

विकास योजना - नांदेड (सु)

नांदेड महानगरपालिकेच्या सुधारीत विकास नियंत्रण नियमावलीच्या प्रस्तावास महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३७(२) अन्वये मान्यता...

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्र. टिपीएस-३२१०/१५२६/प्र.क्र.२३/१०/नवि-३०,

मंत्रालय, निर्मल बिल्डींग कॅम्प, मुंबई : ४०० ०२१,

दिनांक: २७ ऑगस्ट, २०१२.

पहा :- १) आयुक्त, नांदेड महानगरपालिका, नांदेड, यांचे पत्र क्र. नावाशमनपा/नरवि/कलम-३७/१९८/२०१०, दि. १८/१०/ २०१०.

२) संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र. वि.यो.नांदेड/ नांवांमनपा सुविनिनि/ कलम ३७(१)/टिपीव्ही-५/ ५४२३, दि. २६ ऑगस्ट, २०११.

शासन निर्णय:- सोबतची अधिसूचना (इंग्रजी) महाराष्ट्र शासन राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(म.मो.पाटील)

अवर सचिव, महाराष्ट्र शासन

प्रति,

- १) विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद .
- २) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
- ३) जिल्हाधिकारी, नांदेड,
- ४) सहसचिव (नगररचना), नगर विकास विभाग, मंत्रालय, मुंबई.
- ५) उपसंचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.
- ६) सहायक संचालक, नगररचना, नांदेड शाखा, नांदेड

(त्यांना विनंती की, प्रस्तुत अधिसूचनेच्या अनुषंगाने अधिप्रमाणित करावयाच्या विकास नियंत्रण नियमावलीच्या तीन प्रती शासनास सत्वर सादर कराव्यात.)

- ७) आयुक्त, नांदेड वाघाळा महानगरपालिका, नांदेड.
- ८) व्यवस्थापक, शासकीय मुद्रणालय, औरंगाबाद.

(त्यांना विनंती की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात औरंगाबाद विभागीय पुरवणी भाग-एक मध्ये प्रसिध्द करुन त्यांच्या प्रत्येकी १० प्रती हया विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.)

- ९) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.)

- १०) निवडनस्ती (कार्यासन नवि-३०).

Revised Development Plan-Nanded –
Waghala Municipal Corporation.
Development Control Rule:
Sanction under Section 37(2) of the
Maharashtra Regional & Town Planning
Act, 1966.

NOTIFICATION
GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
MANTRALAYA, NIRMAL BUILDING CAMP, MUMBAI- 400 021
No. TPS-3210/1526/CR-23/2010/UD-30
Dated : 27 August, 2012

The Maharashtra Regional & Town Planning Act, 1966

No. TPS-3210/1526/CR-23/2010/UD-30 :- Whereas the Revised Development Plan of Nanded-Waghala Municipal Corporation has been sanctioned by the Government in Urban Development Department vide Notification No. TPS-3200/2043/CR-164(B)/2000/UD-30, dated 31.01.2004 for Sectors A and B (part) and vide Notification No. TPS-3200/2043/CR-164(B-1)/2000/UD-30, dated 18.08.2004, for the remaining Sectors C to G, which have come into force with effect from dt. 16.03. 2004 and Dt. 16.10.2004 respectively. And whereas excluded part of the said Development Plan (Sector A to G) has been sanctioned vide Notification No. TPS 3206/488/CR-104/2006/UD-30, dated 03.08.2006 and the standardized building byelaws and the Development Control Regulations approved by the Government vide Resolution No. TPS 3678/814/ UD-5, dated 16.07.1980 have been made applicable for Nanded Waghala City Municipal Corporation (hereinafter referred to as "the said Corporation") vide EP No.33 and the said Development Plan of Nanded has come into force with effect from 15.09.2006 (hereinafter referred to as "the said Development Plan") under section 31(1) of the the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act");

And whereas as per EP-33 included in the said Notification, Government in Urban Development Department has directed the said Corporation to adopt the standardized Building Byelaws and Development Control Rules approved by the Govt. of Maharashtra in Urban Development Department vide Notification No. TPS 3678/814/UD-5, dated 16.07.1980 for the entire areas under its jurisdiction;

And whereas, the standardized Building ByeLaws and Development Control Regulations required streamlining and modification by incorporating various Notifications/Directives issued by the Govt. in Urban Development Department since then;

And whereas, the said Corporation has submitted the draft modification proposal to replace the existing standardized Building Byelaws and Development Control Regulations as per the provisions of 37 of the said Act, to the Govt. for sanction vide Marathi letter No. नावाशमनपा/नरवि/कलम-३७/१९८/१०, dated 18.10.2010 after following all the legal procedure

stipulated under section 37(1) of the said Act and requested Govt. to sanction the said draft modification proposal;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the Govt. is of the opinion that the said draft modification proposal should be sanctioned with some changes;

Now therefore, in exercise of the powers conferred under sub-section 2 of section 37 of the said Act, the Government hereby sanctions the said draft modification proposal with certain changes specifically described in the **Schedule A** appended hereto and for that purpose amends the above referred Notification dated 03.08.2006 as follows:

“ In the Schedule of Modification appended to the Notification No. TPS 3206/488/CR-104/2006/UD-30, dated 03.08.2006, sanctioning the said Development Plan the existing Building ByeLaws and Development Control Regulations shall be replaced by the ByeLaws of the modification proposal sanctioned by the Government vide Notification No TPS-3210/1526/CR-23/2010/UD-30, Dated 27.08.2012 .”

Aforesaid Notification alongwith schedule of Modification to the said Regulation shall be kept open for inspection of the public during office hours in the office of the Nanded-Waghala Municipal Corporation, Nanded

This Notification shall also be published on Government website www.urban.government.in.

By order and in the name of Governor of Maharashtra,

(M.M.Patil)

Under Secretary to Government.

SCHEDULE A

**(Accompaniment of Government Notification, Urban Development Department No.TPS-3210/1526/CR-23/2011/UD-30,
dated 27th August, 2012)**

| Regulation No. | Modifications proposed by the Corporation | Modifications sanctioned by the Government |
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| | PART – I ADMINISTRATION | |
| | SHORT TITLE, EXTENT AND COMMENCEMENT: | |
| 1. | 1.3 Jurisdiction: These shall apply to all building activities and development works in the areas under the entire jurisdiction of the Nanded Waghala City Municipal Corporation, Nanded (hereinafter called “the Corporation”) excluding the area within the jurisdiction of M.I.D.C. and extended limits of Nanded Waghala City Municipal Corporation vide Notification No. GEN. 1596/354/CR-225/UD-24 dated 26th March 1997, vide Notification No. NWNC-1307/1052/CR-395/07/UD-24 dated 1st July 2009 and NVMC-1005/1374/CR-158/08/UD-24 dated 28th August 2009. | In this Rule, the words "and extended limit.....28th Aug 2009" are deleted and the words “ as on the date of publication of this Notification in the Official Gasette” are inserted after the words “Nande Waghala City Muncipal Corporation, Nanded.” |
| | 1.5 Jurisdiction of these Regulations shall extend upto 10 km. beyond the present limit of the Corporation as detailed in Appendix “Z”. | Deleted. |
| 2. | APPLICABILITY OF REGULATIONS: In addition to the provisions contained in Section 44,45, 58 and 69 of Maharashtra Regional & Town Planning Act, 1966 and 253 to 269 of Bombay Provincial Municipal Corporation Act 1949 and Maharashtra Apartment Act, 1963, as amended from time to time these regulations shall apply to the building regulation activities given under 2.1to 2.5. These Regulations shall apply to all “development”. Further these regulations shall apply to development word defined in Regulation No.2.1 to 2.5. | In this Rule, the words "These Regulations shall in Regulation No.2.1 to 2.5." shall be deleted. |
| | 2.1.1 Where a building is erected, these Regulations shall apply to the design and construction of the building, | Deleted. |
| | 2.4 Reconstruction: The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse, demolition, having been declared unsafe or which is likely to be demolished by or | Deleted. |

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| | under an order of the Corporation shall be allowed subject to the Regulations in Appendix– “G”. | |
| 3. | MEANINGS AS IN THE ACTS, RULES, ETC : | |
| | 3.2 All mandatory Development Plan Regulations regarding use, coverage, FSI, setback, open spaces, height, number of storeys, number of dwelling units, parking standards etc. for various categories of buildings thereon made from time to time shall be applicable <i>mutatis mutandis</i> in the building regulations under this clause. All directions issued and amendments / modifications made by Government in these regulations from time to time will automatically be included as part of these Regulations after following the procedure as laid down in Regulation 37 of Maharashtra Regional and Town Planning Act,1966. | In this Rule, the words " All directions. ...Maharashtra Regional and Town Planning Act 1966 " shall be deleted. |
| 4. | DEFINITIONS: For the purpose of this part, the following definitions shall apply: | |
| | 4.1. General: 4.1.1 In these regulations, unless the context otherwise requires, the definitions given under 4.2 to 4.209 shall gave meaning indicated against each of them. | In this Rule, the word gave shall be substituted by the word have . |
| | 4.7 “Addition And/or Alteration” means a change from one occupancy to another or a structural change, such as an addition to the area or height, or the removal of part of building, or a change to the structure, such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of ingress or egress, or a change to fixtures or equipment, as provided in these Regulations. However modifications in regards to gardening, white washing, painting, plastering, pointing, paving and refilling shall not be deemed to be alteration. | In this Rule, the word " refilling " shall be substituted by the word " retiling ". And the words “ in regards ” are substituted by “ with regards ” |
| | 4.9 “Alteration” means a change from one occupancy to another or a structural change such as addition to the area or height or removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipment. | Deleted. |
| | 4.11 “Amenity” means roads, streets, open spaces, parks, recreational grounds, play-grounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences. | In this definition the word " Amenity " shall be substituted by the word " Layout Amenity " |
| | 4.18 “Barsatis” means habitable room/rooms on the roof of the building with or without toilet/kitchen. | Deleted. |
| | 4.21 “Builder” means a member of Confederation of Real Estate Development Association of India (CREDA) and registered in the office of Corporation, who is employed to build or execute work on a building / structure and also sell the same or where no person is employed the by owner of the | Deleted. |

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| | building or structure and duly registered in the office of the Corporation. | |
| 4.25 | “Building Unit” means a land / plot or part of a land / plot or combination of more than one land/plot as approved by the Competent Authority. Provided however where an alignment has been fixed on any road by any Competent Authority, the building unit shall mean and refer to the land excluding the portion falling in alignment. | Deleted. |
| 4.29 | “Carpet Area” means the net usable floor area within a building excluding that covered by walls or any other areas specifically exempted from floor space index computation in these Regulations and the half area of balconies. | In this definition the words "and the half areas of balconies" shall be deleted. |
| 4.37 | “Cluster” means Plots or dwelling units or housing grouped around open space (Ref. Fig.3). Ideally housing cluster should not be very large. In ground and one storeyed structure not more than 20 houses should be grouped in a cluster. Clusters with more dwelling units will create problems in identity, encroachments and maintenance. | In this definition, the words “Ideally housing cluster encroachments and maintenance” shall be deleted. |
| 4.38 | ‘Cluster Planning’ provisions given in Appendix – S shall apply for size of open cluster & open space, setbacks, vehicular access and pedestrian paths. | Deleted. |
| 4.39 | “Cluster Plot” means Plot in cluster. | Deleted. |
| 4.50 | “Covered Area” means ground area covered by the building immediately above the plinth level. The areas covered by the following in the open spaces are excluded from covered area. a) Garden, rockery, well and well structures, plant nursery, water pool, swimming pool (if uncovered), platforms around a tree, tank, fountain, bench, <i>CHABUTARA</i> with open top and unenclosed on sides by walls and like. b) Drainage culvert, conduits, catch-pits, gully-pit, chamber, gutter and the like. c) Compound wall, gate, unstoried porch and portico, slide, swing, canopy, uncovered staircase, ramps areas covered by chajja and the like. d) Watchmen’s booth, pump house, garbage shaft, electric cabin or sub-stations, and such other utility structures meant for the services of the building under consideration. <i>Note: For the purpose of this Part, covered area equals the plot area minus the area due for open spaces in the plot.</i> | In this definition, in part (c) the words "ramps areas covered by chajja and the like" shall be deleted. |
| 4.54 | “Density” means the residential density expressed in terms of the number of dwelling units per Ha. <i>Note: Where such densities are expressed exclusive of community facilities and provision of open spaces and major roads (excluding incidental open spaces), these will be net residential densities. Where these densities are expressed taking into consideration the required open space provision and community facilities and major roads, these would be gross residential densities at neighbourhood level, sector level or town level, as the case may be. The provision of open spaces and community facilities will depend on the size of the residential community.</i> | The note below this definition is deleted. |

