated.

vii) Fire fighting equipment, where provided along exits, shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way.

viii) Alarm devices shall be installed for buildings above 25 m. in height, to ensure prompt evacuation of the users of the building through the exits.

ix) All exits shall provide continuous means of egress to the exterior of a building or to an exterior marginal open space leading to a street.

x) Exits shall be so arranged that they may be reached without passing through another occupied unit, except in case of residential buildings

xi) 24 hours power backup shall be provided for lift.

6.28 Types of exits -

Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, passage way to an internal or external staircase, ramp or to a verandah or terrace which have access to the street or to roof of a building. An exits may also include a horizontal exit leading to an adjoining building at the same level.

Explanation - For the purpose of this regulation, lifts and escalators shall not be considered as exits

6.29 Number and Size of Exits to be Provided -
Exits in requisite number and of requisite size in accordance with with Table No. 10 shall be provided, based on population in each room area on the floor, the occupant load, capacity of exits, travel distance and height of building

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

6.31 Occupant Load -
The population in room areas of floors shall be calculated on the basis of occupant load as given in Table No.9 below

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Group of Occupancy</th>
<th>Occupancy Load Gross Area in M2/person</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Residential</td>
<td>12.5</td>
</tr>
<tr>
<td>2.</td>
<td>Educational</td>
<td>04</td>
</tr>
<tr>
<td>3.</td>
<td>Institutional</td>
<td>15*</td>
</tr>
<tr>
<td>4.</td>
<td>Assembly / Mangal Karyalaya</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) With fixed of loose seats and dance floors</td>
<td>1.5</td>
</tr>
<tr>
<td></td>
<td>b) Without seating facilities including dinning rooms</td>
<td>1.5++</td>
</tr>
<tr>
<td>5.</td>
<td>Mercantile</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Street floor &amp; Sales basement</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>b) Upper sale floors</td>
<td>6</td>
</tr>
<tr>
<td>6.</td>
<td>Business and Industrial</td>
<td>10</td>
</tr>
<tr>
<td>7.</td>
<td>Storage</td>
<td>30</td>
</tr>
<tr>
<td>8.</td>
<td>Hazardous</td>
<td>10</td>
</tr>
</tbody>
</table>

* The gross area shall mean plinth area or covered area.
+ Occupant load in dormitory portions of homes for the aged orphanages, insane, asylums etc. where sleeping accommodation provided, shall be calculated at not less than 7.5 m. gross area / person.
++ The gross area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. No deductions shall be made in the area for corridors, closets or other sub divisions. One area shall include all space serving the particular assembly occupancy.
6.32 Capacity of Exits -
The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through an unit-exit width of 50 cm. shall be as given in Table 10 given below -

**TABLE NO. 10**
**OCCUPANTS PER UNIT EXIT WIDTH**

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Group of Occupancy</th>
<th>Number of Occupants</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Stairways</td>
</tr>
<tr>
<td>1.</td>
<td>Residential</td>
<td>25</td>
</tr>
<tr>
<td>2.</td>
<td>Educational</td>
<td>25</td>
</tr>
<tr>
<td>3.</td>
<td>Institutional</td>
<td>25</td>
</tr>
<tr>
<td>4.</td>
<td>Assembly</td>
<td>60</td>
</tr>
<tr>
<td>5.</td>
<td>Business</td>
<td>50</td>
</tr>
<tr>
<td>6.</td>
<td>Mercantile</td>
<td>50</td>
</tr>
<tr>
<td>7.</td>
<td>Industrial</td>
<td>50</td>
</tr>
<tr>
<td>8.</td>
<td>Storage</td>
<td>50</td>
</tr>
<tr>
<td>9.</td>
<td>Hazardous</td>
<td>25</td>
</tr>
</tbody>
</table>

6.33 Provision for staircase
Exit: All buildings, which are 15mtrs in height or above, and all buildings used as educational, assembly, institutional, industrial, storage and hazardous occupancies and mixed occupancies with any of the above said occupancies having area more than 500 sq.mtr on each floor shall have minimum of two staircases. They shall be of enclosed type, at least one of them shall be on external walls of building and shall open directly to the exterior, interior marginal open space or to an marginal open space of safety. Further the provision or otherwise staircase shall be subject to the requirements of travel distance being complied with.

6.34 Width provision for staircases
Not withstanding anything contained in TABLE 10 the following minimum width provision shall be made for staircases flight / corridor.

i) Residential Building – 1.2 m.
   Note - For row housing with 2 storeys the minimum shall be 0.75 m. with clear width.

ii) Assembly Building like auditorium, theatres and cinemas - 2.0 m.

iii) Institutional Buildings like hospitals up to 10 beds - 1.5 m. more than 10 beds - 2.0 m.

iv) Educational Buildings like schools - 1.5 m

v) All other buildings - 1.50 m.

Provided that the width of the mid-landing/quarter landing minimum should be width of the stairs should not be less than 1.5 times and the floor landing minimum should be width of the stairs should not be more than two times of the width of the stair flight.
6.35 Requirement of Individual Exit at each floor -
The detailed requirements as respect of exits shall be as provided in regulations 145 to 150 (both inclusive)

6.36 Doorways -
i) Every exit doorway shall open into an enclosed stairway a horizontal exit, or a corridor or passageway providing continuous and protected means of egress.
ii) No exit doorway shall be less than 100 cm. in width. Doorway shall be not less than 200 cm. in height. Doorways for the bathrooms, water closets or stores shall be not less than 75 cm. wide.
iii) Exit doorways of non residential buildings shall open outwards, that is to say, away from the room but shall not obstruct the travel along any exit. No door, when opened shall reduce the required width of stairway or landing to less than 90 cm. overhead or sliding doors shall not be installed.
iv) Exit door shall not open immediately upon a flight or stair. A landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
v) Exit doorway shall be open able from the side which they serve without the use of a key

6.37 Revolving Doors –

i) Revolving Doors shall not be used as required exit except in residential business and mercantile occupancies. They shall not constitute more than half the total required door width.

ii) When revolving doors are considered as required exit way, the following assumptions shall be made -
a) each revolving door shall be credited one-half a unit exit width and
b) revolving doors shall not be located at the foot of stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer

6.38 Stair Ways -

i) Interior staircase shall be constructed of non-combustible materials throughout.

ii) Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed. For buildings more than 25 m. in height, all staircases shall be enclosed.

iii) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of fire-resistant rating as that for type of constructions itself. For building more than 25 m. in height the staircase location shall be to satisfaction of the Chief Fire Officer, Nashik Municipal Corporation, Fire Brigade.

iv) Hollow combustible construction shall not be permitted.
v) The minimum width of tread without nosing shall be 25 cm. for an internal staircase for residential building. In the case of other buildings, the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipage.

vi) The minimum width of an internal staircase shall be 120 cm.

vii) The maximum height of riser shall be 19 cm. in the case of residential buildings and 17.5 cm. in the case of other buildings. They shall be
limited to 12 per flight. In narrow plots and in high density housing single flight staircase may be permitted and also in case of internal staircase the single flight may be allowed.

viii) Handrails shall be provided with a minimum height of 90 cm. from the center of the tread.

ix) Floor indicator - The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.

x) The minimum headroom in a passage under the landing of a staircase shall be 2.2 m.

xi) For buildings more than 25 m. in height, higher access to main staircase shall be gained through at least half an hour fire resisting automatic closing doors placed in the enclosing walls of the staircase. It shall be a swing type door opening in the direction of the escape.

xii) No living space, store or other space including fire risk shall open directly into the staircase.

xiii) External exit door of staircase enclosure at ground level shall open directly to the marginal open spaces or should be reached without passing through any other door other than a door provided to form a draught lobby.

xiv) In the case of assembly, institutional or residential occupancies or hotels or industrial and hazardous occupancies, the exit sign with arrow indicating the way to the 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 flushed 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 landing of floor shall have floor indication boards indicating the number of floor. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of the size not less than 0.5 x 0.5 m.

Xv) In case of a single staircase, it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. If provided the basement shall be separated by door with the fire resisting capacity of 2 hours. Whenever the building is served by more than one staircase, one of the staircases may lead to basement level provided the same is separated at ground level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or though enclosures. It shall also be cut-off from the basement areas at various basement levels by a protected and ventilated lobby or lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to marginal open space shall be 1.5 sq.m. per landing.

6.39 Fire Escape or External Stairs -
Multi-storeyed, High-rise and special buildings shall be provided with fire escape stairs which will be free of F.S.I. and they should conform to the following-

i) They shall not be taken into account in calculating the evacuation time of a building.

ii) All of them shall be directly connected to the ground.

iii) Entrance to them shall be separate and remote from the internal staircase.

iv) Routes to the Fire escape shall be free of obstruction at all times except for
a doorway leading to the fire escape which shall have the required fire resistance.

v) They shall be constructed of non-combustible material.

vi) They shall have a straight flight not less than 25 cm. wide with 15 cm. treads and risers not more than 19 cm. the No. of risers shall be limited to 16 per flight.

vii) They shall be provided with handrails at a height not less than 90 cm. above the tread.

6.40 Spiral Stairs (fire escape) -
The use of spiral staircase shall be limited to low occupant and to a building of height of 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.

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

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

iii) Handrails shall be provided on both sides of the ramps.

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

v) For building above 16 m. in height, access to ramps from any floor of the building shall be through smoke stop door.

vi) A) **Ramps for pedestrians** : The provisions applicable to stairways generally apply to ramps. A ramp in hospital shall not be less than 2.25m wide. In addition, to satisfy the fire fighting requirement, a ramp shall confirm to this stipulations related to fire safety rules.

B) **Slope** : A ramp shall have a slope of not more than 1:10 it shall be of non slippery material.

C) **Handrails** : Handrail shall be provided on both sides of ramps.

vii) **Ramps for basements or storied parking** :- For parking spaces in basement and / or upper floors, at least two ramps of min. 3.0 mtr. width and 1:10 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 (Min. 4.5m) for movement of fire fighting vehicles.

6.42 Corridors –

i) The minimum width of a corridor shall not be less than 100 cm. in the case of 2 storeys buildings and 120 cm. in the case of other buildings and actual width shall be calculated based on the provision of regulations 30 to 32 (both inclusive)

ii) In the case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.

iii) a) Exit corridors shall be of a width not less than the total required width of exit doorways leading from them in the direction of travel of the exterior / stairway.

b) Where stairways discharge through corridors, the height of the corridors shall not be less than 2.4 m.
6.43 Refuge Area –
For all buildings exceeding 25m. in height, refuge area shall be provided as follows - 
  i)  For floors above - 25 M & up to 36 M
      …One refuge area on the floor immediately above 25 M.
  ii) For floors above 36 M
      …..One refuge area per every five floors above 36 M.
  iii) It shall have minimum area of 15 sq.mts. and a minimum width of 3 M.
  iv) It shall not be counted in F.S.I.
  v) It shall be on external walls, as cantilevered projection or in any other
     manner.

6.44 Fire protection requirements
Buildings shall be planned, designed and constructed to ensure fire safety and 
this shall be done in accordance with Part IV, Annexure separately Fire 
protection of National Buildings Code of India, unless otherwise specified in 
these regulations. In the case of buildings referred to in regulation 15, the 
buildings schemes shall also be cleared by the Chief Fire Officer, Nashik Fire 
Bridge

6.45 Additional provisions relating to fire protection applicable to certain   building -
The additional provisions contained in Appendix "0" relating to fire protection 
shall apply to buildings more than 25 m. in height referred to in regulation 15.

6.46 Special requirements for educational buildings/institutional buildings/   Hospital, 
Maternity Home, Health Center, Sanitaria etc. Cinema Theatres (Assembly 
Halls)/Mercantile Bldgs.

i) Size of the Classroom - Ref. Table No.7, Regulation No. 94
ii) Height of the Classroom - Ref. Table No.8, Regulation No. 95
iii) Exit Requirements - Ref. Table No.9 & 10 
     Reg. No. 136 to 151
iv) Parking Requirement - Ref. Table No.5 & 6 
     Reg. No. 85

REFERENCE NOT FOUND
In addition to above every educational building shall be provided with –

i) Delete 
ii) a separate tiffin room for teachers where strength of students exceeds
    1000.
iii) a room with drinking water facilities for every 300 students or less than on
    each of the floors

These requirements may be amended by the Commissioner in consultations with the Education Department of the State Government from time to time.

6.47 Special requirements of industrial buildings -
 i) In addition to the provision of these regulations, regulations prescribed 
    under the Factories Act, 1948 shall be applicable to the Industrial 
    buildings.
 ii) In the case of industrial buildings with different operations or processes, 
    the different (gaseous, solid, liquid) effluents shall be so treated, subject 
    to the approval of Maharashtra pollution prevention board and Chief
Inspector of Steam Boilers and Smoke Nuisance, before letting it out on the air, ground or water course.

iii) Requirements as respects exit shall conform to regulations 27 to 32 Table No.9 & 10.

iv) Requirements as respects parking, loading and un loadings - Spaces shall conform to regulations 85, Table No.5 & 6.

6.48 **Special Amenities for physically handicapped persons -**

Special amenities for physically handicapped persons as specified below shall be provided in buildings to be used for public offices, commercial occupancy or public purposes like cinema or drama theatres, hospitals, maternity homes, telephone offices, educational purposes.

i) A 90 cm. high hand-rail and an additional one at a height of 75 cm. 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.

ii) A ramp with a slope not exceeding 1:12 from the ground level of marginal open spaces or road level to the entrance door of the lift or staircases.

iii) One of the wash basins in the toilet block on each floor fixed at a height of 80 cm. with a tap at 100 cm. above the finished floor level.

6.49 **Special regulation for Low Cost Housing Scheme :**

The following Special Regulations are approved, as a special case and shall be applicable only for Low Cost Housing Scheme i.e. Economically Weaker Sections and Low Income Group Housing Scheme only undertaken by Maharashtra Housing and Area Development Authority in the areas within the jurisdiction of Municipal Corporations (other than the Municipal Corporation of Greater Bombay), the Nagpur Improvement Trust and Municipal Councils in the State of Maharashtra and shall prevail over their corresponding provisions of Development Control Rules in force, as amended from time to time :

1. **Minimum Plot Size:**
   - In case a growing house for E.W.S. and L.I.G. category on a plot of 25 sq. m. a room of minimum size of 5.57 sq. m. (60 sq. ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq. m. (100 sq. ft.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only, and subsequent certificates for second phase issued as required.
   - **Multi-purpose rooms:** The minimum size of multi-purpose room shall be allowed with size upto 12.5 sq. m. with a minimum width of 2.4 meters.
   - **Cooking space (alcove):** In E. W. S. and L. I. G. Housing Schemes as provision of separate kitchen shall be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq. m. with minimum width of 1.5 meter.
   - **Combined toilet:** Combined toilet shall be permitted for more than one tenement with a minimum area 1.85 sq. m. with minimum width of one meter.
   - **Height:** The average height for a habitable room with sloping roof shall be minimum 2.5 meters and minimum height of two meters at eaves. In the case of a flat roof minimum clear height shall be 2.6 meters for habitable rooms. Kitchen areas shall have minimum clear height/average height of 2.4 meters and bath and water closet (without loft) shall have a clear minimum height of 2.2 meters.
   - **Plinth:** The minimum plinth height shall be 30 cms. but in any case above high flood level.
2. **External walls**: For housing Schemes of E. W. S. and L. I. G. categories, 115 mm. thick external brick wall without plaster shall be permitted.

3. **Staircases**: Single flight staircases without landing between the two floors shall be permitted for Economically Weaker Section and Lower Income Group Housing Schemes.

4. **Front marginal open space**: In the case of E. W. S. and L. I. G. Housing Schemes the front marginal open space from Roads having width of 9.14 meters and below shall be of a minimum of 1.5 meters for buildings with heights of upto 10 meters.

   **Marginal Open space (side and rear)**: In the case of E. W. S. and L. I. G. Housing Schemes the distance between two ground floor structures shall be of a minimum of 4.5 meters for purposes of light and ventilation of habitable rooms. In the case of toilets, deriving light and ventilation, the distance between the two ground floor structures shall be of a minimum of 1.5 meters.

5. **Pathways**: The widths of pathways for E. W. S. and L. I. G. Housing Schemes shall be as follows:
   - (i) 1.5 meters width for pathways upto 20 meters in length,
   - (ii) 2.0 meters width for pathways upto 30 meters in length,
   - (iii) 2.5 meters width for pathways upto 40 meters in length,
   - (iv) 3.0 meters width for pathways upto 50 meters in length,

6. **Water Closet Pan Size**: The water closet seat in E. W. S. and L. I. G. Housing Schemes shall be of a minimum of 0.46 m. (18 inches) in length.

7. **Flushing Cistern**: Flushing Cistern in the water closets of E. W. S. and L. I. G. Housing Schemes shall not be essential and toilets without this provision may be permitted.

8. **Septic Tank and leaching pits (Soak pits)**: Septic Tank shall be provided in E.W.S. and L. I. G. Housing Schemes with capacity of 141.6 liters (Point one four cubic meter) per capita. Where the municipal services are likely to be available within the four to five years or so. Pour Flush Water seal latrines (NEERI Type) shall be permitted where municipal sewerage system is not available and the water table in the area is not high.

9. **Convenience Shopping**: Convenience Shopping as defined in the existing Development Control Rules shall be permitted along layout roads within E. W. S. and L. I. G. Scheme area with width of 12.2 to 18.49 meters provided that a minimum of set back of 1.5 meters and minimum plot area of 25.2 square meters is available and is provided.

10. **Recreation Ground**: Ancillary structures such as underground tank, overhead tank, sub-stations, etc. shall be permissible on the compulsory recreation space subject to the condition that not more than 10 per cent of such recreation shall be allowed to be utilised for such purposes.

11. Other provision of the existing Development Control Rules Municipal Corporations, Nagpur Improvement Trust, Municipal Councils shall continue to have application for such E. W. S. and L. I. G. Schemes.
12. The definitions of the terms used in this Annexure shall be the same as those in the Maharashtra Regional and Town Planning Act, 1966, Development Control Rules and the Bombay Provincial Corporation Act, 1949 of Maharashtra Municipalities Act 1965 and other relevant Acts pertaining to the Municipal Corporations, Nagpur Improvement Trust and Municipal Councils.
# Chapter 7

**STRUCTURAL SAFETY AND BUILDING SERVICES**

## 7.1 Structural Design.

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

As per I.S. Code the relevant information will be provided by Institution of Engineers.

## 7.2 Quality of Materials and Workmanship

All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standards Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety of National Building Code of India. Owner’s certificate or his contractor shall give certificate proof consultant.

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


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

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

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

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

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

3.3.2 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.

7.4 Building Services

4.1 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.

4.2 The planning, design including the number of lifts, type of lifts, capacity of lifts, depending on occupancy of building, population of building shall be in accordance with Section 5 - Installation of Lifts and escalators of National Building Code of India.

7.5 Plumbing Services

5.1 The planning, design, construction and installation of water supply, drainage, and sanitation and gas supply systems shall be in accordance with the provisions of Water Supply and Drainage rules of Municipal corporation of the City of Nashik and Part IX Plumbing Services Section 1 - Water Supply, Section 2 - Drainage and Sanitation and Section 3 - Gas Supply, of National Building Code of India.

5.2 Requirements of water supply in buildings. - The requirements of water supply for various occupancies shall be as given in Tables 8, 9 and 10 or as specified by the authority from time to time.

5.2.1 The total requirements shall be calculated based on the population as per details given below:
- (a) Residential Building : 5 persons / tenement.
- (b) Other buildings : No. of persons based on occupant load and area of floors given in Table 6.

5.3 Requirements of sanitary fittings - The sanitary fittings and installations for different occupancies shall be as given in Tables 11 to 22.

5.3.1 The total requirements shall be calculated based on the population as per rule no. 5.2.1.

The provision of providing installation of Solar Assisted Water Heating Systems as Primary Unit with necessary backup of conventional systems.
- a) Shall be made in case of hospitals and hotel buildings.
- b) Should be recommended for Guesthouses, Police/Army barracks, Canteens, hostels, Laboratory and Research Institutions buildings wherever there are a continuous requirement of hot water supply.
c) Add details as per G.R..

7.6 Signs and Outdoors Display Structures

6.1 The display of advertising signs on building and land shall be in accordance with Part X Signs and Outdoor Display Structures of National Building Code of India.