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| | <i>Incidental open spaces are mainly open spaces required to be left around and in between two buildings to provide lighting and ventilation.</i> | |
| | 4.57 “Developer” means the person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is empowered, the owner of the building unit, building or structure and who is also registered with Confederation of Real Estate Development Association of India (CREDAI). | Deleted. |
| | 4.68 “Emergency Lighting System” means a complete but discrete emergency lighting installation from the standby power source to the emergency lighting lamp(s), for example, self-contained emergency luminaries or a circuit from central battery generator connected through wiring to several escape luminaries . | The word “ luminaries ” is corrected as “Luminaires”. |
| | 4.95 “ Floor ” means the lower surface in a storey on which one normally walks in a building. The general term, floor, unless otherwise specifically mentioned, shall not refer to a mezzanine floor. <i>Note: The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floors at or wholly above ground level the lowest floor in the building with direct entrance from the road/street shall be named as Ground Floor. The other floors above Ground Floor shall be numbered in sequence as Floor-1, Floor-2 etc, with number increasing upwards.</i> | The following words in the footnote are deleted - " at or wholly above " and " the lowest floor in the building " |
| | 4. 96 “ Floor Area ” means covered area of a building at any floor level. | Deleted. |
| | 4.97 “ Floor Space Index (FSI or FAR) ” means the quotient of the ratio of the combined gross floor area of all floors excepting areas specifically exempted under these Regulations, to the total area of the plot/building unit. <div style="text-align: center;"> $\text{Floor space Index (FSI/FAR)} = \frac{\text{Total covered area on all floors}}{\text{Plot Area /Building Unit.}}$ </div> <i>Note: The term, F.A.R. is synonymous with Floor Space Index (FSI).</i> Provided that the following shall not be counted towards computation of FSI. <ol style="list-style-type: none"> i. Parking spaces without any enclosures and partitions of any kind, with clear height of 2.4 mts. and in case of slabs with beams, height should not exceed 2.8m same is relaxed in these regulations. ii. Interior open spaces and ducts required under these regulations subject to maximum 4% of the Built up Area. | The word FAR in the definition as well as in the formula is deleted. In this definition, provisions at Sr.No. i to x is deleted. |

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| | <ul style="list-style-type: none"> iii. Basement exclusively used for required parking with maximum clear height of 2.4 m excluding beams. iv. Security Cabin up to 4 sqm. v. Weather shed up to 0.60 m width vi. Staircase with maximum intermediate landing width equal to the width of stair, maximum landing width at floor level shall be twice the width of stair. vii. Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank. viii. Open air space/chowk required under this regulations. ix. Electric room as specified by Maharashtra State Electric Distribution Company. x. 10% of total basement area used for safe deposit vault & A.C. Plant after fulfilling parking requirements. | |
| | 4.103 “Gaothan” relates to the tenure of the land and means an area free of assessment and entered as Gaothan land in the property Registry Card on the date of publication of the revised Development Plan. It shall not include ex-inam or Khalsa or Sarkari or any other tenure lands. | Deleted. |
| | 4.106 “Group Housing Scheme” means Group of multi-storeyed housing for more than one dwelling unit where land is owned by jointly (as in the case of co-operative societies or public agencies such as local authorities or housing boards etc.) and the construction is undertaken by one authority. | In this definition, the word “ owned by ” are replaced with the words - “ owned or proposed to be owned ” and following sentence is deleted - "and ... by one authority". |
| | 4.109 “Hawker’s Zone” means a space/area specifically designated/reserved in Development Plan to carry out their activities on daily basis and as based on the policy of Government of Maharashtra vide Standardised Bye-laws, 2009 for regulating business of Hawkers. | Deleted. |
| | 4.114 “High Rise Building” means for the purpose of this Part, all buildings 15 m and above in height shall be considered as high rise building. However, chimneys, cooling towers, boiler rooms/ lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as a non-High Rise building. Buildings less than 15 m including stilt floor/parking floor stand excluded from the definition of high-rise buildings. | Following sentence is deleted "Buildings Less high rised buildings" |
| | 4.115 “Holding, Contiguous” means a contiguous piece of land in one ownership irrespective of separate property register card. | Deleted. |
| | 4.116 “Home Occupation” means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which on article or service is sold or | The word “ on article ” shall be substituted by the word “ any article ” and following sentence is deleted - "Home occupation may be prescribed" |

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| | exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used the total electricity load should not exceed 0.75 KW. “Home Occupation” may also include such similar occupations as may be specified by the Commissioner with the approval of corporation and subject to such terms and conditions as may be prescribed. | |
| | 4.125 “Multi-Storeyed Building or High-Rise Building” means a building of a height of 15 m. or more above the average surrounding ground level. | Deleted. |
| | <p>4.128 “Natural Hazard” means the probability of occurrence, within a specific period of time in a given area, of a potentially damaging natural phenomenon.</p> <p>4.129 “Natural Hazard Prone Areas” means areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or landslides/mud flows/avalanches, or one or more of these hazards.</p> <p><i>Note: Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS: 1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS: 875 (Part3) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.</i></p> | Deleted. . |
| | 4.131.3 “Educational Building” means any building exclusively used for a school, college or day-care purposes for more than 8 hours per week, recognized by the appropriate Board or University, or any Other Competent Authority involving, assemble 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 promises , and a building used as a hostel captive to an educational institution whether situated in its campus or not. | The word “promises” shall be substituted by the word “premises” and the words in last sentence " whether .. or not " shall be substituted by the words " only if situated in the campus " |

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| | <p>4.131.5 “Hazardous Building” means any building or part thereof which is used for:</p> <p>i) Storage, handling, manufacturing or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or producing poisonous fumes or explosive emanations;</p> <p>ii) Storage, handling, manufacturing or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes and explosive or mixtures of dust which result in division of matter into fine particles capable of spontaneous ignition.</p> | <p>The words in Sr.No.i) "storage handling" shall be substituted by the words "storage handling".</p> |
| | <p>4.131.11 “Public Building” Except where otherwise defined 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 and also those as defined in 4.149 below.</p> | <p>The words in last senetence “and also below” are deleted.</p> |
| | <p>4.132 “Open Space” means an area, forming an integral part of the plot, left open to the sky.</p> <p><i>Note: The open space shall be the minimum distance measured between the front, rear and side of the building and respective plot boundaries.</i></p> | <p>The words “open Space” shall be substituted by the words “marginal space”.</p> |
| | <p>4.133 “Owner”: Owner, in relation to any property, includes any person who is for the time being, receiving or entitled to receive, whether on his account or on account of or on behalf, or for the benefit of, any other person or as an agent, trustee, guardian, manager or receiver for any other person or for any religious or charitable institution, the rents or profits of the property and also includes a mortgaging possession thereof and includes:</p> <p>i) A person or body having a legal interest in land and/or building thereon. This includes free holders, leaseholders or those holding a sub-lease which both bestows a legal right to occupation and gives rise to liabilities in respect of safety or building condition.</p> <p>ii) In case of lease or sub-lease holders, as far as ownership with respect to the structure is concerned, the structure of a flat or structure on a plot belongs to the allot tee / lessee till the allotment/lease subsists.</p> <p><i>Note: The term ‘owner’ is synonymous with the term ‘Applicant’.</i></p> | <p>This Defini tion is substituted by following: The person who has legal title for land or building. It also includes -</p> <p>(a) an agent or trustee who receives the rent on behalf of the owner;</p> <p>(b) an agent or trustee who receives the rent of a or is entrusted with or is concerned with any building devoted to religious or charitable purposes;</p> <p>(c) a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights of the owner; and</p> <p>(d) a mortgagee in possession.</p> |

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| | 4.139 “Parking Complex/Parking Lot” mean premises either built or open which is utilized purely for parking of vehicles and where parking fees is collected by the owner and permitted in specific areas. The minimum site shall be 300 square meters. | Deleted. |
| | 4.143 “Permanent Open Air Space” means air space: i) Which is a street or not encroached upon by any structure. ii) Its freedom from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as open space. Provided that, in determining the open air space required in connection with construction work on a building any space occupied by an existing structure may if it is ultimately to become a permanently open air space, be treated as if it were already a permanently open space. | Deleted. |
| | 4.149 “Public Building” means a building used or constructed or adopted to be used; either ordinarily or occasionally as place of public worship or as a hospital, college, school, hotel, restaurant, theatre, public hall, public concert room/hall, public lecture room, public exhibition or as a public place of assembly or entertainment for person admitted thereto by tickets or occasionally for any similar public purpose. | Deleted. |

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| | <p>4.150 “Public Purpose” includes:</p> <ul style="list-style-type: none"> i) The provision of village sites, or the extension, planned development or improvement of existing village sites. ii) The provision of land for town rural planning. iii) The provision of land for planned development of the land from public funds in pursuance of any scheme or policy of Government and subsequent disposal thereof in whole or in part by lease, assignment or outright sale with object of securing further development as planned. iv) The provision of land for a Corporation owned or controlled by the State. v) The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by Government, any local Authority or a corporation owned or controlled by the state. vi) The provision of land for carrying out any educational, housing, health or slum clearance scheme sponsored by Government or by any Authority established by the Government for carrying out any such scheme or with the prior approval of the appropriate Government by a Local Authority or a society registered under the society Registration Act, 1860 or under any corresponding law for the time being in force in State, or a co-operative society within the meaning of any law relating to co-operative society for the time being in the force in the State. vii) The provision of land for any other scheme of development sponsored by Government or with the prior approval of appropriate Government, by a local Authority. viii) The provision of any premises or building for locating a public office, but does not include acquisition of land for Companies. | Deleted. |
| | 4.151 “Pollution Control” means and includes Noise Pollution, Air Pollution and Water Pollution. | Deleted. |
| | 4.155 “Real Estate Development” means development undertaken for sale to persons other than the one undertaking the development. | Deleted. |
| | 4.156 “Rear” as applied to a building means that portion which is on the opposite side of the front. | Deleted. |

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| | 4.157 “Residential Zone (R-1)” means a purely residential zone having plots on road less than 6 m width in Gaothan / Congested area and on roads less than 9 m width in non-gaothan area. | In this definition, the word Gaothan is deleted and road widths 6 M. and 9 M. shall be changed as 9 M. and 12 M. respectively. The word non-gaothan is substituted by the word non-congested . |
| | 4.159 “Revas Projection” means a part of room or rooms’ projection in open space beyond building line. | Deleted. |
| | 4.160 “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 . | In this definition, the words the adjoining or surrounding area are substituted by the words development plan . |
| | 4.165 “Room Height” means the vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the vertical distance measured from the finished floor surface up to the mid-point of the sloping roof. | Deleted. |
| | 4.167 “Self Use Development” means Development undertaken by an owner for his use. | Deleted. |
| | 4.169 “Similar/Parallel Congested Area” means plots not included in Congested and Gaothan Area and which confirms to following any of the criteria shall be considered as plots located in Similar /Parallel Congested Area. a) All areas shown in Development Plan in Pink Verge are to be treated as similar / parallel congested areas. b) Plots located in the area which has population density more than 700 persons/ Hecter. | Deleted. |
| | 4.171 “Service Road/Line” means a road / lane provided at the front, rear or side of a plot for service purposes. | Deleted. |
| | 4.174 “Site or Plot” means a parcel or piece of land enclosed by definite boundaries. | Deleted. |
| | 4.176 “Site, Depth of” means the mean horizontal distance between the front and rear site boundaries. | Deleted. |