6.2 In addition to provisions of Rule No. 6.1 the following provisions shall be complied with for permitting advertising signs in different land zones (see rule No. 12.1).

i) Residential zone R-1. - The following non-flashing and non-neon signs with illumination not exceeding 10 feet candles.
   a) One name plate with an area not exceeding 0.1 sq.m. for each dwelling unit.
   b) For other users permissible in the zone, one identification sign or bulletin board with an area not exceeding 1.6 sq.m.
   c) 'For sale' or 'For rent' signs for real estates not exceeding 2 sq.m. in area provided they are located on the premises offered for sale or rent.

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

iii) Commercial zones-C. - Flashing or non-flashing business signs placed flat against the wall, not exceeding 5 sq.m. in area and covering not more than 15 per cent of the area of such wall including door and windows, and overhanging signs which project not more than 0.9 m. from the wall, provided that such overhanging signs shall be in conformity with the following and provided that such signs do face residential buildings:
   a) Not more than one overhanging sign may be permitted for each 4.5 m. of plot frontage; and
   b) The area of such overhanging signs shall not be more than 1 sq.m. except that for each 0.9 m. plot frontage above the first 4.5 m. an increase in area of 0.2 sq. m. shall be permitted.
### TABLE 8
*(Rule No. 19)*
PER CAPITA WATER REQUIREMENT FOR VARIOUS OCCUPANCIES / USES

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

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

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

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

<table>
<thead>
<tr>
<th>Sr.</th>
<th>Classification of Buildings</th>
<th>Storage capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>For tenements having common convenience</td>
<td>900 litres net per W.C. seat</td>
</tr>
</tbody>
</table>
For residential premises other than tenement shaving common convenience.

270 litres net for one W.C. seat and 180 litres for each additional seat in the same flat.

For factories and workshops

900 litres per W.C. Seat and 180 litres per urinal seat.

For cinemas, public assembly halls, etc.

900 litres per W.C. seat and 350 litres per urinal seat.

### TABLE 10
(Rule 19)

**DOMESTIC STORAGE CAPACITIES**

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>No. of floors</th>
<th>Storage capacity</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR PREMISES OCCUPIED AS TENEMENTS WITH COMMON OCCUPIED CONVENIENCES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1) Floor 1 (Ground)</td>
<td>Nil</td>
<td>Provided no down take Fittings are installed.</td>
<td></td>
</tr>
<tr>
<td>2) Floor 2, 3, 4, 5, and upper floors</td>
<td>500 litres per tenement</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>FOR PREMISES OCCUPIED AS FLATS OF BLOCKS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1) Floor 1 (Ground)</td>
<td>Nil</td>
<td>Provided no down take Fittings are installed.</td>
<td></td>
</tr>
<tr>
<td>2) Floor 2, 3, 4, 5, and upper floors</td>
<td>500 litres per tenement</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

**Note.** -

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

b) The above storage may be permitted to be installed provided that the total domestic storage calculated on the number of downtake fittings according to the scales given below: -

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

### TABLE - 11
(Rule 24.3)

**SANITATION REQUIREMENTS FOR SHOPS AND COMMERCIAL OFFICES**

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Fitments</th>
<th>For personnel</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Water closet</td>
<td>One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 per every 15 persons or part thereof exceeding 10.</td>
</tr>
</tbody>
</table>
2 Drinking water fountain One for every 100 persons with a minimum on one of each floor.

3 Wash basin One for every 25 persons or part thereof.

4 Urinals Same as Sr. no. 3 of Table 13.

5 Cleaner’s Sink One per floor minimum, preferable in or adjacent to sanitary rooms

Note. - No. of customers for the purposes of the above calculation shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1:1 may be assumed.

**TABLE - 12**
(Rule-24-3)

SANITATION REQUIREMENTS FOR HOTELS

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Fitments</th>
<th>For residential public and staff</th>
<th>For Public Rooms</th>
<th>For Non-Residential staff</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>For males</td>
<td>For Females</td>
</tr>
<tr>
<td>1</td>
<td>Water Closets</td>
<td>One per 8 persons 40 persons in attached water closet, minimum of 2 in both sexes lodges.</td>
<td>One per 100 persons up to 400 persons for over 400 add at the rate of one per 250 persons or part thereof.</td>
<td>Two for 200 persons over 200 add at the rate of one per 100 persons or part thereof.</td>
</tr>
<tr>
<td>2</td>
<td>Ablution taps</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
</tr>
</tbody>
</table>

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

| 3       | Urinals | - | One for 50 persons or part thereof | - | Nil upto 6 persons 1 for 7-20 person, 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 urinals provided | One per water closet provided | One for 1-15 persons, 2 for 16-35 persons, 3 for 36-75 persons 4 for 66-100 persons. | 1 for 1-12 persons, 2 for 12-25 persons, 3 for 26040 persons 4 for 41-57 persons, 5 for 58-77 persons 6 for 78-100 persons. |
### TABLE - 13
(Rule 24.3)
SANITATION REQUIREMENTS FOR EDUCATIONAL OCCUPANCY

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Fitments</th>
<th>Nursery Schools</th>
<th>Boarding Institutions</th>
<th>Other Educational Institutions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>For Boys</td>
<td>For Girls</td>
<td>For Boys</td>
</tr>
<tr>
<td>1</td>
<td>Water Closets</td>
<td>One per 15 pupils</td>
<td>One/every 8 pupils or part thereof</td>
<td>One/every 40 pupils or part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution taps</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>-</td>
<td>One per every 25 pupils or part thereof</td>
<td>One per every 20 pupils or part thereof</td>
</tr>
<tr>
<td>4</td>
<td>Wash basins</td>
<td>One per 15 pupils or part thereof</td>
<td>One per 8 pupils or part thereof</td>
<td>One per 40 pupils or part thereof</td>
</tr>
<tr>
<td>5</td>
<td>Drinking Water</td>
<td>One for every 50 pupils or part thereof</td>
<td>One for every 50 pupils or part thereof</td>
<td>One for every 50 pupils or part thereof</td>
</tr>
<tr>
<td>6</td>
<td>Baths</td>
<td>One Bath sink per 40 pupils</td>
<td>One Bath sink per 8 pupils or part thereof</td>
<td>One Bath sink per 8 pupils or part thereof</td>
</tr>
<tr>
<td>7</td>
<td>Cleaners sink</td>
<td>One per floor minimum</td>
<td>One per floor minimum</td>
<td>One per floor minimum</td>
</tr>
</tbody>
</table>

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

**Note:** For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office building (Table-8)
### TABLE - 14
(Rule 24.3)
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY - HOSPITALS

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Fitments</th>
<th>Hospitals with indoor patients wards</th>
<th>Hospital with Outdoor patient wards</th>
<th>Administrative Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>For Males and For Females</td>
<td>For Males</td>
<td>For Females</td>
</tr>
<tr>
<td>1</td>
<td>Water Closets</td>
<td>One for every 8 beds or part thereof</td>
<td>One for every 100 persons or part thereof</td>
<td>Two for every 100 persons or part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution taps</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Wash basins</td>
<td>2 upto 30 beds, and 1 for every additional 30 beds or part thereof</td>
<td>1 for every 100 person or part thereof</td>
<td>1 for every 100 person or part thereof</td>
</tr>
<tr>
<td>4</td>
<td>Baths with shower</td>
<td>One bath with shower for every 8 beds or part thereof.</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>5</td>
<td>Bed Pan washing sinks</td>
<td>One for each ward</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>6</td>
<td>Cleaner’s sinks</td>
<td>One for each ward</td>
<td>One per floor minimum</td>
<td>One per floor minimum</td>
</tr>
<tr>
<td>7</td>
<td>Kitchen sinks and dish washers (where kitchen is provided)</td>
<td>One for each ward</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8</td>
<td>Urinals</td>
<td>-</td>
<td>One or every 50 persons or part thereof</td>
<td>-</td>
</tr>
<tr>
<td>9</td>
<td>Drinking water fountain</td>
<td>1 per 100 persons or part thereof with a minimum of 1 on each floor</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## TABLE 15
(Rule 24.3)
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY (STAFF QUARTERS AND HOSTELS)

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

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

<table>
<thead>
<tr>
<th>Sr No</th>
<th>Fitments</th>
<th>For male personnel</th>
<th>For female personnel</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Water closets</td>
<td>One for every 25 persons or part thereof.</td>
<td>One for every 15 persons or part thereof.</td>
</tr>
<tr>
<td>2</td>
<td>Ablution taps</td>
<td>One in each water closet</td>
<td>One in each water closet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>Nil up to 6 persons</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One for 7-20 persons</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 for 21-45 persons</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 for 46-70 persons</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4 for 71-100 persons</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td></td>
<td>From 101 to 200 persons add at the rate of 3 per cent.</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For over 200 persons add at the rate of 2.5 per cent.</td>
<td>--</td>
</tr>
<tr>
<td>4</td>
<td>Wash basins</td>
<td>One for every 25 persons or part thereof.</td>
<td>--</td>
</tr>
<tr>
<td>5</td>
<td>Drinking water fountains</td>
<td>One for every 100 persons with a minimum of one for each floor</td>
<td>--</td>
</tr>
<tr>
<td>6</td>
<td>Baths</td>
<td>Preferably one on each floor</td>
<td>--</td>
</tr>
</tbody>
</table>
TABLE 17  
(Rule 24.3)  
SANITATION REQUIREMENTS FOR RESIDENCES

<table>
<thead>
<tr>
<th>Sr No</th>
<th>Fitments</th>
<th>Dwellings with individual conveniences</th>
<th>Dwellings without individual conveniences</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)</td>
<td>Bath room</td>
<td>1 provided with water tap</td>
<td>1 for every two tenements</td>
</tr>
<tr>
<td>2)</td>
<td>Water closet</td>
<td>1 provided with water tap</td>
<td>1 for every two tenements</td>
</tr>
<tr>
<td>3)</td>
<td>Water closet</td>
<td>1 provided with water tap</td>
<td>1 for every two tenements</td>
</tr>
<tr>
<td>4)</td>
<td>Sink (or Nahani) in the floor</td>
<td>1 provided with water tap</td>
<td>--</td>
</tr>
</tbody>
</table>
| 5)    | Water tap              | 1 provided with water tap               | 1 with draining arrangements in each tenement.  
1 in common bathrooms and common water closets. |

**Note.** -- Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated.
### TABLE - 18
(Rule 24.3)
SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(CINEMAS, THEATRES AND AUDITORIA)

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Fitments</th>
<th>For Public</th>
<th>For staff</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>For males</td>
<td>For Females</td>
</tr>
<tr>
<td>1</td>
<td>Water Closets</td>
<td>One per 100 persons up to 400 persons for over 400 add at the rate of one per 250 persons or part thereof.</td>
<td>3 for 100 persons upto 200 persons For over 200 add at the rate of 2 per 100 persons or part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution taps</td>
<td>One in each water closet.</td>
<td>One in each water closet</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>One for 25 persons or part thereof</td>
<td>-</td>
</tr>
<tr>
<td>4</td>
<td>Wash basins</td>
<td>One for every 200 persons or part thereof</td>
<td>One for every 200 persons or part thereof</td>
</tr>
<tr>
<td>5</td>
<td>Drinking Water Fountains</td>
<td>1 per 100 persons or part thereof</td>
<td></td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Fitments</th>
<th>For Public Males</th>
<th>For Public Females</th>
<th>For staff Males</th>
<th>For staff Females</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Water closets</td>
<td>1 per 200 persons up to 400 persons For over 400 persons add at the rate of 1 per 250 persons or part thereof.</td>
<td>1 per 100 persons up to 200 persons For over 200 persons add at the rate of 1 per 150 persons or part thereof.</td>
<td>1 for 1-15 persons 2 for 16-35 persons</td>
<td>1 for 1-12 persons 2 for 13-25 persons</td>
</tr>
<tr>
<td>2</td>
<td>Ablution taps</td>
<td>1 in each water closet</td>
<td>1 in each water closet</td>
<td>1 in each water closet</td>
<td>1 in each water closet</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>1 for 50 persons or part thereof</td>
<td>-----</td>
<td>Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons</td>
<td>-----</td>
</tr>
<tr>
<td>4</td>
<td>Wash basins</td>
<td>1 for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 250 persons or part thereof.</td>
<td>1 for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 150 persons or part thereof.</td>
<td>1 for 1-15 persons 2 for 16-35 persons</td>
<td>1 for 1-12 persons 2 for 13-25 persons</td>
</tr>
</tbody>
</table>

One water tap with draining arrangements shall be provided for every 50 persons or part thereof in their vicinity of water closets and urinals.
<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Fitments</th>
<th>For public Males</th>
<th>For public Females</th>
<th>For staff Males</th>
<th>For staff Females</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Water closets</td>
<td>1 for 50 seats up to 200 seats For over 200 seats add at the rate of 1 per 100 seats or part thereof</td>
<td>1 for 50 seats up to 200 seats For over 200 seats add at the rate of 1 per 100 seats or part thereof</td>
<td>1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons</td>
<td>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</td>
</tr>
<tr>
<td>2</td>
<td>Ablution taps</td>
<td>1 in each water closet</td>
<td>1 in each water closet</td>
<td>1 in each water closet</td>
<td>1 in each water closet</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>1 per 50 seats</td>
<td>-----</td>
<td>Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons</td>
<td>-----</td>
</tr>
<tr>
<td>4</td>
<td>Wash basins</td>
<td>One for every water closet provided</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Kitchen sinks and dish washers</td>
<td>One in each kitchen</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Slope or service sink</td>
<td>One in the restaurant</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note. – It may be assumed that two-thirds of the number are males and one-thirds females.
### TABLE 21
(Rule 24.3)
SANITATION REQUIREMENTS FOR FACTORIES

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Fitments</th>
<th>For male personnel</th>
<th>For Females personnel</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Water Closets</td>
<td>One for 1-15 persons, two for 16-35 persons, three for 36-65 persons, four for 66-100 persons. From 101 to 200 persons, add at the rate of 3 percent, From over 200 persons add at the rate of 2.5 percent.</td>
<td>One for 1-12 persons, two for 13-25 persons, three for 26-4 persons, four for 41-57 persons, 5 for 58-77 persons, 6 for 78-100 persons. From 101 to 200 persons, add at the rate of 5 percent, From over 200 persons add at the rate of 4 percent.</td>
</tr>
<tr>
<td>2</td>
<td>Ablution taps</td>
<td>One in each water closet.</td>
<td>One in each water closet.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>Nil upto 6 persons, 1 for 7-20 persons, 2 for 21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons. From 101 to 200 persons, add at the rate of 3 percent, From over 200 persons add at the rate of 2.5 percent.</td>
<td>-</td>
</tr>
<tr>
<td>4</td>
<td>Washing taps with drainage arrangement</td>
<td>One for every 25 persons or part thereof</td>
<td>One for every 25 persons or part thereof</td>
</tr>
<tr>
<td>5</td>
<td>Drinking Water Fountains</td>
<td>1 per 100 persons with minimum of one each on each floor</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Baths (Preferable with Showers)</td>
<td>As required for particular trade or occupation</td>
<td></td>
</tr>
</tbody>
</table>

**Note.** -- For many trades of a dirty or dangerous character, more extensive provisions are required. Crèches, where provided shall be fitted with water closets (one for 10 persons or part thereof) and wash basin (one for 15 persons or part thereof) and drinking water tap with draining arrangements (one for every 50 persons or part thereof).
### TABLE 22

(Rule 24.3)

**SANITARY REQUIREMENTS FOR LARGE STATIONS AND AIRPORTS**

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

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

* At least one Indian Style water closet shall be provided in each toilet. Assume 60 males to 40 females in any area.
Chapter - 8

LIST OF APPENDICES

APPENDIX A

(Rule No. 6.1 and 6.5)

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

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

Sir,

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

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

1. Key plan ( location plan ).
2. Site plan.
3. Sub-division/Layout plan.
5. Service plan.
6. Particulars of Development in Form.
7. Ownership Title.
8. Attested copy of Receipt for payment of Building Permit fee.

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

Signature of Owner .................................
Date :

Name of Owner .................................
Address of Owner .................................

* Exact number to be decided based on set up in local bodies.
Form Giving Particulars of Development  
( Part of Appendix-A Item 6 )

1. (a) (i) Full name of applicant.  
         (ii) Address of applicant.  
       (b) Name and address of licensed Architect/Engineer employed.  
               (c) Number and date of issue of the license.

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 Site/Building Plan as in Pro forma I).

4. Are all plans as required under rule No. 6.2 enclosed?

5. (a) Is the plot part of City Triangulation Survey Number, Revenue Number or Hisa 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 worked mark on the plans ?  
       Is it in accordance with the rules?  
       (b) Does the use of the building, fall in the category of special types of buildings like cinema halls, stadia, buildings for religious, hospital buildings, educational buildings, markets and exhibition halls as per rule No. N-1.4 and N-2.2?  
       * 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 rule no. 9.1 wherever applicable ?  
    (f) Will the buildings be at least 9 m. away from the boundary of residential or commercial zone ?  
    (g) Is the proposal for a service industrial estate on a plot reserved for service industries?
(h) Nature and quantum of industrial waste/effluents and methods of disposal.

9. (a) **What is the average:**
   (i) Prescribed, and
   (ii) Existing width of the street?
   If the plot abuts two or more streets, the above information in respect of all the streets should be given.

(b) What is the height of the building?
   (i) Above the center of the street;
   (ii) Above the average ground level of the plot;
   (iii) Does it comply with rule no 13.5?

10. (a) **If there are existing structures on the plot:**
    (i) are they correctly marked and numbered on the site plan?
    (ii) are those proposed to be demolished immediately coloured yellow?
    (iii) What is the Plinth area and total floor area of all existing structures to be retained? Please append statement as in Statement I giving details.
    (iv) What is the number of existing tenements in structures to be retained?

(b) What is the plinth area and total floor area of the proposed work? Please append statement as per Statement II giving details.

(c) What is the number of tenements proposed?

   **Note** - To Indicate details on the Building Plan as in **Proforma I.**

11. (a) Please state the Plinth area and total floor area, existing and proposed (total of items no. 10 (a) (iii) and 10 (b).

(b) Please state the overall F.S.I. [item 11 (a) divided by item 3 (e)].

(c) Does the work consume the full F.S.I. of the plot as given in item 6 (b)?
    If not, why not?

(d) Is the building proposed with setbacks on upper floors?

(c) What is the total number of tenements (items 10 (a) (iv) plus item 10 (c)).

   **Note:** -- To Indicate Details On the Buildings Plan as In **Proforma I.**

12. (a) What is the width of the front **marginal** open space? If the building abuts two or more streets does the front **marginal** open space comply with rule no. 13.1.1?

(b) Please state which of the following rules is applicable for the front **marginal** open space: N.2.1 to N.2.8 and does the front **marginal** open space comply with that rule?

13. What is the distance from the centerline of the street?

14. (a) **What is:**
   (i) the width of side **marginal** open space (s)?
   (ii) the width of rear **marginal** open space (s)?
   (iii) the distance between building?

   (b) Are there two or more wings to the building and if so are the **marginal** open spaces
separate or distinct for each wing as required under rule no 13.1.6?

15. If the plot is narrow, which clause under rule do you propose to take advantage of wherever applicable?

16. (a) What are the dimensions of the inner or outer chowk?
(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 rule no.13.2?

17. If the height of the building is greater than 16 m. above the average ground level is provision for lift (s) made?
(a) If so, give details of lift:
   Type  Passenger  No. of  Types of
   Capacity  lifts  doors
(b) Details of Fire Lift.

18. (a) Does the building fall under the purview of rule no. 6.2.6.1?

19. (a) (i) What are the requirements for parking spaces under the rules?
(ii) How many are proposed?
(iii) How many lock-up garages are proposed?
(b) (i) Are loading-unloading spaces necessary under rule no. 14.5?
(ii) If so, what is the requirement?
(iii) How many are proposed?

Note: - Indicate Details On Building Plan As In Pro forma 1.

20. (a) (i) What are the maximum widths of balconies?
(ii) Will they reduce the required marginal open space to less than the provisions of rules?
(iii) Do they serve as a passage to any part of the building?
(iv) What is their total area?
(b) What is the maximum width of weather-frames, Sun-shades (Chajja), Sun-breakers, Cornice, eaves or other projection?
(c) (i) Are any porches proposed?
(ii) Are they in compliance with rule no. 13.4.1?

21. (a) What is the width of the means of access?
(b) What is its clear-height?
(c) Will it be paved, drained and kept free of encroachment?