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| | 4.177 | “Site With Double Frontage” means a site having frontage on two streets other than a corner plot. | Deleted. |
| | 4.180 | “Stair Cover (or Mumti)” means 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 the weather, and not used for human habitation. | Deleted. |
| | 4.182 | “Stilts or Stilt Floor” means ground level portion of a building consisting of structural column supporting the super structure done without any enclosures and not more than 2.5 m in the height from the ground level and used for the purpose of parking vehicles, scooters, cycles, etc and as described in Regulation 134. | In this definition, the word 2.5 M. is substituted by the word 2.4 M. |
| | 4.186 | “Subsoil Drain” mean a drain used or constructed to be used solely for conveying to any sewer (either directly or through another drain) any water that may percolate the subsoil | Deleted. |
| | 4.188 | “Tenement” means an independent dwelling unit with a kitchen or a cooking alcove. | Deleted. |
| | 4.189 | “Tenement Building and Ownership Flats” means residential building constructed in a semi-detached manner in a building unit, each dwelling unit is being designed and constructed for separate occupation with independent provision of bath, w.c. | Deleted. |
| | 4.190 | “Top-Most Storey” mean the uppermost storey in a building whether constructed wholly or partly in the roof or not and whether used or constructed or adapted for human habitation or not, but shall not include a Barasati or Mumti. | Deleted. |
| | 4.191 | “To Abut” means to about on a road such that any portion of the building is fronting on the road. | The word “about” is substituted by the word “abut.” |
| | 4.196 | “Transferable Development Right” means an award specifying the built up area an owner of a site or plot can sell or dispose or utilise elsewhere, whose site or plot is required to be set apart or affected for a community amenity or development for public purpose in the Development Plan or in road widening or covered in recreational use zone, etc and applicable only after such lands are vested with the Corporation/ appropriate authority as the case may be in the form of a TDR Certificate issued by the Corporation. | This definition shall be replaced as per the definition in Section 2, sub-section 9A of the M.R. & T.P. Act, 1966 which is as follows - Development right means right to carry out development or to develop the land or building or both and shall included the transferable development right in the form of right to utilise the Floor Space Index of land utilizable either on the remainder of the land partially reserved for a public purpose or elsewhere, as the final Development Control Regulations in this behalf provided. |

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| | 4.200 “Warehouse and Industrial Building” includes a factory, a workshop or a motor garage; a storehouse for goods and merchandise. | Deleted. |
| | 4.201 “Warehouse or Godown” means a building the whole or part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor did merely a shop if so use not a store attached to and used for the proper functioning of a shop. | Deleted. |
| | 4.206 “Water Tanks or Talav or Pond or Lake” means a natural existing low laying grounds forming a natural water body or wherein rain water gets collected and/or plots designated as Talav under the Development Plan or any other legitimate records. | The word laying is substituted by the word lying . |
| | 4.207 “Width of Road” means the whole extent of space within the boundaries of road when applied to a new road, as laid down in the surveys of the 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. | Deleted. |
| | 4.209 “Zone Plan” means the detailed layout plan of the sector or a part thereof maintained in the office of the Commissioner showing the sub-division of plots, open spaces, streets, position of protected trees and other features and in respect of each plot, permitted ‘land use, building lines and restrictions with regard to the use and development of each plot in addition to those laid down in the building rules. | Deleted. |
| 5. | <p style="text-align: center;">PART – II</p> <p style="text-align: center;">PERMISSION FOR DEVELOPMENT,</p> <p style="text-align: center;">PROCEDURE FOR OBTAINING SUCH PERMISSION AND REQUIREMENTS TO BE FULFILLED</p> <p style="text-align: center;">FOR SUCH PERMISSION</p> <p style="text-align: center;">DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE:</p> | The word 1 st “such” in the title is deleted and after 2 nd “Such” words “ development” are added. |

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| | <p>5.2 Items of operational construction by some authorities excluded:</p> <p>Construction for operational purpose, including maintenance of operational structures, by the following organisations, authorities or departments, whether temporary or permanent, may be exempted by the special permission of Commissioner in each case from the purview of these Regulations, except those relating to floor space index and fire precautions:</p> <ul style="list-style-type: none">a) Railway;b) National Highway;c) National Waterway;d) Airway and Aerodromes;e) Posts and Telegraphs, Telephones, Wireless, Broadcasting and other like forms of Communication;f) Regional grid for electricity;g) Defence Authorities andh) Any other services which the State Government may, if it is of opinion that the operation, maintenance, development for execution of such service is essential to the life of the community, by notification in the Official Gazette, declare to be a service for the purpose of this regulation. | <p>The words excluding mobile towers shall be added at the end of Rule No. 5.2 e).</p> |
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| | <p>5.3 Operational Constructions excluded: The following constructions for operational purposes of the organisations, authorities or departments listed above are exempted from the purview of these Regulations except those relating to floor space index and fire precautions:</p> <ul style="list-style-type: none">i) Repairs and renovation of existing installations or building used for operational purposes only which do not involve addition to or increase of built up area.ii) In the case of the Railways:<ul style="list-style-type: none">a) Repairs and renovation of existing railway tracks, including culverts, over bridges, under-passes or bridges, tunnels and side drains;b) Platforms, goods sheds and offices, parcel offices, sub-stations, foot-over bridges, turn-tables, lifting towers, gantries, signals and signal boxes or control cabins in hump yards;c) offices, yard depots, permanent way inspectors and signal inspector's stores in railway Running (Loco) sheds carriage and wagon depots, carriage washing places overhead or ground level water tank, pipelines, and pumping stations running rooms, train examiner's yards and all overhead electric equipment for traction.iii) For store sheds, when ancillary to operational requirement only. Provided that, for the construction of new railway lines or tracks the approval of the State Government shall be necessary. Similarly for construction of new buildings, goods stores, sheds or platforms, parcel offices and workshops or for purposes of major remodelling the approval of the Commissioner shall be necessary. Further provided that, the following constructions by the organizations, authorities or departments listed in sub-Regulation (5.2) herein shall not be deemed to be operational for the purpose of exemption under the said Regulations, namely:<ul style="list-style-type: none">i) New Residential buildings, Commercial buildings, Office buildings. Industrial buildings (other than gate lodges, essential operational staff quarters and the like), roads and drains, hospitals, clubs, institutes and schools in residential, commercial or industrial areas of the colonies of such organizations, authorities or departments.ii) A new building, new construction or new installation or any extension of any building in the case of any services other than those mentioned in this Regulation. | <p>This Rule shall be replaced as below: However, the following constructions of the Government Department do not come under the purview of operational construction for the purpose of exemption under Byelaws No. 5.2 :</p> <ul style="list-style-type: none">i) New residential building (other than gate lodges, quarters, for limited essential operational staff and the like) , roads and drains in railway colonies, hospitals, clubs, institutes and schools, in the case ofii) A new building, new construction or new installation or any extension thereof, in the case of any other services. In the context of this Byelaw for the purpose of deciding what constitutes 'Operational Construction', the following may be used as the basis :- <p>1) Repairs, renovation etc, to the following works in the existing installations, buildings, etc. of the Railways. :</p> <ul style="list-style-type: none">a) All Railway tracks in and outside the yards including the formation, culverts, bridges, tunnels and side drains.b) Buildings, platforms foot over bridges, subways, sheds over platform, yard master's and train dispatcher's offices, weigh bridges, turn-table, lifting-towers, gantries.c) Running (Loco) sheds, carriage, and wagon depots, carriage washing arrangements, running rooms, Train Examiner's office and depots in the yards, permanent way inspector's and Signal Inspector's Stores in the yards, water tanks overhead and ground level, pipe lines and pumping stations.d) Goods sheds, parcel offices, goods platforms.e) Stores sheds, sub-stations.f) Signals, signal cabins, control cabins in hump yards. <p>2) Fencing or walling for protection of railway lines and yards.</p> |
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| | | <p>3) All over head electric equipment for electric traction.</p> <p>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.</p> <p>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 1) (a) to(f) above, reference to the authority will be necessary.</p> |
| 6. | <p>PRE-CODE BUILDING PERMIT:</p> <p>i) Validity of Development Permission: If any development permission has been issued before the date of commencement of these Regulations, but the development is not started within a year from the date of issue of such permission, the said development permission shall be deemed to have lapsed.</p> <p>ii) Applicability to partially completed works: For partially completed works, started with due permission before these Regulation have come into force, the Commissioner may not, for reasons to be recorded in writing, necessarily insist on compliance with the provisions of these Regulations for extending the period of the development permission, which shall not exceed than that specified in section 48 of the Maharashtra Regional and Town Planning Act, 1966.</p> | <p>This provision is substituted by following-</p> <p>“6(i) Savings: Notwithstanding anything contained herein, any permission granted or any action taken under the Regulations in force prior to these regulations shall be valid and continue to be valid, unless otherwise specified.”</p> |

| 8. | <p>DOCUMENTS REQUIRED BEING SBMITTED ALONG WITH APPLICATION UNDER REGULATION-</p> <p>Every application made under Regulation-7 shall be accompanied by the following documents, namely:</p> <ul style="list-style-type: none">i. Copies of plans and statements and where in respect of any building scheme clearance is required from agencies like Corporation Fire Brigade and others, such number of copies of such plans and statements as may be required by the Commissioner.ii. The key (location) plan.iii. The site plan.iv. Sub-Division layout plan / plan for amalgamation where the property comprises of two or more different lands belonging to the owner or different owners.v. Building plan.vi. Particulars of development in the form specified in accompaniment to FORM – I.vii. Services plan.viii. Specifications and certificate of supervision.ix. Documents for proving ownership title.x. An attested copy of clearance certificate from the Assessment Department of the Corporation for payment of tax arrears, where applicable.xi. Appointment of Architect / Licensed Technical person in the prescribed Proforma.xii. Appointment of Structural/ Consulting Engineer in the prescribed Proforma (where necessary).xiii. Payment of development permission fee (True copy of challan). <p>Six sets of plans to be sent with the application may be of ordinary prints on Ferro paper or of any other type or computer drawings. One set of such plans shall be retained in the office of the Corporation for record after the issue of the permit or a refusal.</p> | <p>In the title of this Rule, the word BEING SBMITTED shall be substituted by the words “TO BE SUBMITTED”.</p> <p>After Sr.No.xiii), the following new entry shall be added at Sr.No. xiv) - N.A. order of the Collector wherever necessary</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 10. | <p>COLOURING NOTATION FOR PLANS:</p> <p>The plan shall be coloured as specified in Table No.2 given below and prints of plan shall be on one side of the paper only.</p> <table><tr><th colspan="8">TABLE NO. 2</th></tr><tr><th colspan="8">COLOURING OF PLANS</th></tr><tr><th rowspan="2">Sr. No.</th><th rowspan="2">Item</th><th colspan="3">Site Plan</th><th colspan="3">Building Plan</th></tr><tr><th>White Plan</th><th>Blue Print</th><th>Ammonia Print</th><th>White Plan</th><th>Blue Print</th><th>Ammonia Print</th></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td><td>(4)</td><td>(5)</td><td>(6)</td><td>(7)</td><td>(8)</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><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><td>.....</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><td>.....</td><td>.....</td></tr></table> | TABLE NO. 2 | | | | | | | | COLOURING OF PLANS | | | | | | | | Sr. No. | Item | Site Plan | | | Building Plan | | | White Plan | Blue Print | Ammonia Print | White Plan | Blue Print | Ammonia Print | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | 1 | Plot lines | Thick Black | Thick Black | Thick Black | Thick Black | Thick Black | Thick Black | 2 | Existing street | Green | Green | Green | | | | 3 | Future street, if any | Green dotted | Green dotted | Green dotted | | | | <p>In Table No.2, Column No.4 and Column No.7 regarding Blue print shall be deleted.</p> |
| TABLE NO. 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COLOURING OF PLANS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sr. No. | Item | Site Plan | | | Building Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | White Plan | Blue Print | Ammonia Print | White Plan | Blue Print | Ammonia Print | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Plot lines | Thick Black | Thick Black | Thick Black | Thick Black | Thick Black | Thick Black | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Existing street | Green | Green | Green | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Future street, if any | Green dotted | Green dotted | Green dotted | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 12. | <p>OWNERSHIP TITLE AND AREA:</p> <p>The documents for proving ownership title to be sent with the application under Regulation -7 shall be the following:</p> <ul style="list-style-type: none">a) Attested copy of original sale/lease deed/power of attorney/enabling ownership document wherever applicable accompanied by an site plan giving the physical description of the plot/property;b) Property register card, 7/12 extract, mutation entry and gut book sketch of a date not earlier than six months of the date of submission of the development proposal;c) Housing Society/Authority allotment letter along with its NOC.d) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or Architect with an affidavit from the owner in regard to the area in the form prescribed by the Commissioner.e) Latest certified measurement plan / gut book sketch / city survey sheet of the land or land under project obtained from the Revenue Authorities.f) Any other document prescribed by the Commissioner.g) In the case of land leased by the Government or local authorities, clearance of Government or such authorities regarding observance of the lease conditions shall be obtained and attached to the application for development permission in respect of such landh) Latest surveyed plan of the land showing all details of structures, shrubs, trees, etc., as per actual survey carried out by the Architect / Engineer or Revenue Authority, mentioning dimensions of all sides of land under project.i) Clearance certificate obtained from tax and assessment department of the Corporation. N.O.C's. from the various Authorities such as Railways, Civil Aviation Department, Directorate of Industries, Maharashtra Water Pollution Board, M.S.E.B. and such other authority as may be specified by the Commissioner.j) Approval from the Chief Controller of Explosives, Nagpur and Chief Fire Officer of the Corporation where | <ul style="list-style-type: none">i) In first sentence, the word “sent” shall be substituted as the word “submitted”.ii) At Sr.No.12a), after the word “original” the word “registered” shall be included.iii) At Sr.No.12b), the words “mutation entry...sketch” shall be deleted and the words “ six months” shall be substituted by the words “ two months ”. and after the word proposal, following new senetence shall be added - “and a certified copy of measurment plan.”iv) Sr.No. e), h), i), j), k), l), m) in this rule are deleted.v) Footnote in this rule shall be deleted. |
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| | <p>required.</p> <p>k) Approval from the Chief Inspector of Factories in case of Industrial Buildings as required.</p> <p>l) D. P. Remarks.</p> <p>m) Zoning Demarcation.</p> <p>n) Copy of sanctioned layout.</p> <p>o) Any other document prescribed by the Commissioner.</p> <p>Note: If the ownership of a plot changes after a Building Permit has been issued or granted, such Building Permit shall lapse, regardless of whether building has commenced or not. A Revalidated Building Permit may be applied for. Procedure for obtaining a Revalidated Building Permit, which has lapsed due to change of ownership, will be same as for fresh building permission.</p> | |
| 14. | <p>SITE PLAN:</p> <p>The site plan to be sent along with the application under Regulation 7 shall be drawn to a scale of 1:500 and shall be duly authenticated by the appropriate Officer of Department of Land Records showing in addition the following details;</p> <p>a) The boundaries of the site and of any contagious land belonging to the owner thereof;</p> <p>Note: To indicate details on site / building plan in Proforma II of FORM - I.</p> <p>b) The position of the site in relation to neighbouring street;</p> <p>c) The name of the street in which the building is proposed to be situated, if any;</p> <p>d) All existing buildings standing on over or under the site with their names (where the buildings are given names) and their numbers;</p> <p>e) The position of building and all other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in clause (a) above in relation to;</p> <p>i) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others,</p> <p>ii) All adjacent street, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in clause (a), and</p> <p>iii) If there is no street within a distance of 12 m. of the site; the nearest existing street; with its name</p> <p>f) The means of access from the street to the building (if any) which the applicant intends to erect upon his contiguous land referred to in clause (a);</p> <p>g) The space to be left around the building to secure a free circulation of air, admission of light and access for</p> | <p>In this rule, after the words “1:500” and following sentence shall be included -</p> <p>“in the case where the plot is more than 10 hectares to the scale of 1:1000 and”</p> <p>ii) At Sr.No.14 a) the word “contagious” shall be corrected as contiguous</p> <p>iii) Sr.No.14 n) shall be deleted and replaced as follows -</p> <p>“A plan indicating parking spaces as required under these regulations.”</p> <p>iv) Sub-rule Nos. 14 o), p), q) are deleted.</p> |

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| | <p>scavenging purposes;</p> <p>h) The width of the street (if any) in front and of the street (if any) at the side or near the building;</p> <p>i) The direction of north line relative to the plan of the buildings;</p> <p>j) Any existing physical feature, such as well, drain, trees, etc.,</p> <p>k) The ground area of the whole property and the break-up of covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required under these Regulations governing the coverage of area ;</p> <p>l) Overhead electric supply line including space for electrical transforming substation according to the requirements of electric distribution licenses, water supply and drainage line;</p> <p>m) Such other particulars as may be prescribed by the Commissioner.</p> <p>n) Site plan shall show all the existing trees, their location, species, actual girth, average age and height.</p> <p>o) The schedule mentioning the details as given in (n) above with number of trees that are proposed to be cut.</p> <p>p) The number of trees proposed to be cut shall be minimal considering the various alternatives for proposed development. The certificate from registered Architect/ Engineer shall be submitted along with the proposal.</p> <p>q) If site has more than 10 trees per 150 Sqm. Permission shall be granted by the Commissioner himself after his satisfaction regarding minimal tree cutting. But in any case verification and certification of Tree Authority regarding minimum tree cutting proposed shall be insisted upon. In absence of such clearance no piece of land shall be used as site for the construction of the building.</p> | |
| 15. | <p>(A) AMALGMATION:</p> <p>In case of the properties comprising of two or different holdings belonging to the same or different owners, provided the developer is same then the plans for amalgamation of the holdings shall be got approved from the Corporation.</p> | <p>15.1 Amalgamation of plots shall be permissible if they form a sizable plot from planning point of view and are contiguous.</p> <p>15.2 a) amalgamation of plots having different tenure shall not be allowed.</p> <p>b) The amalgamation of plots which is not desirable from planning point of view shall not be permitted.</p> |

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| | <p>(B) SUB-DEVISION/LAYOUT PLAN:</p> <p>In the case of development work, sub-division/layout plan to be sent along with the] application under Regulation 7 shall be drawn on a scale of not less than 1:500, however, for layout having areas 4.0 Ha and above the plan shall be drawn at a scale of not less than 1:1000, containing the following:</p> <ul style="list-style-type: none">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 along with building lines showing the setbacks with dimensions in each plot;d) The location of drains, sewers, public facilities and services and electrical lines etc.:e) Table indicating size, area and use of all the plots in the sub-division / layout plan;f) A statement indicating the total area of the site, area utilized under roads, open spaces for parks, playgrounds, recreation spaces and development plan reservations, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided;g) In case of plots which are sub-divided in built-up areas in addition to the above, the means of access to the sub-division from existing streets. | <p>i) In first sentence, the word “sent” shall be substituted by the word “submitted”. ii) In Sr.No.f), after the word “public places”, the words “amenity spaces” shall be included.</p> <p>iii) At Sr.No.g) at the end of the sentence, following new entry shall be added - “and manner of sub division conforming to these regulations.”</p> |
| 16. | <p>BUILDING PLAN:</p> <p>The plans of the buildings and elevation and section to be sent with the application under Regulation-7 shall be drawn to a scale of 1: 100. The building plan shall:</p> <p>Include floor plans of all floors together with the covered area (*) clearly indicating the sizes of rooms and the position and width of staircase, ramps and other exit ways, lift wells, lift machine room and lift pit details, meter room and electric sub-station and also include ground floor plan as well as basement plan and shall indicate the details of parking space and loading and unloading spaces provided around and within the building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building;</p> <p><i>Note: (*) To indicate in Proforma I in FORM – I.</i></p> <ul style="list-style-type: none">a) Show the use or occupancy of all parts of the buildings;b) Show exact location of essential services, such as water closet (W.C.), bath, sink and the like;c) Include sectional drawings showing clearly the size of the footings, thickness of basement wall, wall construction size and spacing of framing members, floors, slabs, roof slabs with the materials. The section | <p>i) In first sentence, the word “sent” shall be substituted by the word “submitted”.</p> <p>ii) In Sr.No.c) following sentence shall be deleted - “provided.....commencement certificate.”</p> <p>iii) After sub-rule No. o), following new sub-rule No. p) is added - p) “Brief specifications of construction material proposed to be used.”</p> |

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| | <p>shall indicate the height of the building, rooms and parapet, drainage and slope of the roof. At least one section should be taken through the staircase provided further that the structure plan giving details of all structural elements and materials used along with structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate;</p> <p>d) Show relative levels of street.</p> <p>e) Show all street elevations.</p> <p>f) Indicate details of basket privy (served privy) if any.</p> <p>g) Give dimensions of the projected portion beyond the permissible building line.</p> <p>h) Include terrace plan indicating the drainage and the slope of the roof.</p> <p>i) Give indication of the north line relative to the plan.</p> <p>j) Details of parking spaces provided.</p> <p>k) Give dimensions and details of doors, windows and ventilators.</p> <p>l) Carpet area of each room including baths and water closets.</p> <p>m) Show proposed rain water harvesting system with section and in site plan.</p> <p>n) Give the area statement with detailed calculation chart of each floor of the building.</p> <p>o) Give such other particulars as may be required to explain the proposal clearly as prescribed by the Commissioner.</p> | |
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| 17. | <p>BUILDING PLANS FOR MULTI-STOREYED OR SPECIAL BUILDING:</p> <p>For multi-storeyed building which are more than 15 m in height above plinth excluding height of stilt/parking floor if any and for special buildings like public, semi-public building, educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 250 Sqm the following additional information as specifically mentioned in Appendix-J shall be furnished in the building plans in addition to the items (a) to (m) of Regulation-16 namely.</p> <ul style="list-style-type: none">a) Access to fire appliances / vehicles with details of vehicular turning circle and clear motor able access way around the buildings.b) Width of main and alternative 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 stops lobby / door, where provided.f) Refuse chutes, refuse chamber and service duct.g) Vehicular parking spaces & loading and unloading spaces.h) Refuge area, if any.i) Details of Building Services-Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc. where provided.j) Location of generator, transformer and switch gear room.k) Smoke exhauster system, if any.l) Details of fire alarm system network.m) Location of centralized control connecting all fire alarm systems, built in fire protection arrangements and public address system etc. where required.n) Location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank. | <p>i) In first sentence, the words “above plinth.....floor if any.” shall be deleted.</p> <p>ii) Last sentence shall read as “(a) to (p)” instead of “(a) to (m)”</p> <p>iii) In sub-rule No. q) the words “special risks” shall be replaced by the words “similar buildings”.</p> |
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| | <ul style="list-style-type: none">o) Location and details of fixed fire protection installations such as sprinklers, wet riser, house reels, drenchers, CO2 installation etc.p) Location and details of first aid fire fighting equipment / installations.q) Details of exits including provision of ramps, etc. for hospitals and special risks.r) Location for electric transformer. | |
| | <p>17.1 Construction of Multi-tenement buildings:</p> <p>Construction of Multi-tenements residential or commercial buildings other than owners personal use in detached or semi-detached manner on a plinth or on pillars by a society, a public trust, a builder, an authority established by law in India, an Institution or a corporation, in building plot of 250 Sqm. or more in area or minimum 6 (six) nos. of tenement units each being designed and constructed on different floor for separate ownership and with provision of an independent bath, W.C. and common staircase and as per the provision of Maharashtra Ownership Apartment Act, shall be constructed by the Licensed Builder only. All other regulations of the dwelling house shall apply to the construction of these building.</p> | Deleted. |
| 18. | <p>RECEIPT OF CAPITATION FEE FOR FIRE PROTECTION TO BE SUBMITTED WITH BUILDING PLAN IN CERTAIN CASES:</p> <p>In the case of buildings more than 24 m in height, the receipt showing payment of capitation fees for fire protection as provided in (i), (ii) & (iii) below shall be sent along with the building plans referred in Regulation 17.</p> | Deleted. |