22. Is recreational or amenity marginal open space provided as required under rule no. 11.3.1 and 11.3.2?

23. (a) Are any accessory buildings proposed? If so, for what purpose?
(b) What are their heights?
(c) Are they 7.5 m. away from the street or front boundary and if located within the marginal open spaces, 1.5 m. from other boundary?
(d) Is their area calculated in F.S.I.?

24. (a) What is the proposed height of the compound wall? Is it at a junction?
(b) Is it in compliance with rule no. 15.16?

25. (a) (i) Is the proposal in the Airport zone?
          (ii) Is a ‘No objection certificate’ for height and character of smoke from chimneys obtained from Chief Inspector of Boilers and Smoke Nuisance?

26. Does the proposal fall in any of the restricted zones?

27. (a) Does any natural water course pass though the land under development?
          (b) Is the necessary setback provided as per rule no. 9?

28. Please explain in details in what respect the proposal does not comply with the Building rules and Development Control Rules and the reasons therefore, attaching a separate sheet, if necessary.

29. (a) Is the plinth level proposed to be above the level of the surrounding ground level?
          (b) Is the plot proposed to be filled up to the level of the abutting road?

30. The materials to be used in construction with specifications:
      Roofs ................................................
      Floors ............................................
      Walls .............................................
      Columns .........................................

31. The number of water closets, urinals, kitchens, baths, to be provided:
      Water Closets  Baths  Urinals  Kitchen
      Existing:
      Proposed:

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

33. Distance from the sewer.

34. How much municipal land will be used for stacking building materials?

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

      Date:

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

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

Date:

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

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

FORM OF STATEMENT I
[Sr. No. 10 (a) (iii)]
Existing Building to be retained

<table>
<thead>
<tr>
<th>Existing Building No.</th>
<th>Floor</th>
<th>Area</th>
<th>Total floor area of existing building</th>
<th>Use or occupancy of floors</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
</tbody>
</table>

FORM OF STATEMENT II
[Sr. No. 10 (b)]
Proposed Buildings

<table>
<thead>
<tr>
<th>Building No.</th>
<th>Floor</th>
<th>Area</th>
<th>Total floor area of Proposed work</th>
<th>Use of occupancy of floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
</tbody>
</table>

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

A. Area Statement

1 Area of plot

2 Deductions for:
   (a) Road acquisition area
   (b) Proposed Road
   (c) Any reservation
       Total (a + b + c)

3 Net gross area of plot (1-2)

4 Deductions for:
   (a) Recreation ground as per rule no. 11.3.1
   (b) Internal roads    Total (a + b)
<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Net area of plot (3-4)</td>
</tr>
</tbody>
</table>
| 6 | Addition for F.S.I. (total built-up area) purpose  
(a) 100% of setback area |
| 7 | Total area (5+6) |
| 8 | Total F.S.I. permissible |
| 9 | Permissible Total floor area (7x8) |
| 10 | Existing floor area |
| 11 | Proposed area |
| 12 | Excess balcony area taken in total floor area  
Calculations (as per B (c) Below) |
| 13 | Total Built-up area proposed (10+11+12) |
| 14 | Total Built-up area consumed (13/7) |

**B. A-Balcony area statement**  
(a) Permissible balcony area per floor  
(b) Proposed balcony area per floor  
(c) Excess balcony area (Total)  

**C. Tenement Statement**  
(a) Net area of plot item (7) above  
(b) Less: deduction of non-residential area (shops, etc.)  
(c) Area of tenements (a-b)  
(d) Tenements permissible (as per 60/80/100 per acre) 150/200/250 per Ha.  
(e) Tenements proposed  

**D. Parking statement**  
(a) Parking required by Rule  
(b) Garages permissible  
(c) Garages proposed  
(d) Total Parking provided  

**E. Loading/unloading statement**  
Loading/unloading required  
Total loading/unloading provided.
PROFORMA - II
(At Right hand Bottom Corner of Plan/Below Proforma - I)

Contents of Sheet

Stamp of Date of Receipt of Plans

Stamp of Approval of Plans

<table>
<thead>
<tr>
<th>REVISION</th>
<th>DESCRIPTION</th>
<th>DATE</th>
<th>SIGNATURE</th>
</tr>
</thead>
</table>

CERTIFICATE OF AREA

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

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

Description of proposal and Property

NAME OF OWNER

<table>
<thead>
<tr>
<th>JOB NO.</th>
<th>DRG. NO.</th>
<th>SCALE</th>
<th>DRAWN BY</th>
<th>CHECKED BY</th>
</tr>
</thead>
</table>

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

North Line
To,
The Commissioner/
Administrator
Nashik Municipal Corporation
Nashik.

Sir,

I hereby certify that the development /erection/re-erection/demolition or material alteration in/or Plot No. _____________ Survey no. _______________ in Shiwar __________________________ shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with and that the work shall be carried out according to the sanctioned plans, I shall be responsible for the execution of the work in all respects.

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

Name of Licensed Architect/Engineer/ Structural Engineer/ Supervisor. .................................................................
License No. and date of validity of Licensed. ................................................................. (in Block Letters)

Architect/Engineer/ Structural Engineer/ Supervisor.

Date:
APPENDIX – C

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

C.1 GENERAL:
C-1.1 The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Rules no. C-2 to C-6. The procedure for licensing the technical personnel is given in Rule no. C-6.

C.2 ARCHITECT:

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

C.2.2 Competence - The Architect shall be competent to carry out work related to building permit, as given below and shall be entitled to submit:
   (a) all plans and related information connected with the building permit;
   (b) structural details and calculations for buildings on plot upto 500 sq. m. and upto 3 storeys or 11 m. and
   (c) certificate of supervision and completion for all buildings.

C.3 ENGINEER:

C.3.1 Qualifications:
   (a) A degree in Civil Engineering or equivalent qualification of a recognized University / Institution.
   OR
   (b) A degree in Civil Engineering or equivalent qualification of university / institution which makes a person eligible for ASSOCIATE / CORPORATE membership of The Institution of Engineers, India.

C.3.2 Competence: The licensed engineer shall be competent to carry out the work related to building permit as given below and shall be entitled to submit -
   (i) All plans and related information connected with building permit.
   (ii) Structural details and calculations for buildings on plots upto 500 sq.m. and 5 storeys (ht. Upto 16 m.)
   (iii) Certificate of supervision and completion for all buildings.

C.4 SUPERVISOR:

C.4.1 Qualification -
   (a) A person practicing as a licensed Surveyor / Supervisor with the Nashik Municipal Corporation for at least 5 years before date of publication of these rules.
(b) A diploma in Civil Engineering awarded by The Board of Technical Education, Maharashtra State with minimum 5 (Five) years experience.

(c) A Diploma in three years Architecture assistance ship with 5 years experience / intermediate in Architecture with 10 years experience.

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

(a) All plans and related information connected with building permit on plots upto 500 sq.m.

(b) Certificate of supervision and completion of building on plots upto 500 sq.m.

C.5 STRUCTURAL ENGINEER:

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

(a) A Graduate in Civil Engineering of recognized Indian or Foreign University and Chartered Engineer or Associate Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and

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

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

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

C.6 LICENSING:

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

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>For Engineers and Structural Engineers</td>
<td>Rs. 250/- p.a.</td>
</tr>
<tr>
<td>For Supervisors : S-I</td>
<td>Rs. 100/- p.a.</td>
</tr>
<tr>
<td>For Supervisors : S-II</td>
<td>Rs. 50/- p.a.</td>
</tr>
</tbody>
</table>

C.6.3 Duties and responsibilities of Licensed technical personnel or Architect - The duties and responsibilities of licensed technical personnel shall be as follows :-
(1) It will be incumbent on every licensed technical personnel or Architect in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Municipal Commissioner of Nashik and other Municipal Officer in carrying out and enforcing the provisions of the Bombay Provincial Municipal Corporation Act, 1949 and of any rules for the time being in force under the same.

(2) Every licensed Technical Personnel or Architect shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends for due compliance with the provisions of Chapters.. (XII, XIII, XIV and XV) of the B.P.M.C. Act, 1949 and of any rules for the time being in force under the said Act, or such of the cases and in particular it will be obligatory on him to satisfy himself that a qualified and competent Mastery or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

(3) In every case in which a Licensed Technical Personnel or Architect professionally concerned in connection with any building or work upon any premises, in respect of which right to require a set-back has accrued or is about to accrue to the Commissioner under the provisions of Section 210 and 211 of the B.P.M.C. Act 1949 or any of them, it will be incumbent on such Licensed Technical Personnel or Architect to ascertain whether "The regular line of the street" has been prescribed under Section 210 and whether any portion of the said premises is required for the street and no Licensed Technical Personnel must on any account or under any pretence whatever, be a party to any evasion or attempted evasion of the set-back (if any) that may be required.
APPENDIX - D  
(Rule no. 6.7.2)

FORM FOR SANCTION OF BUILDING PERMIT  
AND COMMENCEMENT CERTIFICATE

To

Sir,

With reference to your application no. ...........dated .../.../... for the grant of sanction of Commencement Certificate under Section 45 and 69 of MR and TP Act 1966 to carry out development work/and building permit under Section 253 of B.P.M.C. Act, 1949 to erect building no. ........... on/in plot no. ........... Block no........... situated at Road/Street...........City No........... the Commencement Certificate/Building Permit is granted subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Building Permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.

Yours faithfully,

Authority, Nashik Municipal Corporation, Nashik.

Office no.
Office stamp.

Date.
APPENDIX - E  
(Rule no. 6.7.2)

FORM FOR REFUSAL OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

To

Sir,

With reference to your application no .......... dated .../.../.... for the grant of sanction for the development work/the erection of a building/execution of work in Plot no..... S.No. ___________ Shivar ___________ I have to inform you that the sanction has been refused on the following grounds :

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

Yours faithfully,

Authority, Nashik Municipal Corporation, Nashik.

Office no.
Office stamp.
Date:
APPENDIX - F
(Rule no. 7.1)

FORM FOR NOTICE FOR COMMENCEMENT OF WORK

To,

The Commissioner/Administrator,
Nashik Municipal Corporation,
Nashik.

Sir,

I hereby certify that the development work / erection / re-demolition or material alteration erection in / of Plot No. _______ S.No. _________ Shiwar ________________ will be commenced on ........................................... as per your permission vide office communication no. ........................................... dated ........................................... under the supervision of ...........................

...................................... Licensed Architect / Engineer / Structural Engineer /
Supervisor, Licence no. ................................. and in accordance with the plans sanctioned.

Signature of owner

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

Date:
APPENDIX - G
(Rule no. 7.3)

FORM FOR INFORMING COMPLETION OF WORK UPTO PLINTH LEVEL

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

Sir,

I hereby inform that the construction up to plinth/column up to plinth level has been completed in Plot No. _______ S.No. _________ Shiwar ______________ as per your permission vide office communication no. dated ............. under my supervision and in accordance with the sanction plan.

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

Signature of Licensed Architect/Engineer/Structural Engineer/Supervisor

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

Date:
FORM FOR APPROVAL OF WORK UPTO PLINTH LEVEL

To

Sir,

With reference to your intimation no. ......................................... dated ................. regarding the completion of construction work upto Plinth/columns upto plinth level in Plot No. ______ S.No. ______ Shiwar ________________ I have to inform that the further work may be proceeded with as per sanctioned plans/shall not be proceeded with as the construction upto plinth level is not as per sanctioned plans.

Yours faithfully,

--The Authority--
Nashik Municipal Corporation,
Nashik.

Office communication no.
Office stamp.

Date:
APPENDIX - I

FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE

To

Sir,

With reference to your application no. ......................................... dated ................................ regarding the occupancy of building in  Plot No. _______ S.No. _______ Shiwar _______ I have to inform that the grant of occupation has been refuse on the following grounds

1)
2)
3)
4)
5)
6)

Yours faithfully,

--The Authority--
Nashik Municipal Corporation,
Nashik.

Office communication no.
Office stamp.

Date:
FORM FOR COMPLETION CERTIFICATE

To,

The Commissioner/Administrator,
Nashik Municipal Corporation,
Nashik.

Sir,

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

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

Signature of Licensed Architect/
Engineer/Structural Engineer
Supervisor.

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

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

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

Date:
FORM FOR OCCUPANCY CERTIFICATE

To

Sir,

This is to certify that the part/full development work/erection/re-erection or alteration in/of building/part of building in Plot No. _______ S.No. _________ Shiwar _______ completed under the supervision of .............. Licensed Architect / Engineer / Structural Engineer / Supervisor, License no. ......................... is permitted to be occupied subject to the following conditions :-

1. 
2. 
3. 
4. 
5. 

Yours faithfully,

Authority
Nashik Municipal Corporation,
Nashik.

Office communication no. :
Office stamp :
Date :
FORM FOR INDEMNITY FOR PART OCCUPANCY CERTIFICATE
(ON STAMP * PAPER)

To,

The Commissioner/Administrator,
Nashik Municipal Corporation,
Nashik.

Subject:

Sir,

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

I hereby indemnify the Municipal Corporation of Nashik against any risk, damage and danger which may occur to occupants and users of the said portion of building and also undertake to take necessary security measures for their safety. We say that this undertaking will be binding on me/us, our heirs, and administrators to our assignees.

Yours faithfully,

Owner,

Witness:

Date:

+ Name and Address.
LAND USE CLASSIFICATION AND USES PERMITTED

M.1 Purely Residential Zone - (R-1)
Residential plots on roads less than 9 m. in Gaotan area and less than 12 m. in non-gaothan area.

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

1. Any residence.
2. Customary home occupations i.e. occupations customary-the members of the household without employing hired labour and shall include stitching, embroidery, button making, etc. with or without motive power. If motive power is used, the total electricity load should not exceed 1 HP.
3. Medical and Dental Practitioner's Dispensaries, but on ground floor of a building or on first floor level where building is on stilts.
4. Maternity homes in independent buildings or parts of buildings but on separate floors thereof with the special written permission of the Commissioner who will take into consideration the suitability of the site, size and shape of the site, means of access, water and sanitary arrangements, etc. before granting the permission.
5. Professional offices and studies of a resident of the premises and incidental to such residential use not occupying a floor area exceeding 20 sq. m.
6. Public Libraries and Museums, in independent structures or restricted to ground floor.
7. Club Houses not conducted as a business in independent structures restricted to ground floor.
8. Public parks or Private parks which are not utilised for business purposes;
10. Play fields and foodgrain shops (ration shops) pan shops, tobacconist, shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments, Darner tailers, groceries, confectionary and other general provisions. Hair dressing saloon and beauty parlor, bicycle hire and repairs, vegetable and fruit stalls, milk shops, dispensaries, floweriest, bangles, newspaper stalls, small wood coal and fuel merchants, book and stationery, Bank ATM centers, Ironing laundry etc. Medicine and chemist shops with the approval of the Corporation. The Commissioner may from time to time add to, alter or amend the above list.
11. Places for disposal of human bodies subject to the approval of the Corporation/Standing Committee.
12. Police station, telephone exchanges, Government and Municipal Sub-offices, Post and Telegraph Offices, Branch Offices of Banks, with safe deposit vaults, electrical sub-stations, fire stations, Civil Defence Warden Posts and First-aid Posts alongwith Home guards and Civil Defence Centres, pumping stations and water installations and ancillary structures thereof required to cater to the local area facing on road of width not less than 12 m.
(13) Electronic industry of the assembly type (not manufacturing type) with
the following restrictions: -
   (a) Motive power should not exceed 1 HP.
   (b) Area occupied shall not exceed 50 sq.m.

(14) Flour Mills and Book binding not using more than 10 Hp motor power
with no floor above on ground floor with the special written permission
of the Commissioner if :
   (a) Adequate care has been taken in structural design.
   (b) It does not cause any nuisance to the neighbors and residents
      on upper floors.

(15) Cyber Cafe

M.2 Residential Zone - (R-2)
All properties fronting on roads of 9m and above in gaothan area and on
roads of 12 m and more in non-gaothan area.

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

M.2.2 Additional Users Permissible in R-2
A building or premises in R-2 zone may be used only for the purposes
indicated at M.2.2.1 and subject to the following conditions: -

a) The additional uses permissible hereunder shall be restricted to a depth
   of 7.5 m. measured from the building line and only on the ground floor of
   the building in the front portion abutting the street with maximum area of
   100 sq. m. unless otherwise stipulated. Notwithstanding anything
   contained above, a pedestrian shopping precinct extending to a depth of
   more than 12 m. (40') may be provided, subject to the condition that no
   shop in such pedestrians precinct shall be allowed to open directly on the
   road in front. The minimum width of pedestrian way provided shall be 3
   m. clear of all steps or projections and ballads shall be placed at the
   entrance of such pedestrian passage to prevent entry of vehicles.
   Provided further that satisfactory arrangements for natural or artificial
   ventilation are made as may be directed by the Authority.

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

c) All goods offered for sale shall be displayed within the building and shall
   not be kept in the passages.

d) Wherever motive power is not specifically indicated the same shall not
   exceed 5 HP in all (individually not exceeding 2 HP).

M.2.2.1 Use Provisions: -
1) Stores or shops for the conduct of retail business including
   departmental stores. Stores and sale of combustible materials and
   intoxicants shall not normally be permitted except with the special
   permission of the Commissioner.
2) Personal services establishments.
3) Hair dressing saloon and Beauty parlors.
4) Frozen food lockers
5) Hat repair, shoe repair and shining shops.
6) Professional offices.
7) Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments.
8) Tailor shops not employing more than 9 persons and embroidery shops and button-hole making shops not employing more than 9 persons with individual motors not exceeding 1 HP and total HP not exceeding 3.
9) Cleaning and pressing establishments for clothes and not employing solvents with a flash point lower than 138 Deg. F machines with dry load capacity exceeding 130 kg and more than 9 persons; and provided that the total power requirement does not exceed 4 KW.
10) Shops for goldsmith, locksmiths, watch and clock repairs, bicycle rentals and repairs, optical glass grinding and repairs, musical instruments repairs, picture framing, radio and household appliances repairs, umbrella repair and upholstery work not employing more than 9 persons and diamond cutting and polishing not employing more than 6 persons with individual motors not exceeding 1 HP and total HP not exceeding 3.
11) Coffee grinding (as per schedule of service industry)
12) Restaurants, eating houses, cafeterias, ice cream and milk bars with area not exceeding 100 Sq. m.
13) Bakeries with no floor above, not occupying for production an area in excess of 75 Sq. m. and not employing more than 9 persons, provided that the power requirement does not exceed 4 KW.
14) Establishments for preparation and sale of eatables not occupying for production an area in excess of 75 Sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 HP shall also come under this sub-rule.
15) Printing press with aggregate motive power not exceeding 10 HP not employing more than 9 persons in the industrial activity and individual electric motors of more than 2 HP.
16) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust dour, glare, heat or other objectionable influences; provided that the motor driving school shall not be permitted.
17) Flour mill and book binding not using more than 20 HP motor power, on ground floor with no floor above, ground floor with the special written permission of the Commissioner if:
   a) Adequate care has been taken in structural design.
   b) It does not cause any nuisance to the neighbors and residents on upper floors.
18) Vegetable, fruit, flower, fish or meat shop.
19) Accessory uses customarily incidental to any permitted principal use including storage upto 50 per cent of the total floor area for the principal use.
20) Photographic studios and laboratories with not more than 50 Sq. m. area not employing 9 persons and not using power more than 5 HP.
21) Battery charging and repairing not employing more than 6 persons, with an area not more than 25 Sq. m. and not more than 2 chargers.
22) Showroom for distribution and sale of LPG gas, storage of LPG gas shall not exceed 150 kgs at any time.
23) Coal, firewood, shops.
24) Electronic industry of assembly type and not manufacturing type with special permission of the Commissioner with following restrictions: -
a) Restricted on ground floor only with area not exceeding 50 Sq. m.
b) Total electric power inclusive of motive power and heating load not exceeding 5 HP.
c) Number of persons employed not exceeding 9.