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| | <p>(i) For New Buildings: At the time of application to the Chief Fire Officer for approval under these regulations, the owner shall pay an amount calculated at the rate of Rs. 10/- per Sqm of sanctioned built- up area of each building subject to minimum of Rs. 25,000/- or as prescribed by the Government directives into Fire Precaution Fund in the prescribed procedure of the Fire Brigade. The entire amount shall be refundable in case the building proposal is subsequently dropped.</p> | |
| | <p>(ii) For all old buildings: Wherein complete fire fighting system as per the present rules (in force before these rules come into force) has been provided and is in order, the rate shall be Rs. 5/- per Sqm.</p> | |
| | <p>(iii) Buildings under construction: In the cases where the plans are approved by the Commissioner or by the officer to whom the powers to grant development permission have been delegated, after obtaining the requirements for fire precaution and fire fighting equipment from the Chief Fire Officer of the Corporation before these rules are brought into force and where the buildings is / are under construction, and or where the requirements as specified by Chief of Fire Officer has been provided by the Developer (except for standby pump, generator for the lift and sprinklers), such cases shall be considered on the same basis as existing buildings, provided the wet-riser system provided by the Developer is so modified to suit the use of mobile pump.</p> <p>(iv) A further cess of Rs.1/- per Sqm per year shall also be payable by the owner of the property from the date of occupation certificate granted by the Corporation to the same Fund, which shall be collected by the Assessor and Collector of Tax along with the general tax for providing the amount to defray the expenses for regular check inspection and other incidental expenses etc., so as to check and cause the owners / occupiers to keep the necessary installations in fit condition.</p> | |
| 20. | <p>SPECIFICATION: The specifications of the proposed construction to be sent with application under Regulation- 7 shall be in the form as mentioned in PROFORMA-I of FORM-I and shall be duly signed by Architect or Licensed Engineer / Structural Engineer / Supervisor as the case may be.</p> | <p>i) In first sentence, the word “sent” shall be substituted by the word “submitted”.</p> <p>ii) The word Form-I shall be corrected as Form-III A.</p> |

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| 21. | <p>STRUCTURAL SUFFICIENCY CERTIFICATE:</p> <p>a) The application made under Regulation-7 shall be accompanied by structural sufficiency certificate in FORM-II signed by the Architect and /or Engineer / Structural Engineer licensed by the Corporation and owner jointly to the effect that the building is safe against various loads, forces and effects including due to natural disasters, such as, earthquake, landslides, cyclones, floods, etc. as per Part 6 ‘Structural Design’ and other relevant Codes. The Engineer / Structural Engineer shall also have the details to substantiate his design.</p> <p>b) It will be mandatory on the part of every owner or occupier of a building in respect of which a period of thirty years, as provided in Section 265A of Bombay Provincial Act, 1949, has expired shall submit Structural Stability Report as stipulated in said Section. Failure to act accordingly will attract the provisions of 398A of B. P. M. C. Act, 1949.</p> | <p>In Rule No.21a), the word “Sufficiency” shall be substituted by the word “Stability.”</p> <p>Rule No.21b) is deleted.</p> |
| 22. | <p>CERTIFICATE OF SUPERVISION:</p> <p>The certificate of supervision to be sent with the application under Regulation-7 shall be in the FORM-III and shall be duly signed by the Architect or licensed 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 is accepted by Commissioner.</p> | <p>In first sentence, the word “sent” shall be substituted by the word “submitted”.</p> |
| 24. | <p>DEVELOPMENT/BUILDING PERMISSSION FEE/FECEIPT:</p> <p>The application under Regulation-7 shall be accompanied by an attested copy of receipt of payment of development / building permission application fee as given in Table No.3 & Table No. 4 and as detailed in sub-regulation 24.1 to 24.8;</p> | <p>In the title, the word “FECEIPT” is corrected as “RECEIPT”.</p> |

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| | <p>24.1 Rules for Fixation of Fees:</p> <p>The following rules shall apply:</p> <ol style="list-style-type: none">1) The total plinth area on all floors shall be taken as the basis for calculation of fees including the basement floor and accessory buildings.2) No notice under Section 253 to 269 of B.P.M.C. Act,1949 or under Section 44, 45 & 58 of M.R.& T.P. Act,1966 shall be deemed valid unless and until the person giving notice has paid the fees to the Municipal Corporation along with dues, if any, and attested copy of the receipt of such payment is attached with the notice.3) In case the proposal is finally rejected, 10 % of the fees shall be deducted and balance shall be refunded to the applicant within one month of the date of rejection. | <p>i) The word “Section 45 & Section 58” in sub-rule No.2) is deleted.</p> <p>ii) Sub-rule No.3) is deleted.</p> |
| | <p>24.2 Schedule of Fees:</p> <p>The Commissioner shall, with the previous permission of Corporation, decide the schedule of fees from to time.</p> | <p>i) In this rule, the words “With theof corporation” are deleted.</p> <p>ii) The words “to time” are replaced by the words “time to time”.</p> |

24.4 Buildings:

The following Scales of fees shall be applicable for building permission for Residential buildings.

| TABLE NO. 4. | | |
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| SCALE OF FEE TO BE CHARGED FOR RESIDENTIAL BUILDINGS | | |
| Sr. No. | Purpose | Scale of fees |
| 1 | To construct or reconstruct a building covered under section 253 to 269 of the B.P.M.C. Act, 1949 and Section 44, 45 & 58 of M.R. & T.P. Act 1966. | Rs. 20/- per 10 sq. m. of built over area or part thereof with a minimum of Rs. 1000/- and maximum of Rs. 20,000/- per proposal. Nominal fee Rs. 10/- for constructions restricted to 30 sq. m. built over area. |
| 2 | For alternation and / or additions to the existing building covered under section 253 to 269 of B.P.M.C. Act 1949, & under section 44, 45& 58 of M.R. & T.P. Act, 1966. | Same as above for additional built-up area plus Rs.500/- for alterations. |
| 3 | For alternations covered under section 253 to 269 of the B.P.M.C. Act, 1949 & under sections 44, 45 & 58 of M.R. & T.P. Act, 1966. | Rs. 1000/- per proposal |
| 4 | In case of amended plans for sanctioned proposal. | With the every amended proposal a fee of Rs. 2000/- wherein no extra floor area is proposed. Otherwise as for the additional area proposed Rs. 20/- per 10 sq. m. or part thereof with a minimum of Rs. 1000/- and a maximum of Rs. 20,000/- per proposal. |
| 5 | For revalidation of a sanctioned proposal, plans remaining the same before the end of each year from the date of Commencement Certificate / Building Permission. | Rs, 1000/- per proposal |
| 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.200/- per month or part thereof, the number of months bring calculated for delayed period. |

In Table No.4, following corrections are made -

- i) In Sr.No.1 & 2 of column No.2, the words “**Section 45 and Section 58**” are deleted.
- ii) In column No.3, at Sr.No.1 the words “**built over area**” are replaced as “**built- up area**” and figure “**Rs 1000/-**” is changed as “**Rs 100/-**”.
- iii) In column No.3, at Sr.No.2, only the words “**same as above**” are retained and remaining is deleted.
- iv) Sr.No.3 is deleted.
- v) In column No.3, at Sr.No.4 the figure “**Rs 2000/-**” is changed as “**Rs 100/-**” and the figure “**Rs. 1000/-**” is changed as “**Rs 100/-**”.
- vi) In column No.3, at Sr.No.5, the figure “**Rs.1000/-**” is changed as “**Rs 100/-**”
- vii) In column No.2, at Sr.No.6, after the word “**year**” the words “**delay not more than six months**” are included and in column No.3, the word “**bring**” is replaced as “**being**”.

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| | <p>24.7 Development Permission for Mining, Quarrying and Brick Kiln operation:</p> <p>In case of mining, quarrying and brick kiln operations, the scrutiny fees will be as under;</p> <ul style="list-style-type: none">(i) Mining, quarrying and brick kiln operation with Chimney. Rs. 1000.00 per 0.4 hectare or part thereof and a maximum of Rs. 5,000.00(ii) Brick kiln without Chimney. Rs. 50.00 per 0.1 hectare or part thereof and maximum of Rs. 1,000.00(iii) Processing of lime sagol etc. without construction. Rs. 50.00 per 0.1 hectare or part thereof and maximum of Rs. 500.00(iv) Renewal of permission for mining, quarrying. Rs. 100.00 for one year.(v) Renewal of permission for brick without chimney. Rs. 50.00 for one year.(vi) Renewal of permission for processing of sagol. Lime etc. without construction. Rs. 20.00 for one year. <p>Fees shall be decided by Competent Authority from time to time.</p> | <p>In this Rule, the word “Competent Authority” in the last sentence is replaced as “the Commissioner”.</p> |
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24.9 Fees for Depositing Building Material/Temporary Erection on Public Streets:

| FEES FOR DEPOSITING MATERIAL/TEMPORARY ERECTION ON PUBLIC STREETS | | |
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| Sr. No. | Total covered area on all floors | Scale of fees |
| (1) | (2) | (3) |
| 1 | For construction of residential building | Rs.10 % of Development charges |
| 2 | For construction of non-residential building | Rs. 15% of Development charges |
| 3 | Temporary erection on public land / streets including welcome gates. | Rs. 500/- per Sqm. of total covered area per week |

Note: 1. The stacking of materials would be permitted till the completion of the building, if after completion of the building, in the opinion of the Commissioner, certain material has not been cleared or left in a stage causing annoyance or inconvenience, the Commissioner shall take necessary action against the owner and any expenditure incurred in the removal of such material, which has been carried out by the Appropriate Authority shall be recovered from the owner.

Note: 2. In case of plots where the services are being maintained by the respective co-operative societies and are still not handed over to Planning Authority/ Competent Authority no stacking charges are **liveable** and only certificate from the Secretary of the Society shall be submitted that all damages etc. to the services shall be made good by the Society before handing over services to the Planning Authority.

- (i)The mulba during construction will be removed on weekly basis. If the same is not done, in that case the Planning Authority shall remove the mulba and the cost shall be borne by the owner of the plot.
- (ii) During construction, it is mandatory on the part of the owner to properly screen the construction site off the main road by means of erecting a screen wall not less than 2.4 m in height from the ground level which is to be painted to avoid unpleasant look from the road side. In addition to this, a net or some other protective material shall be hoisted at the facades of the building to ensure that any falling material remains within the protective area.
- (iii) Noise related activities will not be taken up for construction at night after 10 P.M.

Note: 3. Affidavit / Undertaking for Non-Stacking shall be obtained from owner of plot where required in **FORM –“XVI”**.

- i) The word “**TEMPORARY ERECTION**” in title and table is deleted.
- ii) Entry at Sr.No.3 in the table is deleted.
- iii) In Note 2, the word “**liveable**” is corrected as “**leviable**”.

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| | <p>24.10 Commissioner may refuse or a Deemed Building Permit may be revoked if all outstanding dues liveable by the Corporation on the plot on which building is proposed are not paid in full.</p> | <p>i) The word “liveable” is corrected as “ leviable”.</p> <p>ii) At the end of the sentence, following new sentence is added - “The Commissioner may refuse the permission or revoke the sanctioned permission”.</p> |
| 25. | <p>NO DUES CERTIFICATE FROM CONCERNED DEPRTMENT: Every application of development made under Regulation 7 shall accompany with copy of no due certificates from all concerned departments of Corporation.</p> | <p>In this rule, the word “all” is deleted and at the end of sentence the words “wherever necessary” are included.</p> |
| 26. | <p>NO OBJECTION CERTIFICATE: For occupancies requiring clearance from authorities like the Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, Inspectorate of Boilers and Smoke Nuisances, electrical distribution licensers’ regarding requirements of electrical transforming stations, the no objection certificate from these authorities, applicable to the occupancy, shall also accompany with the application.</p> | <p>In this rule, at the end of sentence the words as “directed by the Commissioner” are included.</p> |
| 28. | <p>28. EXEMPTION FROM PAYMENT FO FEES:</p> <p>Building schemes for Economically Weaker Sections of society and Low Income Group and Slum Clearance Schemes undertaken by public agencies or subsidized by the State Government with plinth area of each tenement not more than 30 sq. m. will be exempted from paying the development permission fee.</p> | <p>Deleted.</p> |

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| <p>29.</p> | <p>SECURITY DEPOSIT:</p> <p>To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit which may be in the form of an irrevocable nationalized bank guarantee, shall be charged at 20% of Development & Betterment charges. It shall be returned to the owner one year after the issue of the full occupancy certificate after the Commissioner is fully satisfied with the compliance of various conditions stipulated in the said full occupancy certificate. In case if it is found that owner/developer is not adhering to conditions while granting permission then entire amount of Security Deposit would be confiscated by the Corporation and then Corporation would be free to demolish such construction.</p> | <p>This rule is amended as below -</p> <p>“To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit shall be deposited by cash/ cheque/DD or which may be in the form of an irrevocable nationalized bank guarantee and shall be charged at 20% of Development charges. It shall be returned to the owner one year after the issue of the full occupancy certificate after the Commissioner is fully satisfied with the compliance of various conditions stipulated in the said full occupancy certificate. In case if it is found that owner/developer is not adhering to conditions while carrying out work then entire amount of Security Deposit would be confiscated by the Corporation.”</p> |
| <p>30.</p> | <p>SIGNING PLANS:</p> <p>All the plans at the time of sanction and completion are required to be duly signed by the owner and the Architect or Licensed Engineer /Structural Engineer or Supervisor as the case may be, and where they are signed by the Architect, Licensed Engineer, Structural engineer or Supervisor, shall indicates his name, address and licence number allotted by the Commissioner.</p> <p><i>Note: To indicate on plan as in Proforma II in FORM - I.</i></p> | <p>In this rule after the word “owner” the words or “registered P.O.A. holders” are included.</p> |
| <p>31.</p> | <p>31.1 Listing of Persons on Record :(Appendix-“A-1”)</p> <p>The Corporation shall list Advocates, Architects, Structural Engineers and Construction Engineers as Advocate on Record (AdOR), Architects on Record (AOR), Structural Engineers on Record (SEOR) and Construction Engineers on Record (CEOR) respectively of the Corporation. Applications for same shall be made in the prescribed format along with fee as decided by the Corporation (Appendix “A-1”).</p> | <p>Deleted.</p> |

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| 32. | <p>DISCRETIONARY POWERS OF COMMISSIONER:</p> <p>(1) In conformity with intent and spirit of these Regulations, the Commissioner may:</p> <ul style="list-style-type: none">a) 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 Regulations;b) Determine and establish the location of zone boundaries in exceptional cases, or in case of doubt or controversy;c) Interpret the provisions of these regulations where the street layout and layout open spaces actually on the ground varies from the street layout and layout open spaces as shown on the Development plan ;d) Modify the limit of a zone with the previous approval of the Government where the boundary line of the zone divides a plot; ande) Authorize the erection of a building or use of premises for a public utility purposes only, where he finds such as authorization to be reasonably necessary for the public convenience and welfare even if it is not permitted in land use classification. | <p>i) In sub-rule (a), the words “made by him in the application” are deleted.</p> <p>ii) In sub-rule (c), everywhere the word “spaces” is corrected as “space”.</p> <p>iii) In sub-rule (e), the word “a public” is replaced as “public” and the word as is replaced as an.</p> |
| | <p>(2) In specific cases where a clearly demonstrable hardship is caused, the Commissioner may for the reasons to be recorded in writing by special written permission:</p> <p>Permit any of the dimensions prescribed by these regulations to be modified except those relating to FSI unless otherwise permitted under these regulations provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants, the buildings and the neighbourhood, and premium for same shall be charged as per Regulation No-198 and Appendix-X.</p> | <p>In this rule, last words "as per..... Appendix-X" are deleted.</p> |

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| | <p>(3) Temporary Construction:</p> <p>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 permission may be given by him for the construction of the following;</p> <ul style="list-style-type: none"> a) Structures for protection from the rain or covering of the terraces during the monsoon only. b) Pandals/Shamiyanas for fairs, ceremonies, and religious function etc.: c) Structures for godowns / storage of construction materials within the site. d) Temporary site offices and watchmen chowkies within the site only during the phase of construction the main building. e) Structure for exhibitions / circuses etc. f) Structures for storage of machinery, before installation, for factories in industrial lands within the site. g) Structures for ancillary works for quarrying operation in conforming zones. h) MAFCO stalls, milk booths and telephone booths. i) Transit accommodation for persons to be rehabilitated in a new construction. j) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings. <p>Provided that temporary constructions for structures etc. mentioned at (c), (d), (f), (i) and (j) 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 (g) may be continued on annual renewable basis by the Commissioner beyond a period of three years.</p> <p>Provided further that for structures accommodating more than 50 persons, no objection certificate from the Chief Fire Officer of Corporation shall be obtained prior to issuing permission.</p> | <p>In Sr.No.d) after the word “construction” the word “of” is included.</p> |
| | <p>(5) Except where the same is prescribed in the B.P.M.C. Act, 1949 or Maharashtra Regional and Town Planning 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 “Z”.</p> | <p>Deleted.</p> |

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| | <p>(6) The premium at the rate based on Regulation 101 and Guidelines A and calculated by the Commissioner shall be charged in following cases-</p> <p>i. Where any sort of relaxation is granted under the sub-regulation (2) and</p> <p>ii. Where additional benefit is accruable under these regulations over and above provisions of the earlier sanctioned development plan and development control regulations there under as amended from time to time.</p> | Deleted. |
| 33. | <p>COMMUNICATION OF SANCTION OR REFUSAL OF PLANS:</p> <p>The Commissioner may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions as it may deem necessary. The sanction shall be communicated to the applicant in the form in FORM-IV and the refusal shall be communicated to him in the form in FORM -V before sanctioning the building/development plans. The applicant is required to pay total development charges as stipulated under section 124-A of the Maharashtra Regional and Town Planning Act, 1966 as amended from time to time and no instalments shall be permitted in any case.</p> | <p>This rule is amended as below-</p> <p>“The Commissioner may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions as may deem necessary. The sanction shall be communicated to the applicant in FORM-IV and the refusal shall be communicated to him in FORM –V. Before sanctioning the building/development plans, the applicant is required to pay total development charges as stipulated under section 124-A of the Maharashtra Regional and Town Planning Act, 1966 as amended from time to time.”</p> |

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| 34. | <p>WHEN PLANS DEEMED TO HAVE BEEN SANCTIONED:</p> <p>If within 60 days of the receipt of the application under Regulations No.7, the Commissioner fails to intimate in writing to the applicant his refusal or sanction, the application with its plans and statement shall be deemed to have been sanctioned.</p> <p>Provided that, nothing in this regulation shall be construed to authorise any person to do anything on the site, any work in contravention of or against the terms of lease of or titles in the lands, the Development Plan or these Regulations, or against any law in force.</p> <p>Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of all relevant Development Control Regulations framed under the Act or by regulations framed in this behalf under any law for the time being in force and same in no way violates either provisions of any draft or final plan or proposals published by means of notice, submitted for sanction under the Acts.</p> <p>Provided further that any development carried out in pursuance of such deemed permission which in contravention of the provisions of the above provision, shall be deemed to be unauthorised development for purposes of sections, 52 to 57 of Maharashtra Regional and Town Planning Act, 1966 and other relevant Act.</p> | In last paragraph, after the word “ which ” the word “ is ” shall be included. |
| 36. | <p>BOARD OF APPEALS:</p> <p>i) Any applicant aggrieved by an order granting on conditions or refusing permission may, within thirty days of the date of receipt of communication of the order to him, may prefer appeal to the Board of Appeals set up by the State Government as stipulated under section 47 of M.R. & T.P. Act, 1966. The Board of Appeals shall consist of Director of Town Planning. Such appeal shall be made in such a manner and accompanied by such fees (if any) as may be prescribed.</p> | Deleted. |
| | <p>ii) The Board of Appeals may, after giving a reasonable opportunity to the appellant and the Planning Authority to be heard, by order may dismiss the appeal, or may allow the appeal by granting permission unconditionally or subject to the conditions as modified.</p> <p>The appeal shall be cleared within 60 (sixty) days of the receipt of appeal.</p> | Deleted. |

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| 37. | <p>37. DURATION OF SANCTION:</p> <p>Commencement certificate / development permission shall remain valid for till the work is completed, however applicant/owner shall have to renew the same before the expiry of one year from the date of its issue by giving the proper reasoning.</p> | Deleted. |
| 38. | <p>EXTENSION OF PERIOD OF PREMISSION TO BE SUBJECT TO DEVELOPMENT PLAN PROVISIONS, BUILDING REGULATION ETC.:</p> <p>Any extension of the period of permission sought for under section 48 of the Maharashtra Regional and Town planning Act, 1966 shall be subject to Development Plan provisions and these Regulations as in force in on the date on which such extension is applied for.</p> | <p>In this rule, the word “PREMISSION” is corrected as “PERMISSION” and in last sentence, the word “force in” shall be substituted as” force”.</p> |
| 39. | <p>PLANS OF BUILDING HAVING MORE THAN 15 M. IN HEIGHT TOBE CCRUTINIZED ALSO BY THE CHIEF FIRE OFFICER:</p> <p>Plans regarding building having 15 m. or more height shall be scrutinized also by the Chief Fire Officer of Corporation’s Fire Brigade and no such plans shall be sanctioned by the Commissioner unless a clearance is given by the Chief Fire Officer of the Corporation.</p> | <p>The title of this rule shall be changed as “Building Plans for Multistoried & Special Building” Following amendments are made in this rule -</p> <ul style="list-style-type: none">i)15 m. or more heightii) Special buildings like educational assembly, mercantile, institutional, industrial, storage.iii) mixed occupancies with any of the aforesaid occupancies having area more than 600 sq.mtrs. |