25) Diamond cutting and polishing (as per schedule of service industry).
26) Group medical centers on separate floors, preferably ground floors.
27) Art galleries.
28) Repairing garage not employing more than 9 persons and 2 HP motive power in the industrial activity with no floor above with the special written permission of the Commissioner.
29) Storage and sale of liquefied petroleum gas in cylinder not exceeding 6300 kg. in a separate godown conforming to the existing regulations of Chief Controller of Explosives, Government of India. Provided further that the applicant shall make adequate fire-fighting arrangements at his cost in his plot to the entire satisfaction of the Planning Authority.
30) Public libraries and Museums, in independent structures or restricted to ground floors.
31) Correctional and mental institutions, institutions for hospitals in independent buildings facing on roads of width not less than 15 m. (except veterinary hospitals) with the special written permission of the Commissioner, provided that these principally for contagious diseases, the instance or correctional purposes shall be located not less than 45 m. from any boundaries.

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

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

M.2.3. Uses to be permitted in independent Premises/Buildings.
The following uses shall be permitted in R-2 zones, which should be located in independent premises/buildings different from the restrictive uses in the shop lines on entrance floor with residential uses on upper floors.

(1) Drive-in-theatres, theatres, cinema house, multiplexes, club houses, assembly or concert halls, dance and music studios and such other places of entertainment with special written permission of the Commissioner.
(2) [*] Petrol/Gas/C.N.G. filling and service stations each employing not more than 9 persons in combination with other permissible users in the zone subject to clearance by the controller of Explosives and the Chief Fire Officer, and observance of such conditions as they may prescribe and with the permission of the Commissioner*.
(3) Trade or other similar schools.

(4) Bulk storage of kerosene, Storage of Cylinder with the special written permission of the Commissioner.

(5) Parking of automobiles and other light vehicles on open plots even as a business.

(6) Vegetable, fruit, flower, fish or meat market place with the approval of the Corporation.

(7) Residential hotels or lodging houses in independent buildings or parts of buildings or on upper floors thereof with specials written permission of the Commissioner, who will take into account the suitability of the size and shape of the plot, means of access, water and sanitary arrangements etc. before granting the permission. The Commissioner shall not permit such use unless he is satisfied about the provision of these arrangements.

Provided that residential hotels of 4 & 5 star categories may be allowed only in an independent plot of size not less than 2,500 sq.m. and on roads of 16 m width or more a hotel of lowe star category being also allowed on a separate floor of a premises or a building with separate access.

[*] Provided further that development of residential hotels of the Star categories shall be permitted by the Commissioner only after the approval of the Commissioner of Police (Law, Order and Traffic), MD. MTDC.

(8) General Agriculture and Horticulture (including domestic poultry) up to the use of 20 birds per plot and with a space requirement of 0.25 Sq.m. per bird.

(9) Service industries (Class 'A'). Photographic studios and laboratories not using power more than 5 HP; and

(10) Radio broadcasting stations, stadium.

(11) Storage and sale of country liquor with special permission of the Commissioner.

(12) Undertakers

**Note** - The user of Cinema/Drama Theatre shown as existing user on Development Plan should be regarded as designated user and in case of redevelopment of property a similar user with similar or more capacity shall be provided along with any other users that may be permissible in accordance with zoning applicable for the particular plot.

(13) Government/Semi Government offices.

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

1) Only ground floor structure is permissible.

2) No Industrial Complex be allowed in the area to meet the pollution which may affect the caves.

3) Declaration is necessary as prescribed by Archaeological Survey of India.

**M.3 COMMERCIAL ZONE - 'C-1'**
M.3.1 In commercial zones, buildings or premises shall be used only for the uses and purposes given in M.3, subject to the following conditions: --
(a) All goods offered for sale shall be displayed within the building excluding passages.
(b) When the commercial zone boundary falls short of a street the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets, and
(c) When use other than those permissible in residential zone (R-1) have an access from the side or rear marginal open spaces, the width of such marginal open spaces shall not be less than 7 m.

M.3.2 Uses Provisions
(1) Any uses permitted in residential zone R-2.
(2) Bakeries and establishments for the preparation and sale of eatables (as per schedule of service industries).
(3) Auto part stores and show rooms for motor vehicles and machinery.
(4) Repairing garages with the special written permission of the Commissioner, with no residential and institutional uses above and space not more than 50 Sq. m. employing not more than 9 persons using power not more than 5 HP and not carrying out spray painting operations.
(5) Sale of used or second-hand goods or merchandise (not junk, cotton waste, rags or other materials of offensive nature).
(6) Clubhouses or other recreational activities conducted as business.
(7) Storage of furniture and household goods.
(8) Retailing of building materials, open or enclosed with not more than 500 sq.m. of area per establishment.
(9) Veterinary dispensaries and hospitals and kennels.
(10) Electronic industry of assembly type (and not manufacturing type) with special permission of the Commissioner with following restrictions: -
   a) Restricted on ground floor only with area not exceeding 50 sq. m.
   b) Total electric power inclusive of motive power and heating load not exceeding 5 HP.
   c) Number of persons employed not exceeding nine.
(11) Pasteurizing and milk processing plant not employing more than 9 persons and 25 HP motive power in these industrial activities.
(12) Printing, bookbinding, engraving and block making with an area not exceeding 120 sq.m. and motive power not exceeding 10 HP per establishment.
(13) Animal pounds.
(14) Repairs, cleaning shops and analytical experimental or testing laboratories not employing more than 15 persons in the industrial activity, but not including cleaning or dyeing establishments using cleaning and dyeing fluid having a flash point lower than 138 Deg. F and machines with dry load capacity of 130 kg. for any establishment carrying on activities that are noxious or offensive because of emission of dour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 Hp.
(15) Accessory uses customarily incidental to any permitted principal use, including storage space upto 50 per cent of the total floor area used for the principal use.
(16) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 HP.
(17) Mattresses making and cotton cleaning not employing more than 6 persons, with motive power not exceeding 3 HP.
(18) Establishments requiring power for sealing tins, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 HP.
(19) Art galleries, aquariums;
(20) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any obnoxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m. from the laboratory.
(21) Ice factories with area not more than 250 sq. m. and power not more than 45 HP.
(22) Business offices, including trade exchanges
(23) Supari and masala grinding/pounding using motive power not exceeding 7.5 KW or occupying more than 25 sq.m. area. with the special permission of the Commissioner

M.4 COMMERCIAL ZONE (C-2)
Provision of M.3.1 shall apply for premises/buildings in Commercial zone (C-2) further the uses permitted in C-2 shall be as follows:

i) Any uses permitted in Local Commercial Zone (C-1)
ii) Business offices and exchanges.
iii) Wholesale establishments with storage not exceeding 200 sq. m. subject to fire protection-requirements.
iv) Printing, book-binding, engraving and block making on an unrestricted scale regarding area and motive power if the same are in an independent building, subject to any special condition to be prescribed by the Commissioner in the interest of the adjoining development.
v) Major public utility buildings.
vi) Headquarters organizations.

M.5 SERVICE INDUSTRIES ZONE:

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

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

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Category of Industry</th>
<th>Service industry Class A (Permitted in R-2 and C)</th>
<th>Service industry Class B (Permitted in I)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Maximum permissible power requirement (in HP)</td>
<td>Maximum permissible employee (No. of persons)</td>
</tr>
<tr>
<td>I.</td>
<td>FOOD PRODUCTS</td>
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<td></td>
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<tr>
<td>1</td>
<td>Preservation of meat canning, preserving and processing of fish crusta-ces and similar foods</td>
<td>Not included</td>
<td>20</td>
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<tr>
<td>2</td>
<td>Manufacture of milk and dairy products such as butter, Ghee etc.</td>
<td>10</td>
<td>9</td>
</tr>
<tr>
<td>3</td>
<td>Canning and preservation of fruits and vegetables including production of jam, jelly, sauce, etc.</td>
<td>Not included</td>
<td>20</td>
</tr>
</tbody>
</table>
| 4      | a) Rice Huller  
b) Groundnut decorticators  
c) Grain mill for production of floor.  
d) Manufacture of supari and masala grinding (in separate building)  
e) Ex Baby oil expellers | 10 | 9 | 50 | 10 | 9 | 50 | 10 | 9 | 50 | 20 | 20 | 100 |
| 5      | Manufacture of bakery products | 10 | 9 | 75 | (i) Shall not be permitted under or above dwelling unit.  
(ii) Operation shall be permitted only between 8.00 hrs. and 20.00 hrs.  
(iii) Fuel used shall be electricity, gas or smokeless coal | 20 | 20 | 250 |
<p>| 6      | Manufacture of coco-chocolate, sugar, confectionery. | Not included | 20 | 20 | 250 |</p>
<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Permits</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Coffee-curing, roasting and grinding</td>
<td>2</td>
<td>9</td>
<td>50</td>
<td>10 20 100</td>
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<tr>
<td>8</td>
<td>Cashew nut processing like drying, shelling, roasting, salting etc.</td>
<td>Not included</td>
<td></td>
<td></td>
<td>10 20 100</td>
</tr>
<tr>
<td>9</td>
<td>Manufacture of ice</td>
<td>45</td>
<td>20</td>
<td>250</td>
<td>Un-limited</td>
</tr>
<tr>
<td>10</td>
<td>Sugarcane and fruit juice crushers.</td>
<td>2</td>
<td>9</td>
<td>250</td>
<td>2 9 250</td>
</tr>
<tr>
<td>II</td>
<td><strong>BEVERAGES AND TOBACCO</strong></td>
<td></td>
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<tr>
<td>1</td>
<td>Manufacture of soft drinks and carbonated water.</td>
<td>Not included</td>
<td></td>
<td></td>
<td>20 20 250</td>
</tr>
<tr>
<td>2</td>
<td>Manufacture of bidi</td>
<td>No power to be used</td>
<td>Permitte d</td>
<td>250</td>
<td>To be permitted only in R-1 zone</td>
</tr>
<tr>
<td>III</td>
<td><strong>TEXTILE AND TEXTILE PRODUCTS</strong></td>
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<tr>
<td>13</td>
<td>(a) Handloom / power loom subject to a maximum of 4 looms.</td>
<td>5</td>
<td>9</td>
<td>250</td>
<td>Permitted in R-1 zone in areas designated by the commissioner.</td>
</tr>
<tr>
<td></td>
<td>(b) Dyeing and bleaching of yarn for activity under 13(a).</td>
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<tr>
<td>14</td>
<td>Printing, dyeing and bleaching of cotton, woolen and silk textiles.</td>
<td>Not included</td>
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<tr>
<td>15</td>
<td>Embroidery and making of crape laces and fringes.</td>
<td>5</td>
<td>9</td>
<td>250</td>
<td>20 20 250</td>
</tr>
<tr>
<td>16</td>
<td>Manufacture of all types of textile garments including wearing apparel</td>
<td>3</td>
<td>9</td>
<td>250</td>
<td>20 20 250</td>
</tr>
<tr>
<td>17</td>
<td>Manufacture of made-up textile goods such as curtains, mosquito nets, mattresses, bedding material pillow cases, textile bags, etc.</td>
<td>3</td>
<td>9</td>
<td>250</td>
<td>20 20 250</td>
</tr>
<tr>
<td>IV</td>
<td><strong>WOOD PRODUCTS AND FURNITURES</strong></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Activity Description</td>
<td>Condition</td>
<td>Area Limit (sq.m)</td>
<td>Power Limit</td>
<td>Number of Employees</td>
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<tr>
<td>18</td>
<td>Manufacture of wooden and cane boxes and packing cases.</td>
<td>Not included</td>
<td></td>
<td>20</td>
<td>20</td>
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<tr>
<td>19</td>
<td>Manufacture of structural wooden goods such as beams, posts, doors and windows</td>
<td>Not included</td>
<td></td>
<td>20</td>
<td>20</td>
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<tr>
<td>20</td>
<td>Manufacture of wooden furniture and fixtures</td>
<td>7</td>
<td>9</td>
<td>50</td>
<td>(i) Shall not be permitted under or adjoining dwelling unit. (ii) operation shall be permitted in between 10.00 hrs. to 20.00 hrs</td>
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<tr>
<td>21</td>
<td>Manufacture of bamboo and cane furniture and fixtures.</td>
<td>7</td>
<td>9</td>
<td>50</td>
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<tr>
<td>22</td>
<td>Manufacture of wooden products such as utensils, toys, art wares, etc.</td>
<td>Not included</td>
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<td>20</td>
<td>20</td>
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<tr>
<td>V</td>
<td>PAPER PRODUCTS AND PRINTING, PUBLISHING</td>
<td></td>
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<tr>
<td>23</td>
<td>Manufacture of containers and boxes from paper and paperboard, paper pulp.</td>
<td>5</td>
<td>9</td>
<td>50</td>
<td>Manufacture with paper-pump permitted.</td>
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<tr>
<td>24</td>
<td>Printing and publishing of newspapers.</td>
<td>Not included</td>
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<td>20</td>
<td>20</td>
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<tr>
<td>25</td>
<td>Printing and publishing periodicals, books, journals, Atlases, maps, envelope, printing picture postcard, embossing.</td>
<td>10</td>
<td>9</td>
<td>120</td>
<td>(i) shall not be permitted under or adjoining a dwelling unit. (ii) operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) no restriction of power, number of employees, area or hours of operation shall apply if located in a building in separate plot not less than 500 sq.m. and if special permission of the Corporation is obtained.</td>
</tr>
</tbody>
</table>

No restriction of power, number of employees or area shall apply if special permission of the Planning Authority is obtained.
<table>
<thead>
<tr>
<th></th>
<th>Engraving, etching, block making, etc.</th>
<th>10</th>
<th>9</th>
<th>120</th>
<th>Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.</th>
<th>20</th>
<th>20</th>
<th>250</th>
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<tbody>
<tr>
<td>27</td>
<td>Book binding</td>
<td>10</td>
<td>9</td>
<td>120</td>
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<td>20</td>
<td>20</td>
<td>250</td>
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<tr>
<td>VI</td>
<td>LEATHER PRODUCTS</td>
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<tr>
<td>28</td>
<td>Manufacture of leather footwear.</td>
<td>5</td>
<td>9</td>
<td>50</td>
<td>If no power is used the maximum permissible employment shall be 40 persons with special permission of the Planning Authority.</td>
<td>20</td>
<td>20</td>
<td>250</td>
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<tr>
<td>29</td>
<td>Manufacture of wearing apparel like coats, gloves, etc.</td>
<td>5</td>
<td>9</td>
<td>50</td>
<td></td>
<td>20</td>
<td>20</td>
<td>250</td>
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<tr>
<td>30</td>
<td>Manufacture of leather consumer goods such as upholstery, suitcases, pocket books, cigarette and key cases, purses etc.</td>
<td>5</td>
<td>9</td>
<td>50</td>
<td></td>
<td>20</td>
<td>20</td>
<td>250</td>
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<tr>
<td>31</td>
<td>Repair of footwear and other leather</td>
<td>5</td>
<td>9</td>
<td>50</td>
<td>If no power is used the maximum permissible employment shall be 40 persons with special permission of the Planning Authority.</td>
<td>20</td>
<td>20</td>
<td>250</td>
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<td>VII</td>
<td>RUBBER AND PLASTIC PRODUCTS</td>
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<td>32</td>
<td>Retreading</td>
<td>2</td>
<td>9</td>
<td>50</td>
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<td>20</td>
<td>20</td>
<td>250</td>
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<td></td>
<td>Description</td>
<td>Included</td>
<td>2</td>
<td>9</td>
<td>50</td>
<td>20</td>
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<td>33</td>
<td>Manufacture of rubber balloons.</td>
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<td>2</td>
<td>9</td>
<td>50</td>
<td>20</td>
<td>20</td>
<td>250</td>
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<tr>
<td>VIII</td>
<td><strong>NON-METALLIC MINERAL PRODUCTS</strong></td>
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<td>34</td>
<td>Manufacture of structural stone goods, stone dressing, stone crushing and</td>
<td>Not included</td>
<td>20</td>
<td>20</td>
<td>250</td>
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<tr>
<td></td>
<td>polishing.</td>
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<tr>
<td>35</td>
<td>Manufacture of earthen and plaster slates, and images, toys and art-wares</td>
<td>Not included</td>
<td>20</td>
<td>20</td>
<td>250</td>
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<td>36</td>
<td>Manufacture of cement concrete building components, concrete jellies,</td>
<td>Not included</td>
<td>20</td>
<td>20</td>
<td>250</td>
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<td>septic tanks, plaster of Paris work lime mortar etc.</td>
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<td>IX</td>
<td><strong>METAL PRODUCTS</strong></td>
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<td>37</td>
<td>Manufacture of furniture and fixture primarily of metals.</td>
<td>Not included</td>
<td>30</td>
<td>20</td>
<td>250</td>
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<tr>
<td>38</td>
<td>Plating and polishing of metal products</td>
<td>Not included</td>
<td>30</td>
<td>20</td>
<td>250</td>
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<tr>
<td>39</td>
<td>Manufacture of metal building components, such as grills, and windows frames,</td>
<td>Not included</td>
<td>30</td>
<td>20</td>
<td>250</td>
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<td>water tanks, wire nets, etc.</td>
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<td>40</td>
<td>Manufacture and repair of sundry ferrous Engg. Products done by jobbing</td>
<td>Not included</td>
<td>30</td>
<td>20</td>
<td>250</td>
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<td></td>
<td>concerns such as mechanical workshops with lathes, drills, grinders, welding</td>
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<td></td>
<td>equipment, etc.</td>
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<tr>
<td>41</td>
<td>Tool sharpening and razor sharpening works.</td>
<td>1 9</td>
<td>250</td>
<td>Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.</td>
<td>20</td>
<td>20</td>
<td>250</td>
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</tr>
<tr>
<td>X</td>
<td><strong>ELECTRICAL GOODS</strong></td>
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<tr>
<td>42</td>
<td>Repair of household electrical</td>
<td>3 9</td>
<td>50</td>
<td>Operation shall be permitted only</td>
<td>20</td>
<td>20</td>
<td>250</td>
<td></td>
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</tbody>
</table>
appliances such as radio set, television sets, tape-recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works, etc.

<table>
<thead>
<tr>
<th>XI</th>
<th>TRANSPORT EQUIPMENTS</th>
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<tr>
<td>43</td>
<td>Manufacture of pushcart, hand cart, etc.</td>
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<tr>
<td>44</td>
<td>(a) Servicing of motor vehicles and motor cycles with no floor above.</td>
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<tr>
<td></td>
<td>(b) Repair of motor vehicles and motor cycles with no floor above.</td>
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<tr>
<td></td>
<td>(c) Battery charging and repairs.</td>
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<tr>
<td>45</td>
<td>Repairs of bicycle and cycle-rickshaws</td>
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<tr>
<th>XII</th>
<th>Other manufacturing and repair industries and services</th>
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<tr>
<td>46</td>
<td>Manufacture of jewellery and related articles.</td>
</tr>
<tr>
<td>47</td>
<td>Repairs of watch, clock and jewellery</td>
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<tr>
<td>48</td>
<td>Manufacture of sports and athletic goods.</td>
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<td>49</td>
<td>Manufacture of Musical instruments and its repairs</td>
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<tr>
<td>50</td>
<td>Mass manufacture of miscellaneous</td>
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products such as costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamps shades, tobacco pipes, cigarette holders, iron goods, badges, wings and similar articles.

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<tbody>
<tr>
<td>51 (a) Repair of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry house-hold equipments.</td>
<td>3</td>
<td>9</td>
<td>50</td>
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<td>Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.</td>
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(b) Optical glass grinding and repairs.

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52 Petrol filling stations

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<tr>
<td>10</td>
<td>9</td>
<td>30.5 x 16.75m 36 x 30.5m</td>
<td>Plot size to be in line with IRC recommendation depending on service bay or not.</td>
</tr>
<tr>
<td>10</td>
<td>9</td>
<td>35.16 x 16.75m 36 x 30.5m</td>
<td>Plot size to be in line with recommendation depending on service bay or not.</td>
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53 Laundries, laundry services and cleaning, dyeing, bleaching, and dry-cleaning

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<tr>
<td>4 KW (5.36 HP)</td>
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<td>50</td>
<td>(i) Cleaning and dyeing fluid used shall not have flush point lower than 138 Degree F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having dry load capacity of 20kg. And above.</td>
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54 Photo processing-laboratories.

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<td>Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.</td>
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**M.6 INDUSTRIAL ZONE**

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

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

The following industries may be permitted only with the special permission of the Commissioner who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, Commissioner may prescribe special condition about minimum size of plot and minimum buffer marginal open spaces from the Industrial building /Industrial use space which shall not however, be 25 m. (75').