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| 40. | <p>COMMENCEMENT OF WORK:</p> <p>For the purpose of this Regulation, 'Commencement' shall mean as under;</p> <table><tr><td>a)</td><td>For a building work including addition and alterations.</td><td>Up to plinth level.</td></tr><tr><td>b)</td><td>For bridges and overhead tanks</td><td>Foundation and construction wok up to the base floor.</td></tr><tr><td>c)</td><td>For underground works of underground floor</td><td>Foundation and construction work up to floor.</td></tr><tr><td>d)</td><td>For layout, sub-division / amalgamation proposals.</td><td>Final demarcation and provision of infrastructure and services up to the flowing stages. i) Roads: Water bound macadam complete. ii) Sewerage, drainage and water supply excavation and base concreting</td></tr></table> | a) | For a building work including addition and alterations. | Up to plinth level. | b) | For bridges and overhead tanks | Foundation and construction wok up to the base floor. | c) | For underground works of underground floor | Foundation and construction work up to floor. | d) | For layout, sub-division / amalgamation proposals. | Final demarcation and provision of infrastructure and services up to the flowing stages. i) Roads: Water bound macadam complete. ii) Sewerage, drainage and water supply excavation and base concreting | <p>In the table, in column No.3 of sub-rule b), the word “wok” is substituted by the word “work”.</p> |
| a) | For a building work including addition and alterations. | Up to plinth level. | | | | | | | | | | | | |
| b) | For bridges and overhead tanks | Foundation and construction wok up to the base floor. | | | | | | | | | | | | |
| c) | For underground works of underground floor | Foundation and construction work up to floor. | | | | | | | | | | | | |
| d) | For layout, sub-division / amalgamation proposals. | Final demarcation and provision of infrastructure and services up to the flowing stages. i) Roads: Water bound macadam complete. ii) Sewerage, drainage and water supply excavation and base concreting | | | | | | | | | | | | |
| 41. | <p>REVOCATION OF DEVELOPMENT PREMISSION:</p> <p>1) Without prejudice to the power of revocation conferred by section 51 of the Maharashtra Regional & Town Planning Act, 1966 the Commissioner may revoke any development permission issued under these regulations where it is noticed by him that there had been any false statement or any misrepresentations of material fact in the application on the basis of which the development permission was issued and thereupon whole work carried out in pursuance of such permission shall be treated as unauthorized and necessary action shall be taken in such cases as per provisions of Maharashtra Regional & Town Planning Act, 1966.</p> <p>2) In the case of revocation of the permission under sub-regulation (1) no compensation shall be paid.</p> | <p>In this rule, the word “PREMISSION” is corrected as “PERMISSION”.</p> | | | | | | | | | | | | |
| 43. | <p>NOTICE FOR COMMENCEMENT OF WORK:</p> <p>The Owner shall give notice to the Commissioner of his intention to start work on the building site in FORM-VI. The Owner may start the work after expiry of 7 (Seven) days from the date of receiving of such notice by the Corporation.</p> | <p>Deleted.</p> | | | | | | | | | | | | |

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| | <p>43.1 Notice for Covering up Underground Drain and Sanitary Work:</p> <p>The owner/owner who has been granted building permission shall serve a notice in the FORM-XIII-A duly signed by a licensed Plumber/ Engineer along with fee of Rs.100 for inspection of such work by the officer deputed by the authority at least 15 days prior to the covering of underground drain and sanitary work.</p> | Deleted. |
| | <p>43.2 Notice for Completion of Drain, Sanitary and Water Supply Work:</p> <p>The owner /applicant who has been granted building permission shall serve a notice in the form as given in the FORM XIII duly signed by a licensed Plumber/ Engineer along with a fee of Rs. 100 for inspection of such work by the officer deputed by the authority at least 15 days prior to the covering of underground drain and sanitary work.</p> | Deleted. |
| | <p>43.3 Approval/Refusal of Drain, Sanitary and Water Supply Works:</p> <p>Within 15 days from the receipt of respective notices as referred in 40.1 and 40.3 the site shall be inspected by officer deputed by the authority. Approval / refusal of such work under respective notice shall be conveyed within 15 days from the date of such notice.</p> | Deleted. |
| | <p>43.4 Permission for connection to the Public Sewer:</p> <p>No connection of any drain or sewer line to any public sewer or any drain /sewer line to any existing private line already connected to the public sewer shall be made without the prior permission of the concerned Department.</p> | Deleted. |

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| 47. | <p>BUILDING COMPLETION CERTIFICATE / ACCEPTANCE OF THE COMPLETION CERTIFICATE:</p> <p>The Owner through the Architect / licensed Engineer, Structural engineer, or supervisor, as the case may be; who has supervised the construction shall give notice to the Commissioner regarding completion of work described in the development in the development permission. The completion certificate shall be submitted in FORM - IX and shall be accompanied by six set of completion plan, one of which shall be cloth mounted along with the following documents;</p> <p>a) A Building Completion certificate issued by the Architect/licensed Engineer/Structural Engineer/Site Supervisor, who has supervised the construction in the FORM-VII.</p> <p>b) A Structural Stability Certificate issued by the Registered Structural Engineer.</p> <p>The six sets mentioned above are for following purposes:-</p> <ol style="list-style-type: none">1. Cloth mounted for office record2. D.M.C. of concerned zone3. Executive Engineer (Water Works), Nanded Waghala City Municipal Corporation.4. Assessment Department, Nanded Waghala City Municipal Corporation, Nanded.5. Collector of the Nanded District6. Owner <p>The Commissioner shall, inspect the work and after satisfying himself that there is no deviation from the approved plans, issue a certificate of acceptance of the completion of work in the FORM – X.</p> | In this rule, the repeated word “ In the development ” is deleted. |
| 48. | <p>OCCUPANCY CERTIFICATE:</p> <p>The Commissioner, on acceptance of the completion certificate shall sanction an occupation certificate, in the FORM - XI within 21 days from the date of receipt of the Building completion certificate, after which period it shall be deemed to have been approved by the Commissioner for occupation, provided the building has been constructed as per the sanctioned plans. Where the occupation certificate is refused, the reasons for such refusal shall be communicated to the Owner.</p> | In this rule, the word “ period ” is deleted. |

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| 50 | <p>OCCUPANCY CERTIFICATE TOBE GIVEN ONLY AGTER CLEARANCE FROM THE CHIEF FIRE OFFICER IN RESPECT OF BUILDING HAVING MORE THAN 15 M. HEIGHT AND SPECIAL BUILDINGS:</p> <p>The work of construction of building having more than 15 m. height and special buildings shall be subject to inspection also of the Chief Fire Officer, Fire Brigade of the Corporation, and unless a clearance regarding completion of the work from the fire protection point of view is given by him and all necessary fees paid by the Builder / Developer, no occupancy certificate shall be issued by the Commissioner in respect of such building.</p> | In this rule, the word “AGTER” is corrected as "AFTER" |
| 53. | <p>UNAUTHORIZED DEVELOPMENT/ LIABILITY FOR OFFENCES AND PENALTIES:</p> <p>Any person who contravene 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 Town Planning Act, 1966. The Commissioner may also;</p> <p>a) Be punishable by affine as fixed by the Authority and as stipulated in Section 52 of Maharashtra Regional & Town Planning Act,1966 and B.P.M.C.Act, 1949</p> <p>b) Take suitable actions including demolition of unauthorized works under section 53 of the Maharashtra Regional & Town Planning Act, 1966 or section 267 of the B.P.M.C. Act, 1949 and,</p> <p>c) Take suitable action against the licensed technical personnel which may include cancellation of the license and debarring him further practice for a period extending up to five years.</p> | <p>In this rule, following amendments are made-</p> <p>i) In the last sentence of Paragraph 1, after the word “Section 52” “Section 53, 54, & 55” are included, also after the year “1966”, the words “as the case may be” are included.</p> <p>ii) In sub-rule a), the words "Be punishable by affine" are replaced as "Punish the offender by imposing a fine".</p> |
| 54. | REQUIREMENT OF SITES: | |
| | <p>b) If the site is within a distance of 9 m. from the edge of water mark of minor water course and 15 m. from the edge of water mark of a major water course and if the owner of the property, channelizes and / or diverts the water course to an alignment and the cross section as determined by and to the satisfaction of the Municipal Commissioner without changing the position of existing inlet and outlet of the water course, the width of minor and major water course shall not be less than 3 m, and 5 m. respectively;</p> | <p>Following new sentence is added at the end of this sub-rule-</p> <p>"However if the land under water course is not vested with owner in such case width of water course shall not be changed".</p> |

| | j) If the building is nearer to the centre line of a National Highway, State Highway or Major District Road than 25 m. in case of residential buildings and 40 m. in case of other buildings. | Following new sentence is added at the end of this rule- "or any other provisions of ribbon development rule". | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|--------------|---|--|-------------------------|---|-----------|------|---------------------|-------|-----------------------------|----------------------|--|--|--|----------------|-------------|--------------|------------|--|--------------------|--|--|--|---|---|---|---|---|--------------|-----|-----|-----|------|----------------|-----|-----|-----|------|------------------|-----|-----|-----|------|----------|------|------|------|------|---|
| 59. | <p>INTERNAL MEANS OF ACCESS TO EACH PLOT:</p> <p>1. Minimum road width vis-a-vis the area served:</p> <p>The plots shall abut on a public means of access like street or road. Plots which do not abut on a street or road shall abut or front on a means of access, the width and other requirements of which shall be as given in Table No. 5 hereunder for residential and commercial zones and as given in Table 6 hereunder for an industrial zone.</p> <table><tr><th colspan="5">T A B L E N O . 5.</th></tr><tr><th colspan="5">WIDTH OF ACCESS FOR RESIDENTIAL AND COMMERCIAL ZONES.</th></tr><tr><th rowspan="2">Access Length in meters (m)</th><th colspan="4">Area Served (Sq. m.)</th></tr><tr><th>Less than 1500</th><th>1500 - 4000</th><th>4000 - 10000</th><th>Over 10000</th></tr><tr><th></th><th colspan="4">Width in meter (m)</th></tr><tr><th>1</th><th>2</th><th>3</th><th>4</th><th>5</th></tr><tr><td>Less than 75</td><td>6.0</td><td>7.5</td><td>9.0</td><td>12.0</td></tr><tr><td>Above 75 to150</td><td>7.5</td><td>7.5</td><td>9.0</td><td>12.0</td></tr><tr><td>Above 150 to 300</td><td>9.0</td><td>9.0</td><td>9.0</td><td>12.0</td></tr><tr><td>Over 300</td><td>12.0</td><td>12.0</td><td>12.0</td><td>12.0</td></tr></table> | T A B L E N O . 5. | | | | | WIDTH OF ACCESS FOR RESIDENTIAL AND COMMERCIAL ZONES. | | | | | Access Length in meters (m) | Area Served (Sq. m.) | | | | Less than 1500 | 1500 - 4000 | 4000 - 10000 | Over 10000 | | Width in meter (m) | | | | 1 | 2 | 3 | 4 | 5 | Less than 75 | 6.0 | 7.5 | 9.0 | 12.0 | Above 75 to150 | 7.5 | 7.5 | 9.0 | 12.0 | Above 150 to 300 | 9.0 | 9.0 | 9.0 | 12.0 | Over 300 | 12.0 | 12.0 | 12.0 | 12.0 | This Rule is replaced by the Rule No 59.1 as attached herewith. |
| T A B L E N O . 5. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WIDTH OF ACCESS FOR RESIDENTIAL AND COMMERCIAL ZONES. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Access Length in meters (m) | Area Served (Sq. m.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Less than 1500 | 1500 - 4000 | 4000 - 10000 | Over 10000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Width in meter (m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 2 | 3 | 4 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less than 75 | 6.0 | 7.5 | 9.0 | 12.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above 75 to150 | 7.5 | 7.5 | 9.0 | 12.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above 150 to 300 | 9.0 | 9.0 | 9.0 | 12.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Over 300 | 12.0 | 12.0 | 12.0 | 12.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>4. Industrial Zone and other Special type of building: Table No.6</p> <table><tr><th colspan="2">T A B L E N O . 6</th></tr><tr><th colspan="2">WIDTH OF ACCESS FOR INDUSTRIAL ZONE AND SPECIALTYPE OF BUILDINGS.</th></tr><tr><th>Access Length in Meters</th><th>Width of Means of Access in Meters</th></tr><tr><td>Up to 100</td><td>9.00</td></tr><tr><td>Above 100 up to 300</td><td>12.00</td></tr><tr><td>Above 300</td><td>15.00</td></tr></table> | T A B L E N O . 6 | | WIDTH OF ACCESS FOR INDUSTRIAL ZONE AND SPECIALTYPE OF BUILDINGS. | | Access Length in Meters | Width of Means of Access in Meters | Up to 100 | 9.00 | Above 100 up to 300 | 12.00 | Above 300 | 15.00 | In Table No.6, “WIDTH OF ACCESS” shall be changed as “12.0 M. & 13.5 M.” instead of “9.0 M. & 12.0 M.” respectively. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| T A B L E N O . 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WIDTH OF ACCESS FOR INDUSTRIAL ZONE AND SPECIALTYPE OF BUILDINGS. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Access Length in Meters | Width of Means of Access in Meters | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Up to 100 | 9.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above 100 up to 300 | 12.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above 300 | 15.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <p>5 Access for residential, commercial and industrial zones as in Tables 5 and 6 above.</p> <p>i) Shall be clear of marginal open spaces but not less than 3 m. from the building line;</p> <p>ii) May be reduced by 1 m. in their prescribed widths if the plots are on only one side of the access;</p> <p>iii) Shall be measured in length from the point of its origin to the next wider public street it meets.</p> | Deleted. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | <p>7. Notwithstanding the above, in partially built-up plots where the area still to be built upon does not exceed 5,000 sq. m. access of 3.6 m. width may be considered adequate. If such an access is through a built over arch, this arch shall have a height of not less than 4.5 m. If such access is at least 3 m. in width, it shall be considered as adequate means of access for areas to be built upon not exceeding 5,000 sq. m. provided such area is used for low income group housing and the F.S.I. would be 75 % of the F.S.I. permissible in the zone.</p> | <p>i) In this rule, the figure “3.6 m.” is replaced as “4.5 m.” ii) The following portion of last sentence of this rule is deleted. “and the F.S.I. would be 75 % of the F.S.I. permissible in the zone”.</p> |
| | <p>12. 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 subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.</p> | <p>The following portion of this rule is deleted- “subsidiary access way shall be measured from the point of its origin to the”.</p> |
| | <p>13. Where a private passage is unrestrictedly used by the public for more than 20 years as a means of access to a number of plots and the width of such means of access is not less than 9 m. the Commissioner may (with the sanction of the Standing Committee) improve the passage at Municipal cost and thereafter take steps under the Act to declare it to be public street, subject to the provisions of section 223 and 224 of the B.P.M.C. Act, 1949.</p> | <p>Deleted.</p> |