(a) **GENERAL INDUSTRIES**

(1) Acetone manufacture.
(2) Acetylene gas manufacture and storage.
(3) Acid manufactures.
(4) Aircrafts (including parts) manufacture.
(5) Alcohol manufacture.
(6) Ammonia manufacture.
(7) Aniline Dyes manufacture.
(8) Arsenals.
(9) Asphalt manufacture or refining.
(10) Automobiles, trucks and trailers (including parts) manufacture and engine re-building, except motor body building not employing pneumatic riveting.
(11) Blast furnace.
(12) Bleaching powder manufacture.
(13) Boiler works manufacture or repairs, excepting repairs to boilers with heating surface not exceeding 5 sq.m.
(14) Brick, tiles or terra cotta manufacture.
(15) Building materials such as prefabricated houses, composite wall boards, partitions and panels manufacture.
(16) Carbine manufacture.
(17) Caustic soda and compound manufacture.
(18) Cement manufacture.
(19) Celluloid or cellulose manufacture or treatment and articles manufacture.
(20) Manufacture of charcoal and fuel briquettes.
(21) Coke manufacturing ovens.
(22) Chlorine manufacture.
(23) Concrete products manufacture including concrete control mixing and proportioning plants.
(24) Cotton ginning, cleaning, refining or pressing and manufacture of cotton wadding or line; except cotton cleaning for the purpose of preparing mattresses.
(25) Creosote manufacture or treatment.
(26) Disinfectants manufacture, except mixing of prepared dry ingredients.
(27) Distillation of bones, coal or weed.
(28) Dye stuff manufacture except mixing of dry powders and wet mixing.
(29) Exterminator or post poison manufacture, except mixing of prepared ingredients.
(30) Emery cloth and sand paper manufacture.
(31) Explosive or fire works manufacture or storage except storage in connection with retail sales.
(32) Fat rendering.
(33) Fertilizer manufacture.
(34) Flour mill with motive power exceeding 25 HP grain crushing or processing mill with motive power exceeding 50 HP masala grinding mill with motive power exceeding 15 HP or a combination of any of the above mills with aggregate motive power exceeding 60 HP and each one mill using motive power in excess of the above limits.
(35) Forges, hydraulic and mechanically operated.
(36) Garbage offal or dead animals reduction, dumping or incineration.
(37) Gas manufacture and storage in cylinders except manufacture of gas as an accessory to a permissible industry.
(38) Glass manufacture except manufacturing of glass products from a manufactured glass.
(39) Glue sizing material or gelatin manufacture.
(40) Graphite and graphite products manufacture.
(41) Gypsum or plaster of Paris manufacture.
(42) Hair, felt fur and feather, bulk processing, washing, curing and dyeing.
(43) Hydrogen and oxygen manufacture.
(44) Printing ink manufacture.
(45) Industrial alcohol manufacture.
(46) Junk (iron, aluminum, magnesium or zinc), cotton waste or rags storage and bailing.
(47) Jute, hemp, sisal, choir, kokum products manufacture.
(48) Lamp, black carbon, black, or bone black manufacturing.
(49) Lime manufacture.
(50) Match manufacture.
(51) Metal foundries with an aggregate capacity exceeding 10 tons a day.
(52) Metal processing (including fabrication and machinery, manufacturing) factories employing such machine tools or processes as power hammer, forging machine, pneumatic drilling or reverting, sheet working with heavy sledge hammers, etc., or processes expressly prohibited herein.
(53) Metal finishing, enameling, anodizing, japanning, plating, galvanizing, lacquering, grinding, polishing, rust proofing and heat treatment.
(54) Paint, oil shellac, turpentine or varnish, manufacture except Manufacture of edible oils and paint making (not including turpentine or varnish making).
(55) Oil cloth or linoleum manufacture, excepting waterproofing of paper or cloth.
(56) Paper cardboard or pulp manufacture.
(57) Petroleum or its products refilling or wholesale storage.
(58) Plastic materials and synthetic resins manufacture.
(59) Pottery or ceramics manufacture other than the manufacture of handicraft products only.
(60) Potash works.
(61) Tyrexil line manufacture or products.
(62) Rolling mills.
(63) Rubber (natural or synthetic) or quatta percha manufacture except manufacture of latex goods and small rubber products and synthetic treated fabrics, such as washers, gloves, footwear, bathing caps atomizers, house rubbings, wire insulation toys and balls but including manufacture of tires and tubes and tyre-recapping.
(64) Salt works except manufacture of common salt from sea water.
(65) Sand, clay or gravel quarrying except under Government or Municipal agencies or control.
(66) Smelting, reduction, refining and alloying of metal and metal area except of rare and precious metals.
(67) Soap manufacture other than cold mix.
(68) Soda and compound manufacture.
(69) Starch, glucose or dextrin manufacture.
(70) Stockyard or slaughter of animals or fowl, except the slaughter of fowls, incidental to a retail business.
(71) Stone crushing and quarrying.
(72) Shoe polish manufacture.
(73) Sugar manufacture or refining.
(74) Tallow, grease or lard manufacturing.
(75) Tanning, curing or storage of raw hides or skins.
(76) Tar distillation or manufacturing.
(77) Textile manufacture exceeding 50 HP total.
(78) Vegetable oil manufacturing and processing plants.
(79) Wood and timber, bulk processing and wood working including saw mills and mills excelsior's, plywood and veneer and wood preserving treatment except the manufacture of wooden articles with saw, or machine.
(80) Wax products manufacture from paraffin.
(81) Wool pulling or scouring.
(82) Yeast plant.
(83) In general those uses, which may be obnoxious or offensive by reason of odor, liquid effluvia dust, smoke gas, noise vibration or fire hazards.
(84) With the approval of the Corporation, the Commissioner may from time to time add or alter or amend the above list.

(b) SPECIAL INDUSTRIES

(1) Fertilizer manufacture from organic materials provided however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odors or fumes and which do not produce noxious dour or fumes on the compounding or manufacture thereof.
(2) Sulphurous, sulphuric, citric, nitrilc, hydrochloric or other corrosive acid manufacture or their use or storage except as accessory to a permitted industry.
(3) Blast furnaces.
(4) Ammonia manufacture.
(5) Incineration, reduction or dumping of offal, dead animals garbage or refuse on commercial basis or the establishment of loading and
transfer platforms except where restricted regulated or controlled by duly constituted Government or Municipal authorities having the power to restrict, regulate or control the same.

(6) Tar distillation or manufacture.
(7) Lime manufacture.
(8) Manufacture of explosive or inflammable products of cellulose.
(9) Celluloid manufacture of treatment.
(10) Manufacture of photographic films.
(11) Cement manufacture.
(12) Chlorine manufacture.
(13) Bleaching powder manufacture.
(14) Gelatine or glue manufacture or processes involving recovery from fresh or animal offal.
(15) Aluminum, magnesium, tin, copper, zinc or iron smelting.
(16) Manufacture or storage of explosives or fireworks.
(17) Match manufacture.
(18) Fat rendering.
(19) Candle or paraffin wax products manufacturing.
(20) Fat, tallow, grease or lard refining or manufacturing.
(21) Manufacture of explosive or inflammable product or pyroxylis.
(22) Pyroxylis manufacture.
(23) Dyestuff manufacture.
(24) Turpentine, warnish, or size manufacture or refining.
(25) Gypsum plaster or plaster of paris manufacture.
(26) Drive in Theatres, cinema or theatres, subject to the provision of separate entries and exits for the cars, required sanitary and water supply arrangement, car-parking arrangements as per rules in force.

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

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

(i) Petrol pumps and Service Station.
(ii) Parking lots.
(iii) Building of public utility concerns except residence.
(iv) Electric sub-station.
(v) The branches of Scheduled Banks.
(vi) Service Industries.
(vii) Storage buildings / Warehouses
(viii) Hotel with not more than 50 rooms
(ix) Convenience shops, departmental stores, tea stall etc.
(x) Restaurants

M.7 AGRICULTURAL, NO-DEVELOPMENT AND GREEN ZONE

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

(1) All agricultural uses including stabling of cattle and buffalo
(2) Garden and poultry farms.
(3) Forestry and Social Forestry / Nursery
(4) Golf clubs and links.
(5) Public parks, private parks, play-fields, summer camps for recreation of all types.
(6) Race tracks and shooting ranges.
(7) Brick tile or pottery manufacture in temporary building only.
(8) Fish curing on open land/fish farming.
(9) Sand, clay or gravel quarrying. The following conditions shall be observed while permitting mining or quarrying operations.
   (i) In areas within the Cities and Towns such pits and should be appropriately filled up and not left open.
   (ii) The site shall be restored so as to make it safe either by raising a Garden and in addition by planting fruits growing trees around it or by making it a water reservoir.
   (iii) Mining and quarrying operations should be in a controlled manner.
   (iv) Hill tops and hill slopes from which rain waters flow should not be allowed to be used for mining and quarrying.
   (v) The natural landscape and environment are not to be adversely affected.
   (vi) Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector.
   (vii) Regulations prescribed by the revenue authorities regarding the resettlement and restoration of environment shall be strictly followed.
   (viii) Quarrying shall not be permitted within 500 mtrs. from the gaothan/village settlements and from the rivers, forts, historical places and places of tourist interest.
   (ix) The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and regulations shall be observed.
(10) Storage and drying of fertilizer.
(11) Public utility establishments such as electric sub-station receiving stations, sewage disposal, water works along with residential quarters for essential staff for works proposed to be located in the zone.
(12) Farm house subject to the following conditions
    a) the land in which it is constructed is actually put under agricultural use;
    b) the area under agricultural use is at least 0.8 ha;
    c) the built up area for residence of farmer is not more than 80 sq.m. and that for cattle shed, animal shed, barn etc. is not more than another 80 sq.m. (aggregate 160 sq.m.)
(13) Precooling units for vegetables and fruits with motive power not exceeding 20 Hp and construction may be permitted as per provision for farm house.
(14) Swimming pools / sports and games health club, service restaurants, tennis courts etc amusement park.
    **Note:** Maximum floor space area shall not exceed 4% of the plot with Ground floor structure only.
Chapter – 9

FIRE & EMERGENCY SERVICES

SPECIAL REGULATIONS FOR BUILDINGS VULNERABLE TO MANMADE DISASTERS

1. **Applicability**:

   (a) These Special Regulations shall be applicable to Buildings vulnerable to terrorist attack within the area under Municipal Corporation / Special Planning Authority.

   (b) Prevailing D.C. Regulations of sanctioned Development Plan as amended from time to time shall be applicable mutatis mutandis except those expressly provided in these special regulations.

2. **Definitions**:

   (i) Buildings enlisted below shall be “The Buildings Vulnerable to manmade disasters” like terrorist attack etc.

   (a) All buildings that have been specifically identified by the Appropriate Authority of the State Government.

   (b) All Assembly Buildings.

   (c) Institutional Buildings of Govt. Semi Govt. Organizations, prisons, courts (having built up area exceeding 10,000 sq.mt. or occupancy over 1,000)

   (d) Institutional Buildings of Registered Trusts which are used for Medical or other treatments, Hospitals (having built up area exceeding 10,000 sq.mt. or occupancy over 1,000)

   (e) Educational Buildings of School / Colleges (having built up area exceeding 10,000 sq.mt. or occupancy over 1,000)

   (f) Building which attract or likely to attract large number of people / public such as Shopping Malls, Markets, Religious Buildings. Large Intercontinental Hotels, Monuments, Places of Tourist Importance, Exclusive Business Buildings (Like World Trade Center, Stock Exchange) etc.

   (g) Hazardous Buildings as defined in National Building Code.

   (h) Any other Building Specifically categorized by Government.

   (ii) “Appropriate” or “Competent Authority” of Police Department as mentioned in these regulations shall mean Additional Commissioner of Police, Protection and Security. Mumbai in Greater Mumbai and the Dy. Commissioner of Police, Special Branch, in other Police Commissionerates of Maharashtra, and the Superintendent of Police in Districts.

   (iii) “Building Security Advisory Committee” shall mean such a Committee of officials and experts specially appointed for purpose of security and general advice to the head of the Planning Authority on any security proposals for new buildings or for existing buildings vulnerable to terrorist attack.

3.1 **Open Spaces** for “The Buildings Vulnerable to Terrorist Attack” shall be provided with a safe perimeter or blast standoff distance delineated with positive barriers and a system that prevents any attackers approaching within that zone.

3.2 **Marginal Distances** required are as follows:

   As per building line prescribed for National Highway/ State Highway / Major road or 9 m. from the boundary of the road, whichever is more.
3.3 Compound wall shall be of 2.0 m. in height or as specified in these regulations. (The height may be reduced to 0.75 m. if line of sight gets affected in which case the balance height shall be made up of vertical strong steel rods.)

3.4 At the corner plot the boundary wall for a length of 10 mt. on the front and side of the intersection shall be constructed of masonry / Concrete upto a height of 0.75 m. and the balance height shall be made of iron mesh or a railing of suitable size and thickness. However, this provision shall not be applicable to the boundary walls of jails.

3.5 The approach to the building shall be provided with sufficient restraints to prevent any direct movement of vehicles towards the structures. There shall not be ordinary more than two entry points, one for persons & other for materials. The outer perimeter except porch entrance area of the structure shall be protected with an RCC kerb of height not less than 600 mm and thickness not less than 450 mm.

3.6 An additional standoff shall be provided to reduce the effect of an explosion at closer distance of not less than that approved by the competent Authority of the Police Department.

3.7 Parking shall not be provided in the minimum marginal open spaces.

3.8 In case of building requiring Security control measures, a Security outpost shall be provided near the entry control as stipulated in these regulations. It shall be mandatory to provide a security outpost while constructing the above public mentioned public buildings.

3.9 The area of Control room/ Security outpost provided in such buildings not exceeding the area as per requirements of the appropriate authority appointed for this purpose (but not more than 45 sq.mts.) shall be excluded from computation of FSI.

3.10 The detailed requirements of the Security outpost are as below.
(a) There shall be one security post not less than 45 sq.mt. built up area, if the plot area of such a public building is more than 5,000 sq.mt. and 30 sq.mt. built up area, if the plot area of such a public building is not less than 5,000 sq.mt. and shall be located near the entrance gate.
(b) Fire resistance material shall be used for construction (two hour fire rating).
(c) The security outpost shall have minimum one store room along with the toilet block and two doors. Windows shall be made using bulletproof glass with shatterproof membranes on either side.
(d) Latest electronic system for surveillance purpose shall be provided in construction with the Appropriate Authority of Police Department.

Note:
(i) The area of such type of security outpost shall not be counted in the F.S.I. of the building up to a maximum of 45 sq.m.
(ii) Such type of construction may be used as the normal security post of the owner for entry control but shall be handed over free of cost for use to Police Department whenever demanded / required during emergencies or for monitoring visits.
(iii) Minimum clear distance between the main building and the security post shall be 4.50 m.
3.11 It is mandatory that a Control room be provided for use by the owner / occupier for controlling and monitoring various Security and Surveillance operations.

3.12 The requirement of the Control room shall be as given below:
(a) The control room shall be centrally located but shall be away from the main entrance of the building.
(b) Control room shall be provided with escape routes at suitable locations.
(c) Control room shall be designed as blast resistant strong room and shall be self sustaining with full independent provisions for water, electricity and communications. These rooms shall be provided with essential survival kits at least a 72 hours period.
(d) The walls of the Control rooms shall be made of either 60 cm. thick reinforced masonry using brick or PCC Blocks of strength not less than 50 Kgs / sq.m. or 45 c.m. thick RCC with a minimum reinforcement of 0.2 % or normal walls armored with 12 mm thick steel sheets or fiber wrapping of equivalent strength.
(e) The door shall be provided with steel guard bars or grills. The main entry into the room or the control area shall be provided with steel armoured gates having a minimum thickness of 12 mm.
(f) The control room should also house the centralized control system of the building. Any window for ventilation shall be suitably protected with bullet proof glass and shatter proof membranes.
(g) The control room shall be suitably ventilated and care taken to ensure foolproof safety of the ventilation arrangement.

3.13 Adequate water discharging capacity and provisions shall be made to prevent flooding in case of damage to overhead water tanks, water supply lines etc.

3.14 A proper access control from the terrace to the building shall be provided in the form of locked door with proximity control to be activated and deactivated from the Control room.

4. Requirement for Electrical and Electronic Systems:

4.1 Electronic Surveillance Systems shall be installed at various locations in and out of the building as may be required and with previous approval of the Appropriate Authority of Police Department having regard to the degree of perceived risk. A suitable control room shall be provided within the premises for monitoring as mentioned earlier in 3.11 above.

4.2 CCTV coverage of all important locations and vital installations shall be done including main gate, reception, utility areas, and common open areas on floors, lifts, lobbies and the compound perimeter lighting outside the building shall be adequate with focus at critical areas and movable search light at corners.

4.3 All electronic systems, electrical systems, security systems and minimum service to the Control room shall be provided with three tier system arrangement consisting of (1) main supply (2) standby generating system (3) inverter or UPS system, so as on to have continuous and interrupted supply and shall comply with the provisions of IS codes, Indian Electricity Rules, 1956 and National Building Code.

4.4 All provisions of National Building Code in respect of electrification shall be applicable. In addition, the following requirements shall also apply regarding the illumination levels etc. in different areas in respect of securities.
(a) Maximum to average ratio of luminance should not be more than 3:1
(b) Luminance level for vertical illumination at 1.5 m above ground should be equal to horizontal luminance level at that point to enable clear direction.

(c) The design should be such that uniform lux level is maintained considering the utility of the area which is depended on the following points and is to be decided by its previous history and the environment:
   - Crime status of area.
   - Nature of site (Business, Malls, Restaurant)
   - Degree of obstruction (Landscape designs, building configuration)
   - Ambient brightness of surrounding area
   - Impacts of surrounding area (stray light from security lighting, trespass).

(d) In controlled sites, public spaces, important places, the illumination level for different areas may be maintained as per Table No. 4 in section 1 of part 8 (building services) of the National Building Code.

(e) Light Controls: These should be timer clock, photo control, dimmers, and motion detectors. Lighting control should be energized lighting when ambient natural light level is less than 106 times the minimum horizontal security luminance value or 15 lux whichever is higher.

(f) For façade lighting the illumination level on building faces should be kept as required with an arrangement to increase or reduce this whenever essential depending on the situation and vital nature of the building. There should be rotating search / flood lights for very important buildings.

(g) For vital buildings on the compound wall or on the fence, electrical fencing of lower voltage (below 30 volts) can be proposed with sensor arrangement.

(h) In addition to the main supply to the license through a transformer and / on a standby generating system to fulfill minimum basic requirements in case of failure of the main supply. An inverter or UPS system for the centralized security system & for access control shall be provided. The generating system and transformer should preferably be provided outside the building with necessary security and the electrical cables should be underground / metallic covered.

(i) The usual provisions for maintenance of the power supply system and luminaries shall be properly scheduled for periodical servicing, tests, inspections, repairs, security audits for electrical installations, etc.

5. **Fire requirements**

All provisions of fire in the National Building Code and the existing D.C. regulations shall be complied. In addition the following provisions shall be made against fire:

(a) Provisions of automatic dampers to the main fresh air duct at individual floors.

(b) Protection of entire area with sprinkler system.

(c) Provision of micro processor based wireless addressable detector system with connectivity to the nearest Police Station and Fire Station including basement and mezzanine floors.

(d) Florescent signage showing directions of escape routs / staircases.

(e) Wet risers and sprinkler systems shall always be kept automatic mode.

(f) Provision for 10/15 kg, capacity water based mist system 300 bar operating pressure portable extinguisher near the staircase or lift lobby on every alternate floor.

(g) Cooking below or within the building shall be disallowed and provision only made for heating with oven, hotplate, tea / coffee machine, etc. in the party.
However, this restriction shall not apply to star hotels, hospitals and other buildings with core functions requiring food service, in which case the kitchen shall be provided with adequate precautions as directed by the Fire officer and designed for 4 hour fire resistance. It is preferable to carry out cooking in a detached building.

(h) Fire retardant coal shall be applied to all combustible partitions.
(i) Provision of minimum two openable windows shall be made on each face of the building.
(j) All windows and glazing on outer walls shall be provided with shatter proof protection film.
(k) In addition any more stringent provision in existing D.C. Regulations and the guidelines issued by Fire Officer under Maharashtra Fire Prevention Act and Life Safety Measure Act, 2006 shall be followed.

6. Requirements for quick evacuation during emergencies:

6.1 Adequate provision within the building for quick and safe evacuation shall be made accordance with standard of National Building Code including number and width of exit doors, passages to be used as escape routs, staircases, longitudinal and cross-aisle and passage in the offices with built-up furniture.

6.2 All external cladding shall be provided with shatter proof membranes to the glass wall and openable shutters at intervals for access to rescue teams and to release air pressure due to any blast.

6.3 Maps of exit routes shall be displayed at various spots within the building.

6.4 A separate entry and separate exit are to be provided for each wing of a building having different activities i.e. Malls, Multiplexes, Offices etc.

6.5 Emergency light operation on UPS or inverters lasting for 48 hours shall be provided.

6.6 A trained safety squad shall be provided for monitoring quick and safe evacuation in case of emergency. Every building shall have a building specific safety manual to be got approved from the Fire officer or Police Department containing the duties & responsibilities of various squad members/ floor marshals etc.

6.7 The following provision shall be made in respect of quick and safe evacuation during emergencies outside the building and within the compound of premises:
   (a) Additional exit / exit routs in case of emergencies to be provided on the rear side which could be normally kept closed and used only during emergencies.
   (b) Provision of direct outlets for all buildings by way of skywalks across the open areas discharging the persons outside. Additional external staircases and fire escapes etc.
   (c) Every tall building should store canvas vertical chutes for vertical descent for upper floors.
   (d) In addition any special provision required by Fire Authorities shall be made.

7. Blast Resistant design of buildings:

7.1 The building shall be designed for blast resistance in accordance with the guidelines given in I.S.4991-1968.

7.2 The following requirements should be taken into account in planning and design:
(a) Provision of optimal combination of mass and stiffness in the building structure enough structural redundancy in the buildings member strength proportioned as per capacity design concept, consideration of reversal of loading strong connections etc.

(b) The building should be designed with at least one corner / critical column removed without collapse for critical and complex structures progressive collapse shall be examined by detailed non-linear and dynamic analysis under the application of blast loading in order to demonstrate the robustness of the design chosen.

(c) Important building shall be not provided with open stilts. All the exposed columns shall be armoured with 12 mm steel plates up to 2 m. height staring from 15 cm. below ground level or wrapping of suitable fibre material of equivalent strength to prevent column collapse when shattered.

(d) The wall facing a direct vehicular approach shall be of R.C.C. 45 cm. thick suitably reinforced.

(e) The main grid beam at the first floor level shall be provided with equal reinforcement at top and bottom to cater to any stress reversal.

(f) The minimum thickness of stilt members in the ground floor and floors below shall be of fire resistance of 3 hours as specified in I.S. 456

(g) The various architectural controls shall be so provided that the building is away from hub activities. Roads should not lead straight into the building in question. The number of roads to the building must be minimum. Provision for effective entry control for persons, vehicles and materials, provision of spikes to puncture tires preventing inbound vehicles from using outbound lanes, provision of passive and active barriers, etc. shall be made.

(h) The parking lot should be located away from a high rise building with proper entry control and away from the standoff zone.

(i) Parking under the building and in the basement within its internal courtyard is to be prohibited to the extent possible and where unavoidable visibility in and out of the garage must be maximized and entry should be strictly controlled as it is for approaches/ entry into the building. It shall be ensured that the ramps for the basement shall not start directly from the front open space of the building.

(j) Orientation of the building should be such that walls with glazing are perpendicular to street side facade. Reentrant corners must be avoided on the building exterior.

(k) Provision shall be made for a separate depository room away from the main building for depositing the personal baggage of visitors.

8. **Other Provisions**

8.1 All existing buildings considered vulnerable to terrorist attack shall also make provisions for compliance with these regulations except those which are not applicable or feasible or positive to be complied with in the opinion of the Planning Authority and the Competent Authority of the Police Department. This includes retrofitting as may be required to comply with these provisions.

8.2 Owner/ Occupier of the premises shall have his own security management administration with trained personnel, execution procedures, fire and evacuation drills, security audits & a manual containing various requirements and procedures for security control with properly defined duties and line of control and directions which shall be got approved from the Police Department.
8.3 Proper monitoring and periodical security audit of S&SS system shall be done and its report shall be submitted to the Specified Authority of the Police Department.

8.4 Pending standardization of Reference Manuals and procedures for Maharashtra, the provision in FEMA-426 shall be used as a guide and security arrangement made accordingly.

8.5 The owners /occupiers of such specified buildings shall assist the Police or State authorities in arranging and carrying out third party security Audits at specified intervals as directed.

8.6 For Hazardous buildings, the provisions of D.C. Regulations and the National Building Code whichever are more stringent, shall apply. In addition, these special Regulations shall also apply to such buildings as may be found feasible and necessary in the opinion of the Planning Authority and the Competent Authority of the Police Department.

8.7 No relaxation from these Security Regulations is permissible.

8.8 The developer shall furnish 3 copies of approved digital maps of the building with all approved modifications before issue of occupation certificate.
Chapter - 10

GOVERNMENT RESOLUTIONS

Annexure - 1

Development Control Rules for all Municipal Corporations (except Greater Bombay) and Municipal councils in the State. Relaxations for Low Cost Housing undertaken by the Maharashtra Housing and Area Development Authority.

GOVERNMENT OF MAHARASHTRA

Urban Development and Public Health Department
Resolution No. DCR. 1081/437-A-1/UD. 5
Mantralaya, Bombay 400 032, Dated 18th January 1982.

RESOLUTION

1. Low Cost Housing Schemes are formulated and implemented by the Maharashtra Housing and Area Development Authority (MHADA) for providing shelter to the urban poor. The Authority has been facing difficulties in implementing Low Cost Housing Schemes in Municipal areas of the State. One of its major problems is of adopting the present standards in building construction and yet limiting the cost of the tenements within the prescribed ceiling limits of the Housing and Urban Development Corporation (HUDCO). It has, therefore been represented to Government by MHADA that there is an imperative need for relaxations in certain provisions contained in the Development Control Rules to enable the Authority to undertake Low Cost Housing Schemes within the ceiling limits of HUDCO.

2. Government has carefully considered the matter, and in view of the fact that this is entirely a programme for the economically weaker sections and as no person with better means will purchase a tenement of a size of 220 sq. ft. or there about, considers that for such a programme of Low Cost Housing for weaker sections relaxations are necessary as special case which will be boost the housing programme for these sections of the Community.

3. Government is accordingly pleased to issue under sub-section (1) of section 154 of the Maharashtra Regional and Town Planning Act, 1966 a directive to all the Municipal Corporations, (except the Municipal Corporation of Greater Bombay) the Nagpur Improvement Trust, Nagpur, and Municipal Councils in the State, prescribing the special regulations as indicated in Annexure 'A' to this Resolution which shall prevail over and shall be deemed to be in relaxation of the respective and relevant provisions of the existing Development Control Rules only in respect of the E. W. S. and L. I. G. Housing schemes undertaken by MHADA in the area within the jurisdiction of the said Municipal Corporations and Municipal Councils in the State.

4. The Municipal Corporations, Nagpur Improvement Trust and the Municipal Councils are hereby directed to give effect to the directive forthwith. In due course, they should take action under section 37 (1) of the Maharashtra Regional and Town Planning Act 1966, for carrying out the necessary modifications to the Development Control Rules after following the prescribed procedure and to forward the final proposals to Government for necessary sanction.

5. This Resolution issues in consultation with the Housing and Special Assistance Department.

By order and in the name of the Governor of Maharashtra

R. B. DONALD,
Deputy Secretary to Government.
Regulation for re-development/construction of accommodation for censussed slum dwellers through owners/developers/Co-operative housing societies of slum dwellers/Corporation/MHADA/other public authorities.

1) For redevelopment or restructuring of censussed slums or such slums whose structures and inhabitant's name appear in the Legislative Assembly Voters' list of [++]1995, by the owners/developers of the land on which such slums are located or by Co-operative Housing Societies of such slum dwellers; a total floor space index of up to 2.5 may be granted in accordance with schemes to be approved by special permission of the Commissioner in each case.

Eligibility of the Hutment Dwellers:
The hutment dwellers actually residing will be eligible for the benefit or redevelopment scheme if:

a) he/she is the original structure owner as per the census conducted in 1976; or is in possession photo pass issued by a competent authority in his/her own name.

OR

b) In absence of (a) above, but he/she is head of family and his/her name is included in the voters list [++] 1995 and he/she is residing at present at the same address as given in the voters list.

OR

c) If the original hutment dwellers in category (a) and (b) above is deceased and his/her legal heir is present occupant.

OR

d) The hutment dweller actually residing at present has purchased the censussed structure with photo pass any from any of the categories above and that this transfer has been regularized.

2. The Corporation / Konkan Housing and Area Development Board/the collector of Nashik shall be "designated authorities" for notified slums located on lands owned by the Corporation, the said Konkan housing and Area Development Board or the Govt. respectively.

3. The FSI shall be restricted to a maximum of 2.5

4. The names of the eligible slum dwellers on private and Government lands shall be duly certified by the respective Collector. The list of the names of eligible slum dwellers on municipal lands and lands in possession of the Konkan Housing and Area Development Board should be duly certified by the respective authorities.

5. All eligible slum dwellers residing on the plot to be developed shall have to be accommodated on the same plot as far as possible.

6. The designated authorities for slums located in their respective lands shall formulate schemes for each plot according to the guidelines in this Appendix, and
before inviting tenders/bids, shall obtain the approval of the Commissioner to such schemes subject to Regulation 19 in this Appendix.

7. Development is slums on privately owned lands shall be regulated in accordance with the Regulation 16 in this Appendix.

8. In case of developments undertaken by the Konkan Housing and Area Development Board/Collector, surplus tenements which come into their possession shall be used for accommodating project affected persons and footpath dwellers in consultation with the Commissioner.

9. After formulation of the scheme and its approval by the Commissioner, the designated authorities shall invite quotations/bids from the developers/owners in terms of the surplus tenements which would be made available to the said designated authority.

10. The respective designated authority shall be competent to decide on acceptance of bids on merits and make use of the surplus tenements thus available.

11. The area required for provision of civic/social amenities in the redevelopment scheme shall be cleared and made available by the developers/owners/co-operative housing societies of such slum dwellers to the designated authorities for provision of the said amenities. Depending on the size of the plot/area taken up for redevelopment, the scheme may also provide that the developers/owners/Co-operative housing societies of such slum dwellers may develop and provide civic facilities on the land designated for the same as approved in the scheme.

12. [*]The scheme shall provide that each slum dweller/project affected person shall be given a tenament of minimum carpet area of 225 sq.ft. (20.90 sq.m.) including toilet, but excluding common areas.)

13. The maximum density should not exceed 500 tenements per net hectare on the basis of FSI 1.00. The number of tenements per net hectare shall be increased or decreased in proportion to the permitted FSI.

14. In any scheme of redevelopment, commercial shop area for the project affected/slum dwellers shall not exceed the areas which existed prior to the redevelopment of the property.

15. Convenience shopping as defined in item (22) of Regulation 2 shall be permitted along the layout roads within the scheme area with width of 12.2 m and above, provided a set back of 3m. is provided. This shopping provision would be in addition to the provision for shop area allowed according to the previous Regulation.

16. In the case of notified slums on private lands, the Commissioner with the consent of the owners may invite quotations for redevelopment in terms of surplus tenements as provided in these Regulations from developers/owners. In such cases, the owner would except a return based on the existing balance land potential. This potential would be the permitted FSI in that scheme minus the actual FSI consumed in the slum. In the quotations given by the owner, developer, it would be presumed that he would have taken into account this aspect. Therefore, while evaluating and comparing the quotations from the owner and other developers, necessary loading should be done for proper evaluation of the
bids. In case, however, the consent of the owner is not forthcoming within the stipulated time in accordance with the above conditions, such land can be developed according to the scheme after following acquisition proceedings under the respective Act.

17. The scheme would also provide that 5 per cent of the net plot area (excluding the area for civic amenities from the gross plot) may be used for commercial purposes. This would be in addition to the provisions in Regulations 14 & 15 in this Appendix.

18. The construction of the building for the rehabilitation of slum dwellers and the tenements to be made available to the appropriate authority shall be as per the designs and specifications approval by the Commissioner.

19. Approval to the schemes in these Appendix shall be given by a Committee comprising of the Commissioner, the Vice-president and the Chief Executive Officer, Maharashtra Housing and Area Development Authority and the Collector of Nashik.

20. Co-Operative Housing-societies of slum dwellers would also be entitled to submit bids in accordance with these Regulations.

21. Multi-purpose room - A multi-purpose room shall be allowed with size up to 12.5 sq.m. with a minimum width of 2.4 m.

22. Combined toilet - A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter

23. Cooking space (Alcove) - provision of a separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.m. with minimum width of 1.2m.

24. Height - The average height for a habitable room with slopping roof shall be minimum 2.6m with minimum height of two meters at eaves. In the case of a flat roof, minimum clear height shall be 2.6m for habitable rooms. Kitchen areas shall have minimum clear height/average height of 2.4m and bath and water closet (without loft) shall have a clear minimum height of 2.2m.

25. Plinth - The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

26. External walls - 115 mm. thick external brick wall without plaster shall be permitted.

27. Staircase - Single flight staircases without landing between the two floors shall be permitted.

28. Front marginal open space - The front marginal open space from roads having width of 9.14 m and below shall be of a minimum of 1.5 for buildings with heights of up to 10m.

29. Pathways - The width of pathways shall be as follows:
   i) 1.5m width for pathways up to 20m. in length.
   ii) 2.0m width for pathways up to 30m. in length.
   iii) 2.5m width for pathways up to 40m. in length.
   iv) 3.0m width for pathways up to 50m. in length.
30. Flushing cistern - In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted.

31. Water Closet Pan size - The water closet seat shall be of a minimum of 0.46 m (18 inches) in length.

32. Septic Tank and Leaching pits (soak pits) - A septic tank shall be provided with a capacity of 141.6 ltrs. (five cubic feet) per capital. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (Neeri type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

In the case of multistoreyed structures constructed for rehabilitation of the slum dwellers and for the tenements to be made available to the appropriate authorities as mentioned in Regulation 8 in this Appendix, the provisions of Regulations 21 to 31 in this Appendix shall not apply to that portion of the construction not intended for rehabilitation and such constructions shall be governed according to the normal provisions of these Development Control Regulations, relaxable only in the case of reconstruction of old and dilapidated cessd buildings in accordance with the provisions in Appendix ‘R’ of these regulations.

33. In addition to above following guidelines on the lines of those prescribed for the N.M.C. area shall be applicable subject to the amendments as may be made by the Government from time to time.

1) In case the Redevelopment Schemes are to be implemented by the Nashik Municipal Corporation (TMC), by the Maharashtra Housing Area Development Authority (MHADA) or by other public authorities like Central Government Agencies, it would not be necessary to invite bids. In case the authorities decide to execute the project themselves, on their own lands or lands owned by other public bodies.

2) In respect of declared slums on private lands, it will not be necessary to invite bids provide the owner formulates a scheme in accordance with these D.C. Regulations 1994 and agrees to restrict his margin of profit to 25% calculated in accordance with the guideline No.4. The owner would also be required to lease the land to the Co-operative Housing Society of the slum dwellers at Rs. 1.00/- per society per annum for a period of 30 years renewable for further 30 years. The owner has choice of selling the land to slum dwellers co-operative society at price fixed as per clause 17 of Maharashtra Slum Areas Act (ICR) 1971.

3) Where land is leased or intended to be leased to a Co-operative Housing Society of occupant hutment dwellers, by a public authority (say the NMC), bids may not be invited and the Co-operative Housing Society of the occupant hutment dwellers may submit a scheme for redevelopment of huts provided the Society restricts its margin of profit to 25% as calculated in accordance with the guideline No.4 below.

4) The margin of profit for guideline No.2 and 3 will be calculated as follows: Income to the owner/co-op. society of hutment dwellers.

   i) Value of balance F.S.I. society potential on the plot available for commercial sale....................."

   ii) Amount to be recovered

   a) At the rate of Rs. 15,000/- per tenement made for rehabilitation of the existing slum dwellers plus Project Affected Person and
b) amount to be given by existing commercial users for their rehousing as specified in Clause 22.

iii) Expenditure by the owner:
- Cost incurred on construction of tenements for hutment dwellers including commercial users + Project Affected Persons + Infrastructure + Cost incurred on construction of flats for sale at market rate……..’Z’.

iv) Profit: \((x + y) - Z \times 100\). Not to exceed 25% Z

NOTE: For evaluating 'x' above, the market rates of flats as available with Nashik Municipal Corporation, Income Tax Department and Registrar of Stamp Duties shall be used for guidance.

ADMINISTRATIVE GUIDELINES:
The Administrative guidelines for redevelopment of slums existing on lands belonging to N.M.C., State Government and other public bodies as well as notified slums on private lands area as follows.

5. PAYMENT OF COMPENSATION:
Similarly, in case of huts after 1976 but prior to\(+1/1/1995\) compensation as applicable has to be fully paid by the hutment dwellers before he is admitted as member of the Society.

6. INITIATION OF THE SCHEME:
Where more than 70% of the eligible hutment dwellers on the land agree to join the redevelopment scheme, and become members of the cooperative society, the scheme should be considered for implementation.

7. FORMATION OF CO-OPERATIVE SOCIETY:
   a) The eligible hutment dwellers including the PAPs nominated by the Commissioner will have to form a co-operative housing society after all members have fully paid their dues to the Corporation, MHADA etc. All the cost involved in connection with registration of the society will be borne by the eligible hutment dwellers.
   b) The membership of the co-operative Housing Society should be finalized based on eligibility criteria in clause 5 above.

8. RESPONSIBILITY OF THE CO-OPERATIVE SOCIETY:
   a) The Co-operative Society shall be responsible for maintenance of facilities provided within the area leased to the society. The maintenance shall involve sweeping and cleaning of pathways, collection of household garbage and carrying it to the nearest municipal dustbin, maintenance and replacement of common conveniences, etc. The co-operative society will be entitled to levy a suitable charge on its members for this purpose.
   b) Internal roads, pathways, common amenities etc. as shown in the layout of the colony will be provided as part of the original project. However the society will be responsible for maintaining the same.
   c) The society shall be responsible for payment of municipal taxes and service charges such as those for water supply etc. and for any dues of any other competent authority from time to time.
   d) The society shall not admit as member any person who does not
satisfy the eligibility criteria. However, if any such member is admitted, the built-up area for such tenements shall be counted against the built-up area to be sold at market rates.

9. **INALIENABILITY:**
   All the allotts who have been given subsidized tenements shall not alienate the tenement or transfer it to anybody else (except the legal heirs), for a period of 10 years from the date of taking over possession, without prior permission.

10. **LEASING OF LAND:**
    a) The land will be leased to the Society initially for a period of 30 years from the date of handing over the possession and same will be renewable thereafter at the discretion of the land owning authority. The lease will be on usual terms and conditions as applicable. The lease conditions shall be binding on all the members of the society.
    b) The annual lease rent shall be Rs. 100/- per annum per 4000 sq. mtrs. or part thereof.

11. **POSSESSION OF THE TENEMENTS/SHOP:**
    Possession of the tenement/shop will be handed over to the hutment dwellers after.
    i) The society is registered.
    ii) Agreement to lease the land is executed by land owning authority with the society after completing any formalities.
    iii) After he/she has surrendered transit accommodation given to him/her, if any and has cleared all dues to TMC/MHADA/Govt. of Maharashtra.

12. **TRANSIT ACCOMMODATION:**
    a) The transit accommodation facility may be offered either by the developer/society or the land owning authority.
    b) The member of the co-operative society, if shifted to transit accommodation will be required to pay rental and service charges with effect from the date of occupation of transit accommodation.

13. **SPECIAL GUIDELINES FOR SLUMS ON PRIVATE LANDS:**
    In addition to the general guidelines above which are applicable to the development undertaken by T.M.C., MHADA, other public lands and private lands, following additional guidelines will have to be fulfilled in case of slums on private land.
    a) Eligibility Criteria: The slum should be a slum area notified by the Collector (Encroachments).
    b) The owner/developer shall submit a list of eligible hutment dwellers who are proposed to be accommodated in the tenements to be constructed, to the Collector (Encroachment) for his verification and certification Form of certificate is attached at the end (Annexure II).
    c) The owner/developer will have to organize all the eligible hutment dwellers into co-operative housing society/societies.
    d) In case of those hutment dwellers who are not eligible, the developer may accommodate them in the scheme, at his cost or shift them
elsewhere. However, if they are accommodated, the built up area for such tenements shall be counted against the built up area to be sold at market rates.

e) In case of private lands partially occupied by slums the owner will be allowed 2.5 F.S.I. on the proportionate areas of the plot occupied by the eligible hutment dwellers and he will be allowed to develop this land occupied by slums on the basis of area as certified by collector (Encroachments) and as per guidelines prescribed for slum redevelopment and the remaining vacant land will have to be developed as per the Development Control Regulations in force with permissible F.S.I.

The rehabilitation of slum dwellers will be carried out first before undertaking the development on the vacant land.

f) The accommodation for rehousing eligible hutment dwellers will have to be constructed and allotted and possession given to hutment dwellers before occupation of the accommodation for commercial sale is allowed.

14. TECHNICAL GUIDELINES
Policy guidelines for the development plan of Nashik for implementation of allocated, designated / reserved sites occupied by slums.

Land from residential, commercial, industrial and no development zones, and lands reserved/designated/allocated for various public purpose (existing or proposed) but occupied by slums and the manner in which redevelopment thereon would be allowed are categorized as set down herein below:

CATEGORY - I

This category shall consist of lands occupied by slums in residential, commercial, industrial and No development Zones not affected by any other allocations/designation/reservation in the Development Plan. They may be developed subject to the following:

i) Lands in the residential and commercial zone may be developed in accordance with provisions in Appendix - S.

ii) Lands in the industrial zones may be converted into residential users in accordance with the provisions of paragraph M.6.1 (vi) of Appendix-M, as the case may be and may be developed in accordance with Appendix S.

iii) (a) Slums on lands in dangerous locations such as hill-slopes, marshy lands, nalla lands, land abutting railway tracks, pavements, footpaths and sites immediately required for public and semi public projects may be shifted to another locations in a suitable residential zone, as near as possible, by working out the required area for relocation. Procedure for a minor modification under section 37 may be followed for reserving the same for rehabilitation of the slums in the said residential zone, and may be allowed to be developed in accordance with these Regulations.

(b) Lands in the No Development Zone occupied by slums where it would be impossible to shift the slum dwellers to nearby residential zone, may be brought under residential user by change of zoning according to the prescribed procedure for a minor modification under section 37 of the Maharashtra Regional and Town Planning Act, 1966.
CATEGORY – II

This category shall consist of lands occupied by slums which are allocated, designated/reserved for non-buildable reservations such as recreation ground, playground, garden park and any other open user in the Development Plan. They may be developed subject to the following guidelines:

i) Any plot admeasuring up to 2000 sq.m. independently located or any plot up to 2000 sq.m. located in a cluster along with other designations or reservations of a building nature, may be allowed to be developed for slum redevelopment in accordance with Appendix-S subject to the condition that the land so used shall not be more than 75 percent of the reservation, and leaving the remaining 25 percent rendered clear thereafter for the designation or reservation as sanctioned in the Development Plan.

ii) Where the area of such lands, either independently located or in a cluster with designated/reserved sites, is more than 2000 sq.m. upto 66.66 percent of such lands may be allowed to be developed according to the aforesaid Regulation in Appendix S, but the remaining 33.33 percent, duly cleared of the Slums, shall be retained for the designation or reservation as indicated in the Development Plan.

CATEGORY – III

This category shall consist of lands occupied by slums, which are designated or reserved for buildable public purposes in the Development Plan which need to be developed for such purposes and cannot be allowed to be occupied by slums. These may be developed subject to the following:

i) Slums on such lands should be shifted to a suitable residential zone, as near as possible and development allowed on the new site according to provision of Appendix S. Where such shifting is not possible and development of the land for the purpose of the designation or reservation in the Development Plan is not possible, action for deletion of the designation/reservation may be taken under section 50 of the Maharashtra Regional and Town Planning Act, 1966.

ii) Slums on lands reserved for primary or secondary school and such other buildable reservations in the Development Plan may be developed subject to the following:

   a) In the case of lands reserved for a municipal primary school or a private primary school in the Development Plan, a building for accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner. The built-up area occupied by the constructed building shall be excluded for the purpose of FSI computation and where it is intended for a municipal primary school, the building or part thereof intended for the school use shall be handed over free of cost to the Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to Appendix S of these Regulations.

   b) In the case of lands affected by the designation or reservation of a secondary school in the Development Plan a building for accommodating such number of students as may be decided by the
Municipal Commissioner, not in an, case for less than 800 students, shall be constructed by the owner or developer at his cost according to the size design, specifications and conditions prescribed by the Municipal Commissioner. The built-up area occupied by the constructed building shall be excluded for the purpose of FSI computation. The constructed buildings shall be handed over to the Corporation free of cost and the Municipal Commissioner may handover the same or part thereof intended for the school use to a recognized and registered educational institutions for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to the provisions of Appendix S of these Regulations.

c) For lands occupied by slums, which are reserved for other build able reservation in the Development Plan not covered under (a) and (b) above, the Municipal Commissioner may prescribe the minimum built-up area required for the reservation, requiring the owner or developer to construct at his cost and handover the built-up area to the Corporation free of cost for operation and maintenance for the purpose of the reservation. The Commissioner may hand over the same to a recognized and registered institution for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be developed with full permissible FSI of the plot according to provisions of Appendix S of the said Regulations.

**CATEGORY – IV**

The category shall consist of lands occupied by slums but allocated, designated or reserved for public purpose in the Development Plan which an owner is permitted to develop according to provisions of Appendix P of these Development Control Regulations. Such lands may be allowed to be redeveloped by the owner at his cost according to the said Table with built-up area as may be prescribed by the Municipal Commissioner and on other terms decided by him. The built-up area would be handed over to the Corporation free of cost for further operation and maintenance according to the said Table. The built-up area of the amenity to be provided and handed over to the Corporation shall be excluded from FSI computation and the development for slum rehabilitation allowed on the full permissible FSI of the plot according to the provisions of Appendix S.

**CATEGORY – V**

This category shall consist of lands occupied by slums designated or reserved for purpose of public housing / high density housing or housing for dishoused.

Such lands shall be treated as sites for slum redevelopment and redevelopment allowed according to the provisions of Appendix S instead of as Public Housing / High Density Housing or Housing for Dishoused.

**CATEGORY – VI**

This category shall consist of lands occupied by slums on proposed or existing alignment of Development Plan Roads or road-widening proposals.
Rehabilitation of such slums for clearing the areas required for the roads shall be effected on suitable residential zones, as near as possible, earmarking the area required for the purpose and then allowing them to be developed according to the provisions of Appendix S.

**CATEGORY – VII**

This category shall consist of lands occupied by slums, which are not covered by any of the aforesaid categories where slum redevelopment is not possible for any reason.

In such cases, for slum rehabilitation, a minor modification to the Development Plan under Section 37 of the Maharashtra Regional and Town Planning Act, 1966, for placing the required land for slum in the residential zone may be undertaken. Thereafter slum redevelopment may be undertaken according to the provisions of Appendix S.

**APPLICABILITY**

Decision of State government in these policy guidelines for implementation of allocated, designated/reserved sites occupied by existing slums will have effect for, and apply to Development Plans of Nashik.

**Note :- 1)** Development/Re-development of lands covered by slums in the categories mentioned above shall be allowed only after a Certificate is issued certifying the exact extent of the lands covered by the slums on lands allocated, designated or reserved for various purposes or areas zoned for various users in the Development Plan required for slums redevelopment. This certificate shall be issued by the Committee appointed as in Regulation of 19 Appendix S of these Regulations.

**Note :- 2)** In case of lands owned by State Government, Maharashtra Housing and Area Development Authority or Municipal Corporation of Nashik, affected by reservations of various categories stated above, the tenure rights for the areas occupied by the slum dweller from the slums within the slum area shall be allowed by the aforesaid authorities in the form of a document as prescribed by government in the Housing and Special Assistance Department subject to the shifting and relocation of the hut at the time of slum redevelopment, in the categories described below –

I) Category – I (i), (ii)
II) Category - II. Full
III) Category – III (ii)(a)(b)(c)
IV) Category – IV. Full
V) Category – V. Full

However tenurial rights shall not be given in cases where slums are in categories described below:

I) Category …..(iii)(a) & (b)
II) Category …..(iii) (Original site)
III) Category …..VI Full
IV) Category …..VIII Full

**15. F.S.I. REGULATION**

While F.S.I. up to 2.5 will be available for slum redevelopment scheme, It is not that
each slum redevelopment scheme shall necessarily exhaust 2.5 F.S.I., or even that maximum F.S.I. should be used.

16. TENEMENT SIZE FOR REHOUSING HUTMENT DWELLERS & PROJECT AFFECTED PERSONS:
   i) [*]Residential one self-contained tenement of minimum 20.90 sq. mts. of size.
   ii) Commercial: Existing area subject to maximum of 16.75 sq. mts. The commercial area will have to be paid at double the cost price up to 16.75 sq. mts.
   iii) Residential -cum-commercial: One tenement of 16.75 sq. mts carpet area.

17. HEIGHT OF BUILDING:
   i) The building for rehousing slum dwellers shall be maximum of ground Plus Five, without lift with a maximum floor height of 2.8 mtrs.
   ii) Building for Commercial Sale: No restriction except that all the normal D.C. Regulations for such construction will be applicable.

18. CONCESSIONS:
    Concessions as available to MHADA for their reconstruction schemes in City will be applicable to tenements to be constructed for rehabilitating slum dwellers such as
   i) Marginal open space on all sides. All round 1.5m subject to 3 mtrs, **marginal** open space up to staircase.
   ii) Distance between 2 buildings - not less than 3 mtrs.

19. MARGINAL OPEN SPACES:
    The **marginal** open space around the building should be paved up to 1mtr. Width

20. AMENITIES:
    For plots exceeding 2 HA area, provision of clause 11 of Appendix S read with Regulation 63 of these Regulations.

FINANCIAL GUIDELINES

21. COST OF TENEMENTS:
   i) The present estimated cost of 180 sq. ft. carpet area a tenement for slum dwellers and Project Affected Persons will be Rs.65,000/- as per 1991 rates and as per PMGP norms. This will include the cost of infrastructure.
   ii) This amount of Rs.65,000/- will be made up as follows:
       (a) Initial down payment from hutment dwellers and Project Persons, at least Rs. 5,000/-
       (b) Loan from HUDCO / HDFC/ BANKS, etc. Rs.10,000/-
       (c) Cross-subsidy from sale of surplus FSI on Commercial basis Rs.50,000/-
       Total Rs.65,000/-

NOTES:
   i) The above calculations are based on the basis cost of Rs.65,000/- per tenement. If the cost exceeds Rs.65,000/- all the above amounts will increase proportionately.
   ii) However, in special circumstances, such as higher land value or
requirements of any public purpose such as need to accommodate more project affected persons, the Committee constituted under clause 19 of Appendix S of these provisions is empowered to increase the amounts to be paid by the slum dwellers.

22. SALE OF EXCESS AREA:

For commercial structures having existing area less than 16.75 sq.m the additional area offered (a) up to 16.75 sq.m. will be charged at double the cost price (b) in excess of 16.75 sq.m. will be charged at market price.

For Commercial tenements having existing area beyond 16.75 sq.m. the beneficiary will pay double the cost price up to 40 sq.m. and market price for area in excess of 40 sq.m. The commercial nature of the structure will be decided only on the basis of census record available with the Collector (Encroachment). The decision of the Collector (Encroachment) in this behalf will be.

23. GENERAL GUIDELINES FOR SLUM REDEVELOPMENT SCHEME TO BE DEVELOPED BY INVITING BIDS FROM BUILDERS I DEVELOPERS BY PUBLIC BODIES SUCH AS TMC, MAHADA ETC.:

i) The bidder will have to prepare and submit a layout for the entire land occupied by hutment dwellers distinctly showing on the plan, accommodation I buildings for rehousing hutment dwellers, project affected persons nominated by the Municipal Commissioner as per the Appendix S and additional guidelines and the accommodation / buildings for commercial sale.

ii) The bidder will quote the maximum number of tenements of 16.75 sq.m. in carpet area to be made available to the Nashik Municipal Corporation including supporting infrastructure as per specifications.

iii) The land owing authority will from the co-operative societies of existing eligible hutment dwellers.

iv) The land owning authority will collect the down payment at the time of enrollment and loan amount from the slum dwellers which will be paid to the bidder in phases depending on the stages of construction. (The buildings to be mortgaged to the Bank.)

v) The selection of bidders will be on the basis of their capacity to provide transit accommodation, their experience of undertaking large scale building works and other resources at their disposal.

24. [*] For saleable bldg. necessary relaxation in marginal open spaces & parking spaces shall be granted by charging 10% of normal premium.

25. [*] Not with standing anything contained in Regulation No. 54 only 10% recreational marginal open spaces shall be required to be provided.
ANNEXURE-I

SLUM REDEVELOPMENT PROJECT
FORMAT FOR SUBMITTING THE SCHEME

i) Name of the Slum : 

ii) Survey No./CTS No. : 

iii) Ownership of land :
   a) If Private Name of the owner : 
   b) Notification No. : 

iv) Documentary Evidence regarding ownership of the land :
   a) Conveyance Deed :
   b) Lease Agreement :
   c) Extract from P.R. Cards :
   d) Any other Document :
   e) Power of Attorney :

v) Documentary Evidence regarding the area of the holding/plot :
   a) As per Conveyance Deed :
   b) As per P.R. Cards signed by S.L.R :
   c) As per D.L. (C & R) Authority :
   d) As per Affidavit :
   e) As per L.S. ’s certificate & triangular calculation with plot dimensions :
   f) As per Lease Agreement Power of Attorney :

vi) A) Number of Eligible hutment dwellers up to 1985 :
   a) Residential :
   b) Residential-cum-Commercial :
   c) Commercial :

   B) Area under Commercial Occupation :
      (Attach statement giving details of area, etc. of each commercial establishment)

vii) Zone (D.C. Rule No.64 Residential/Residential with shop line/Commercial/industrial/No Development zone) :

viii) Reservation :

ix) Is layout/sub-division/amalgamation necessary :

x) Area Statement :
   1) Area of the Plot :
   2) Deduction for :
      a) Setback area :
      b) Proposed road :
      c) Any reservation :
         (Total a+b+c) :
   3) Net area of Plot (1 - 2) :
   4) Deductions for :
      a) Recreation ground :
      b) Internal Road :
c) Total (a+b) : 
5) Balance area of Plot (3-4c) : 
6) Addition for FSI purpose % of Setback area : 
7) Total area (5+6) : 
8) F.S.I. permissible : 
9) Permissible Built-up area : 
10) Built-up area required to rehouse existing slum dwellers : 
    a) Residential : 
    b) Residential-cum-Commercial : 
    c) Commercial : 
    d) Project Affected Persons : 

Total : .................

11) F.S.I. consumed for existing slum dwellers + Project Affected Persons : 
12) Percentage of F.S.I. (10/9) x 100 : 
13) Balance Built-up area : 
14) F.S.I. available for sale : 
15) Percentage of F.S.I. for sale (13/9) x 100 : 
16) Additional Commercial Area as per Regulation 17 of Appendix S of D.C. Rules (5% of the net area) if any : 
17) Total F.S.I. actually consumed : 
18) Area available for sale at market rate for residential purpose (13 - 16) : 
19) Built-up area per tenement for sale : 
20) No. of residential tenements available for sale : 
21) Total No. of tenements constructed on plot : 
22) Tenement Density per Hectre : 
23) Permissible Density : 1250 per Hectre

xi) A) Amenities available on site : 
    (a) Water supply : Existing/not existing/ needs strengthening.
    (b) Sewerage System : Available/Not available
    (c) Public Road/ Paved Road : Available/Not available
        Width of the roads
        abutting the plot
        East
        West
        North
        South

is any road widening prescribed? Does any proposed road pass through the slum colony?

(d) Street lights : Provided/Not provided
(e) Electric Supply : Available/Not available/ Needs strengthening
(f) School : Available/Not available/ More classrooms needed
(g) Dispensary : Available/Not Available
(h) Welfare Center : Available/Not Available

B) Amenities proposed if any :

COST OF THE PROJECT

1. Cost of ......................... tenements constructed for rehousing slum dwellers at Rs .............. per tenements
2. Cost of ................ tenements for project Affected Persons at the rate of Rs ................ per tenement
3. Cost of ................ per sq.m. built-up construction for rehousing existing commercial huts at the rate of Rs .............. per sq.m.
4. Cost of construction of tenements for sale at market rates at the rate of Rs ................ per sq.m. (including commercial for sale)

TOTAL COST

5. Supervision charges (5%) :
6. Price variation (10%) (including cost of transit accommodation) :

TOTAL COST OF THE PROJECT

RECOVERY OF THE PROJECT COST

1. Down Payment from Hutment Dwellers and Project Affected Persons
   (a) Residential + Residential -cum-Commercial : Rs.5000/-each
   (b) Commercial : Rs.10000/-each

2. From Loan to be raised by hutment dwellers and Project Affected Persons
   (a) Residential + Residential-cum-Commercial : Rs.10000/-each
   (b) Commercial : Commercial area as per x)10(c)x double the cost of construction less 1(b) above

3) Recovery from sale at Market Price : i) Cost of flats
   (a) Residential : Rs. ........(e)(b)
   Commercial : Rs. ........(f) X

TOTAL INCOME

(a)+(b)+(c)+(d)+(e)+(O)

TOTAL EXPENDITURE

Excess of Income Over Expenditure of vice versa

Percentage of Income over Expenditure \( \frac{(X+ Y)-Z}{Z} \times 100 \)
vide clause 4(iv) of the rule 33 of Appendix 'S'
ANNEXURE-II

FORM OF CERTIFICATE BY ADDITIONAL COLLECTOR (ENCROACHMENT)

“Certified that an area………………in CTS No……of Survey No………………of village Taluka…………………is notified as slum under Section 4(1) of the Maharashtra State Area (Improvement, Clearance & Redevelopment Act, 1971) and that there are………………………………structures in the said slum out of which……………………….structures are censussed/protected structures and therefore are eligible for alternate site. The list of such eligible hutment dwellers along with other relevant details is enclosed herewith.”
ANNEXURE - III
DEFINITION OF PROJECT AFFECTED PERSON

A) Project Affected Person (PAP) is a person –

(1) Who satisfies the eligibility criteria prescribed under clause No.5 of the additional guidelines.
(2) Who is displaced/is being displaced or is liable to be displaced by the execution of a development project in Nashik.
(3) Who cannot be rehabilitated on the very site or part thereof where he is residing.

So far as the rates to be paid by the PAP, the PAP will be treated on par with the slum dwellers participating in the slum redevelopment scheme in which the PAP is proposed to be accommodated, provided they have not received any compensation at original site or dwelling.

A tenement will not be allotted to the PAP until he/she is actually displaced by and for the execution of a development project in Nashik.

PROCEDURE FOR SUBMITTING PROPOSALS FOR REDEVELOPMENT OF SLUMS UNDER APPENDIX ‘S’

The proposal should be prepared and submitted as per guidelines and proforma as given in this Appendix. The same should be submitted to the office of the A.D.T.P., N.M.C.

A scrutiny fee of Rs.1/- (Rupees One only) per sq.m. of land area proposed to be taken up in the Re-development should be paid, along with the proposal. The land area for this purpose will be the area mentioned in clause V (3) of Annexure I of these guidelines.

Officers concerned with the scrutiny and Implementation of the slums re-development scheme and their office and Telephone No. s

1. GOVERNMENT OF MAHARASHTRA
   Mantralaya, Bombay - 400 032
   (a) Secretary, Housing & Social Assistance Department
   (b) Secretary, Urban Development Department, Mantralaya
   (c) Additional Collector, Nashik

2. MUNICIPAL CORPORATION OF NASHIK
   Rajiv Gandhi Bhavan, Sharanpur Road, Nashik.

3. MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY Griha Nirman Bhavan Nashik.
SLUM DEVELOPMENT ACTIVITY CHART
BY PRIVATE OWNER

1. Formulating scheme by private owners
2. Submission to committee by respective authority
3. Approval by committee
4. Letter or intent for name registration of society
5. Building permission from N.M.C.
6. Enter into Lease Agreement
7. Shifting of slum dwellers in transit accommodation in phased manner
8. Construction of dwelling units
9. Sale of constructed tenements for commercial development
10. Shifting from transit camp and occupation of bldg. For slum dwellers
11. Occupation of open tenements

4A. Addition of project affected persons
4B. Collection of down payment from slum dwellers and PAP by respective owners
4C. Registration of co-op. society
SLUM REDEVELOPMENT ACTIVITY CHART
BY DESIGNATED AUTHORITY

1. Formulating scheme by designated Authority
2. Submission to committee by respective authority
3. Approval by competent authority
4. Clearing arrears of compensation
5. Letter of intent for name registration of society
6. Building permission from N.M.C.
7. Invitation of tenders and appointment of construction
8. Approval of competent authority for lease agreement
9. Enter in to lease agreement
10. Shifting slum dwellers in transit accommodation in phased manner
11. Construction of dwelling units
12. Sale of land / construction tenements for commercial development
13. Shifting from it camp and occupation of bldg. for slum dwellers
14. Occupation open market tenaments
15. Addition project affected persons
16. Collection of down payment from slum dwellers
17. Registration of co-op society
18. Obtaining loan from Banks/N.H.B.

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### SLUM REDEVELOPMENT ACTIVITY CHART
ON PUBLIC LAND BY CO-SOCIETIES OF OCCUPANT HUTMENT DWELLERS

<table>
<thead>
<tr>
<th>Step</th>
<th>Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Registration of co. op. hsg. society</td>
</tr>
<tr>
<td>2.</td>
<td>Collection of down payment by hutment dwellers</td>
</tr>
<tr>
<td>3.</td>
<td>Submit feasibility report to respective authority</td>
</tr>
<tr>
<td>4.</td>
<td>Approval by Committee</td>
</tr>
<tr>
<td>5.</td>
<td>Issue of letter of intent by authority</td>
</tr>
<tr>
<td>6.</td>
<td>Shifting of slum dwellers to transit camp.</td>
</tr>
<tr>
<td>7.</td>
<td>Vacating of plot in phased manner for const. facilities.</td>
</tr>
<tr>
<td>8.</td>
<td>Allotment of work to the contractors by society</td>
</tr>
<tr>
<td>9.</td>
<td>Construction of dwelling units.</td>
</tr>
<tr>
<td>10.</td>
<td>Shifting of non participant and removal of non eligible</td>
</tr>
<tr>
<td>11.</td>
<td>Shifting from transit accommodation and occupation of bldg. for rehousing</td>
</tr>
<tr>
<td>12.</td>
<td>Occupation of open market tenaments</td>
</tr>
<tr>
<td>13.</td>
<td>Collection of down payment from PAP by respective authority</td>
</tr>
</tbody>
</table>

**Add for township and I.T. parks**
SCHEDULE 'A'

REGULATIONS FOR DEVELOPMENT OF SPECIAL TOWNSHIPS IN AREA UNDER
NASHIK MUNICIPAL CORPORATION

A. GENERAL REQUIREMENTS:

1. APPLICABILITY: These Regulations would be applicable to the area under sanctioned Nashik Development Plan.

1.1 AREA REQUIREMENT: Any suitable area free from all encumbrances having sufficiently wide means of access (not less than 18 mt wide) can be identified for the purpose of development as "Special Township". The area under the Special Township shall not be less than 40Ha (100 acres) at one place, contiguous, unbroken and uninterrupted which shall not include the area under forest, water bodies like river, creek canal, reservoir, lands falling within the belt of 100 mt. from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 mt. from the historical monuments and places of the Archeological importance, Archeological monuments, Heritage precincts and places any restricted areas, notified National Parks, existing and proposed Industrial zone, gaothan areas or congested areas.

1.2 MANNER OF DECLARATION: Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under section 37 of the Maharashtra Regional and Town Planning Act 1966 and also in such other manner as may be determined by it for the purpose of development as "Special Township Project".

However in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special Township, the procedure under section 37 of the said Act shall not be necessary.

1.3 INFRASTRUCTURE FACILITIES: The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the on site infrastructure, i.e. roads including D.P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer and the developer shall also carry out development amenity or proposals, if any designated in the Development plan, in accordance with the prevailing regulations.

(a) Water supply: The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 litres per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, ground water recharging and waste water recycling projects within the Township.
(b) **Drainage and Garbage disposal**: The developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board & Nashik Municipal Corporation. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board and Nashik Municipal Corporation.

(c) **Power**: The developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4 **ENVIRONMENT**: The development contemplated in townships shall not cause damage to ecology. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF’s notification dated 7th July 2004 and as amended from time to time. The Township shall provide at least 20% of the total area as park/garden/playground as mentioned in 4(f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination.

2. **SPECIAL CONCESSIONS**:

(a) **N.A. Permission**: Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per Regulation No. 1.2 will be deemed to have been converted into non agriculture and no separate permission is required. Non agriculture----

(b) **Stamp Duty**: The stamp duty rates applicable in Notified Special Township area shall be 50% of the prevailing rates of the Mumbai Stamp Act.

(c) **Development Charges**: A Special Township Project shall be exempted from payment of Development charges to the extent of 50%.

(d) **Grant of Government Land**: Any Government land falling under township area shall be leased out of the developer at the prevailing market rate of usual terms and conditions, without any subsidy.

(e) **Relaxation from Mumbai Tenancy and Agriculture Land Act**: The condition that only the agriculturist will be eligible to by the agriculture land shall not be applicable in Special Township area.

(f) **Ceiling of agricultural land**: There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such project.

(g) **Exemption from Urban Land (Ceiling and Regulation) Act, 1976**: Special Township Projects will be exempted from the preview of Urban Land (Ceiling and Regulation) Act, 1976.
(h) **Scrutiny fee**: A Special Township Project shall be partially exempted from payment of scrutiny for being levied by the Nashik Municipal Corporation for processing the development proposal on certain terms and conditions as may be decided by the Nashik Municipal Corporation.

(i) **Floating FSI**: There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.

(j) **Special benefits / concessions**: in respect of Star Category Hotels, Hospitals and Multiplexes / Property Tax shall be provided.

3. **PLANNING CONSIDERATION**:

   The Township project has to be integrated township project. The project should necessarily provide land for following users:-
   (a) Residential
   (b) Commercial
   (c) Educational
   (d) Amenity Spaces
   (e) Health Facility
   (f) Parks, Gardens & Play grounds.
   (g) Public utilities

4. **GENERAL NORMS FOR DIFFERENT LAND USES**:

   The over all planning of the special townships shall be such that the project shall meets with the specifications spelt out in the prevailing planning standards approved by Government. Further the planning of Special Township shall take care of following land uses in particular.

   (a) **Residential**: The residential area should be well defined in clusters or neighborhoods or in plots development with proper road grid. Out of the total built-up area proposed to be utilized which is permissible as proportionate to zoning of area under such township at least 60 % of the area shall be used for purely residential development and further out of the total built-up area proposed to be utilized for residential development 10 % shall be built for residential tenements having built up area up to 40 sq.mt.

   (b) **Commercial**: The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community center etc.

   (c) **Educational**: Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have adequate allocation area for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

   (d) **Amenity Spaces**: The area allocation for amenity space providing amenities like market, essential shopping area, recreation centers, town hall, library etc. should not be less than 5% of gross area and should be evenly placed.

   (e) **Health Facilities**: Adequate area allocation for health facilities for
primary health shall be provided. Minimum area required for health facilities shall be as per prevailing planning standards.

(f) **Parks, Gardens and Playgrounds**: The township shall also provide at least 20% of the gross area of township as parks/gardens/playgrounds without changing the topography. This should be exclusive of the statutory open space to be kept in smaller layout and should be distribute in all residential clusters. This 20% area should be developed by the developer for such purposes and kept open to general public without any restriction or discrimination.

(g) **Public Utilities**: Appropriate area allocation should be provided for (a) power receiving station/sub station, (b) water supply system (c) sewerage and garbage disposal system (d) police station (e) public parking (f) cemetery/cremation ground (g) bus station, fire brigade station and other public utilities as per requirements.

(h) **Transport and Communication**: The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

- Classified Road - as prescribed
- Main road/Ring road - Minimum 18 to 24 meter wide
- Internal road - as per prevailing bye laws applicable to Development Plan subject to minimum road width 9 mt.

(i) **Service Industries**: In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use shall be residential use.

**Notes:**

I) All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulations of Development Plan.

II) Location of Development Plan reservation can be shifted anywhere in the Township Area with the approval of the Municipal Commissioner.

III) Development Plan reservations in the Township area, shall not be handed over to the Planning Authority but the same shall be developed by the developer for the designated amenity.

IV) Development Plan roads in the township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions there upon.

V) Minimum parking shall be provided as per DCR of Nashik Municipal Corporation provided that for hotel, restaurant, college, school, educational institute, educational classes, hospitals, polyclinics and diagnostic centers, offices, mangal Karyalaya, town hall, clubs, etc. onsite parking shall be provided. For buildings having mixed users regular parking area a 3.0 mt. wide strip within the area along the road on front side shall be provided for visitor’s parking.

5. **DEVELOPMENT CONTROL REGULATIONS** :-

Prevailing Development Control Regulations of sanctioned Development Plan
amended from time to time shall be applicable mutadis except those expressly provided in these Special Regulations.

5.1 **Special Township in Residential, Residential with Agricultural / Green Zone / No Development Zone.**

(i) The total built-up area/ FSI of entire gross area of the Special Township declared as per Regulation No. 1.1 excluding the area under Agriculture/Green Zone/ No Development Zone, if any, included in the project shall be 1.00. The FSI for Agriculture/Green Zone/No Development Zone if any included in Special Township Zone shall be 0.2 only in proportion to area of the Zone. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing Development Control Regulations, for Nashik Municipal Corporation. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer, Nashik Municipal Corporation; utilization of DRC’s originated from any other area i.e. outside Special Township area shall not be permissible in Special Township area.

(ii) In case area Notified under Special Township falls in Residential Zone and partly in Agricultural/Green Zone/ No Development zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

5.2. **Special Townships in Agricultural/Green Zone/ No Development Zone.**  
(Excluding Agricultural lands in command area of Irrigation Project.)

(i) Development of Special Township Project in Agricultural/Green Zone/ No Development Zone and Residential Zone, contained in the Development plan shall be permissible subject to additions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area/ FSI of 0.20 % worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50 % of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall impermissible therein.

(ii) All Provisions of Regulations except 4 (f) shall apply to the development of Township in Agricultural/ Green Zone / No Development Zone.

5.3 **General Regulations :**

(i) In the event the special township project contains sites reserved for public purposes (buildable reservation) in Development Plan for while the Appropriate Authority is any department of State Govt./ Central Govt. or any Government undertaking, the developer shall construct the amenity as per requirement of the concerned department and handover the constructed amenity free of cost to that Department. Upon such handing over the constructed amenity the developer would be entitled to utilise additional floor space over and above FSI permissible within the township (equivalent to the built-up area of the constructed amenity) anywhere
within the special township project.

(ii) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Nashik Municipal Corporation about the construction of building as below:

'I have confirmed that the proposed construction in the scheme is as per norms as specified by Indian Standards Institute, for the resistance of earth quake fire safety & natural calamities'.

(iii) Upper and lower ground floor type construction shall not be allowed.

(iv) In special township schemes under Residential zone and Agricultural / Green zone / No Development Zone trees at the rate of minimum 150 trees per ha. And 400 trees per ha. Respectively shall be planted and maintained by the developer.

(v) Once the proposal for special Township is submitted to the Government under Regulation No. 7(A) no change zone proposal in such Township area shall be considered by Government.

6. SALE PERMISSION : It Would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/ flat shall be allowed unless the basic infrastructure as per Regulation no. 1,3 is provided by the developer to the satisfaction of the Commissioner, Nashik Municipal Corporation. In case the development is proposed in Phases & sale permission is expected after completion of Phase wise basic infrastructure, such permission may be granted by the Nashik Municipal Corporation. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided & completed phase wise. The plots earmarked for amenities, facilities and utilities shall be also simultaneously developed phase wise along with residential/ allied development.

7. PROCEDURE

(a) Locational Clearance: The proposal for development of Special Township along with details of ownership of land or Development rights of lands in the proposed scheme, site plan, part plan of sanction development plan, shall be submitted to Government in Urban Development Department along with a copy to Director of Town Planning Maharashtra Stare, Pune Environment Department of Maharashtra State, for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government u/s 45 of MR&TP Ad, 1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the state Government within a period of 90 days from the date of receipt of the proposal & after completion of all prescribed procedure specified in Regulation No. 1.2 above and compliance of any such development as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance approval will stand lapsed unless it is renewed by Govt. for sufficient reasons. Application for renewal has to be made to Govt. before expiry of one year. These special Regulations shall not be applicable to the area on which clearance / approval has lapsed.
b) **Letter of intent:** Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Commissioner, Nashik Municipal Corporation, Nashik along with the environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50% of area under scheme and other particulars as decided and directed by Commissioner, Nashik Municipal Corporation, Nashik. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the final proposal; complete in all respect the letter of intent shall be valid for six months unless renewed.

c) (i) **Final Approval:** The Developer shall submit the layout plan of the entire township area, sector-wise detailed building plans and details of phasing, for final sanction to the Commissioner, Nashik Municipal Corporation, Nashik. The developer shall also submit an undertaking and execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15% of its development costs. The Commissioner, Nashik Municipal Corporation, Nashik shall conduct proper enquiry and ensure the correctness of title and ownership etc. only after such verification, Commissioner, Nashik Municipal Corporation, Nashik, shall grant approval to layout plan and sector wise detailed building plan in consultation with Deputy Director of Town Planning, Nashik Division, Nashik within the stipulated period on terms and conditions as may be determined by Commissioner, Nashik Municipal Corporation.

The period required for Technical consultation with Deputy Director of Town Planning, Nashik Division, Nashik shall not be computed.

Any one aggrieved by an order passed under prevailing Development Control Regulations may within forty days of the date of communication of the order prefer an appeal to the State Government.

(ii) Every application shall be accompanied by:

(a) **Ownership Document:** 7/12 extract/ Property Card, Ownership right Document in original with list of such documents.

(b) **Extent of area:** Village maps showing the extent of area and authenticated measurement plan/ gut book of the land in original and list of such documents.

(c) **Authenticated copies of locational clearance and letter of intent.**

(d) **Layout and building plans:**

   (Prepared & Signed by experts in respective fields and team headed by an Architect Town Planner)

   i) Layout plan showing all details of area utilized under roads, open spaces, parks, garden, playground & other amenities.

   ii) Detailed layout plan, building plans of all development with area of all sector and individual plots and built-up area/ FSI proposal on each sector and plot.

   iii) Detailed Report comprising of expected population, requirement of amenities proposed amenities with reference to prevailing planning
standards approved by Government sources of all basic amenities and details of implementation maintenance, Taxation. etc,

iv) Details of zoning and area under such zone.

v) Details of FSI/Total built up area proposed to be utilized in scheme.

vi) Details of Eco friendly amenities provided.

vii) Plan showing road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with area details.

ix) Plan showing HFL of major lakes, river, if any certificate by Irrigation Department.

x) Plan showing details of distribution of total built-up area / space.

xi) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.

xii) Details of storm water drainage scheme.

xiii) Details of fire fighting mechanism, fire brigade station.

xiv) All other documents as determined and directed by Commissioner, Nashik Municipal Corporation, Nashik.

Note : The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/developer by the Government / Collector / Commissioner.

8. Implementation & completion:

i) Development of Basic infrastructure & amenity shall be completed by the developer to the satisfaction of the Commissioner, Nashik Municipal Corporation as per phases of Scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.

ii) No building in the scheme is permitted to be occupied in any manner unless occupancy certificate is issued by Commissioner, Nashik Municipal Corporation.

iii) Final completion certificate for the scheme is to be issued by Commissioner, Nashik
Municipal Corporation in consultation with Maharashtra Pollution Control Board, Tree Authority as far as tree plantation is concerned and Chief Fire Officer of Nashik Municipal Corporation.

iv) Application for occupation certificate or final completion certificate shall be submitted along with a declaration and undertaking by the developer and his structural consultant, Architect Town Planner as follows:

i) We confirm that all building constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earthquake, fire safety and natural calamities.

ii) Work is done as per sanctioned plan.

iii) Built-up area and FSI consumed in scheme is as per sanctioned plan of the scheme.

iv) If it is found that extra built-up area / FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Commissioner, Nashik Municipal Corporation, Nashik within one month.

9. **Interpretation**: If any question or disputes arises with regards to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of these Regulation shall be final and binding on all concerned.
1. The roadside noise barrier shall be provided if the flyovers or elevated roads and elevated rail network passes through congested localities and the distance between opening in the building and parapet of such traffic works is less than 30 mt.

2) Noise barriers will need to be considered from both acoustic and non-acoustic aspects. The acoustic design aspects include barrier material, barrier locations, dimensions and shapes. The non-acoustic aspects include aspects such as structural integrity, safety, aesthetics and reduction of potential negative effects of noise barriers.

3) Noise barriers should be such that it will shield receivers from the noise generated by road traffic in excess of acceptable noise level of 60 db for roads with two or more lanes fronting on residential area, 65 db for roads fronting on areas on mixed uses and 70 db for arterial and trunk roads. However, for arterial and trunk roads, the noise barriers should be capable of traffic in excess of acceptable noise level of 70 db, regardless of the land use on either side of the road.

4) The noise barriers may be in the form of vertical and crank top barriers, semi-enclosures, fun enclosures and deck over.

5) A material that has a Transmission Loss (TL) of 33 db or greater shall be provided. Similarly the material surface density shall be less than 10 kg/sq.mt.

6) In the design of noise barriers, sound "leaks" due to holes, slits, cracks or gaps through or beneath a noise barrier shall be avoided. Therefore to avoid reduction in acoustic performance of noise barriers, recess should be formed along the barrier to accommodate the street furniture as far as possible.

7) In general the following materials could be used:
   (i) Steel
   (ii) Aluminum
   (iii) Polycarbonate or acrylic sheets
   (iv) Concrete brick or glass fiber reinforced concrete
   (v) Proprietary made acoustic panels

8) Noise barriers shall not be closer than 4.5 mt. from carriage way to protect it from the impact of errant vehicles. If the space is limited say less than 1.5 mt. untentioned corrugated beam barriers or concrete profile barrier can be integrated with the noise barrier.

9) The material used shall have adequate fire resistance and a length of at least 4 mt. made of non-combustible elements shall be insisted bi every 100 mt. of noise barriers. Emergency access / exist points are also required to assist evacuation.

10) If barriers are in the form of enclosure, it should be uniform and avoid glare and flider effects.

11) The barriers shall not affect aesthetical perception of both road users and residents. It should be properly blend into the local environment. It should also integrated and co-ordinated with the street furniture.
12. As far as possible the tall sound barriers shall be avoided. Generally the height of barriers shall not be more than 3 mt. Cantilever barrier may be built instead of very tall barrier.

13) Noise barriers should be designed so that they require minimal maintenance other than cleaning. Proper access should be provided for future maintenance.

14) Adequate ventilation shall be provided if barrier structure is an enclosure.

15) Noise barriers should form an Integral part of road design.

The above guidelines shall be strictly followed by MSRDC, MMRDA, PWD and other agencies engaged in construction of flyovers, elevated roads and elevated rail network.
MOBILE TOWERS:

The Department of Telecommunication Government of India is issuing license to private companies in order to set up a Cellular Mobile Telecommunication System in Corporation towns in Maharashtra State. This system requires establishing number of base stations all over the town. Each base station will be consisting of number of antennae installed on the roof tops and electronic equipment associated are required to be installed in the semi-permanent structures to be constructed on the top of the buildings.

The Development Control Regulations for Corporations may or may not contain a provision to allow such kind of semi-permanent construction upto 200 sq.mt. built up area free of FSI.

Government after examining the issue in detail has come to the conclusion that the companies to whom the valid license is issue by the Department of Telecommunication Government of India require this facility and hence Government is pleased to issue the following directive under Section 54 of the Maharashtra Regional and Town Planning Act, 1966.

“All the Corporations (except BrihanMumbai Municipal Corporation) shall initiate a proposal of modification under Section 37 of the Maharashtra Regional and Town Planning Act, 1966 to incorporate a provision in the Development Control Regulations at suitable place as follows:

The area of one room for installation of telephone connectors as per the requirements of the Department of Communication or the companies authorized on that behalf but not exceeding 20 sqm. per building with the written permission of the Commissioner, can be permitted free of FSI.

Where similar provision is already existing in the DC Regulations, the said provision can be made operative to the companies to whom valid license is issued by the Department of Telecommunication."