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| 60. | <p>ACCESS FROM HIGHWAYS, CLASSIFIED ROAD AND WIDER ROADS:</p> <p>1) No site excepting one proposed to be used for highway amenities like petrol pumps or motels shall have direct access from a highway or specified road 30 m. or more in width, and the portion of these roads on which such amenity sites may have direct access will be identified in the development plan.</p> <p>For this purpose, the Commissioner shall specify such roads from time to time with the approval of the Corporation. He shall also maintain a register of such specified roads which shall be open to public inspection. Provided that this shall not apply to any lawful development along the highways and other specified roads which have existed before these Regulations have come into force and alternative measures are provided for their continuance.</p> <p>2) Access to the essential highway amenities stated in these regulation and private properties along the National Highway shall be permitted in accordance with the guidelines issued by the Ministry of Road Transport and Highways (MORTH) by its Circular letter No. RW/NH33023/19/990-DO-III, dated 31/8/2000 and any modification or revision thereof from time to time.</p> <p>i) No building shall be constructed within the set back distance.</p> <p>ii) Directions given by the Maharashtra Government through the Public Works Department's Resolution No. RBD/1081/871/Roads-7, dated 09/03/2001, RBD-1001/72/Roads-7, dated 21/09/2001 and RBD-1001/72/Roads-7, dated 07/01/2002 (all in Marathi) and any modification or revision thereof from time to time shall be followed strictly.</p> | <p>In this rule, following amendments are made -</p> <p>i) In Sr.No.1, the words “and the Portion in the Development Plan” are deleted.</p> <p>ii) In second paragraph, after the word “public” the word “for” is included.</p> <p>iii) In last paragraph, the word “continuous” is replaced by the word “discontinuous”.</p> <p>iv) In Sr.No.2, after the word “MORTH” the words “from time to time” are included and afterthat the remaining portion of the sub-rule is deleted.</p> |
| | <p style="text-align: center;">PART – III</p> <p style="text-align: center;">DEVELOPMENT OF LAND INTO LAND SUB-DIVISION AND LAYOUT</p> | |
| 62. | <p>2) Contents:</p> <p>Every sub-division/layout shall contain sub-plots being formed after sub- division, access thereto, recreational open space, if any required under Regulation 62 and 66 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 Corporation 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.</p> <p>Provided that the Commissioner may, without any reduction in area, allow adjustments in the boundaries of reserved / allocated sites within the same holding and confirming to the zoning provisions to suit the development in doing so, he will ensure that the shapes of altered / allocated / reserved sites are such they can be developed in conformity with these regulations.</p> | <p>In sub-rule No.2, second paragraph is deleted and instead of that following provision is included:</p> <p>“If the land proposed to be laid out is affected by any reservation/s or public purpose/s, the authority may agree to adjust the location of such reservations/s to suit the development without altering the area of such reservation. Provided however, that no such shifting of the reservations/s shall be permitted,</p> <p>a) beyond 200 m. of the location in the</p> |

| | | <p>Development Plan.</p> <p>b) beyond the holding of the owner in which such reservation is located, and c) unless the alternative location is atleast similar to the location of the development as regards access, level, etc.</p> <p>All such alterations in the reservations/ alignment of roads shall be reported by the Planning Authority to Government at the time of sanctioning the layout.”</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|---|--|---|--|--|-------------------------------------|--|--|--|--|----------|------------------|---------------------|---|---|---|---|----|--|--|---|----|--|---|-------------|--|----------|------------------|---------------------|---|---|---|---|----|--|---|---------------------------------|--|
| | <p>3) Minimum Plot areas:</p> <p>The minimum plot area permissible for different categories of use types of development permissible and the minimum dimensions shall be as in Table No.7 hereunder:</p> <table><tr><th colspan="4">TABLE NO. 7</th></tr><tr><th colspan="4">MINIMUM PLOT AREAS FOR VARIOUS USES</th></tr><tr><th></th><th>Land use</th><th>Plot Area (Sqm.)</th><th>Type of Development</th></tr><tr><td>1</td><td>2</td><td>3</td><td>4</td></tr><tr><td>1)</td><td>Residential and Commercial (Except those in 2,3 and 4 below)</td><td>i) 25 & above but less than 40 ii) 40 & above but less than 125 iii) 125 & above with no dimension less than 9 m. iv) 250 and above</td><td>i) Row housing ii) Row/Semi-detached iii) Row/Semi-detached/ Detached iv) Detached</td></tr><tr><td>2)</td><td>Plot in Public Housing / High Density housing / Sites & Service / Slum Up gradation/ Reconstruction Scheme.</td><td>21 with minimum width of 3.6 m. or the size as prescribed by Govt. From time to time.</td><td>Row housing</td></tr></table> <table><tr><th></th><th>Land use</th><th>Plot Area (Sqm.)</th><th>Type of Development</th></tr><tr><td>1</td><td>2</td><td>3</td><td>4</td></tr><tr><td>3)</td><td>Petrol filling Station * a) without service bay b) with service bay</td><td>i) 545 (with one dimension not less than 16.75m.) ii) 1100 (with one dimension not less than 30.5m.)</td><td>i) Detached ii) Detached</td></tr></table> | TABLE NO. 7 | | | | MINIMUM PLOT AREAS FOR VARIOUS USES | | | | | Land use | Plot Area (Sqm.) | Type of Development | 1 | 2 | 3 | 4 | 1) | Residential and Commercial (Except those in 2,3 and 4 below) | i) 25 & above but less than 40 ii) 40 & above but less than 125 iii) 125 & above with no dimension less than 9 m. iv) 250 and above | i) Row housing ii) Row/Semi-detached iii) Row/Semi-detached/ Detached iv) Detached | 2) | Plot in Public Housing / High Density housing / Sites & Service / Slum Up gradation/ Reconstruction Scheme. | 21 with minimum width of 3.6 m. or the size as prescribed by Govt. From time to time. | Row housing | | Land use | Plot Area (Sqm.) | Type of Development | 1 | 2 | 3 | 4 | 3) | Petrol filling Station * a) without service bay b) with service bay | i) 545 (with one dimension not less than 16.75m.) ii) 1100 (with one dimension not less than 30.5m.) | i) Detached ii) Detached | <p>i) Note-1 is deleted.</p> <p>ii) Note-2 is renumbered as Note-1 and the words "by these rules... by these rules" is deleted.</p> <p>iii) New Note-2 is added as follows-</p> <p>Row housing scheme shall not have a block of more than 12 plots in a row & seperation between the blocks shall not be less than 6.00 m.</p> |
| TABLE NO. 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MINIMUM PLOT AREAS FOR VARIOUS USES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Land use | Plot Area (Sqm.) | Type of Development | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 2 | 3 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1) | Residential and Commercial (Except those in 2,3 and 4 below) | i) 25 & above but less than 40 ii) 40 & above but less than 125 iii) 125 & above with no dimension less than 9 m. iv) 250 and above | i) Row housing ii) Row/Semi-detached iii) Row/Semi-detached/ Detached iv) Detached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2) | Plot in Public Housing / High Density housing / Sites & Service / Slum Up gradation/ Reconstruction Scheme. | 21 with minimum width of 3.6 m. or the size as prescribed by Govt. From time to time. | Row housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Land use | Plot Area (Sqm.) | Type of Development | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 2 | 3 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3) | Petrol filling Station * a) without service bay b) with service bay | i) 545 (with one dimension not less than 16.75m.) ii) 1100 (with one dimension not less than 30.5m.) | i) Detached ii) Detached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | 4) | Cinema/Theatre/ Assembly hall | 3 Sqm. per seat including parking requirements. | Detached | | | |
| | 5) | Mangal Karyalayas | 1000 | Detached | | | |
| | 6) | 4 and 5 Star Hotel in independent plot. | 2500 | Detached | | | |
| | 7) | 3 Star Hotel when in independent plot. | 1000 | Detached | | | |
| | 8) | Industrial | 200 -500 (with width not less than 15 m) 501-1000 (with width not less than 20 m) 1001-2500 (with width not less than 25 m) 2501-5000 (with width not less than 35 m) 5001& above(with width not less than50 m) | Detached Detached Detached Detached Detached | | | |
| | Note: * Provided that in the development of sites of existing filling and servicing station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle fuel change of user shall not be permitted. | | | | | | |
| | Note: 1. Plots abutting 6 m wide road and other Govt. Schemes, marginal open spaces will be as per their respective schemes and rules. | | | | | | |
| | Note: 2. The Front setback for already existing layouts / roads shall be as per existing schemes by these rules, provided it is more than what is prescribed by these rules. | | | | | | |
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| | 4) For the sub-division of the land admeasuring 3000 Sqm and more, following provision shall be compulsorily provided; a) 10% area in the form of 30 to 50 Sqm. plots for EWS/LIG. b) 10% area in the form of 50 to 100 Sqm. plots for MIG group. | | | | | While effecting subdivision or sanctioning layout of land such percentum of area or built-up area tenement as the case may be, shall be as per the policy sanctioned by the Government from time to time. | |
| | 5) For the layout of land, admeasuring 4000 Sqm. and more, following provision shall be compulsorily provided; 10% tenements shall be proposed for each EWS/LIG Group (30 to 40 Sqm.) and MIG Group (41 to 60 Sqm.) | | | | | | |
| 63. | iii) No layout shall be given occupation certificate unless the on-site infrastructure is fully developed by the developer. The on-site infrastructure shall includes: | | | | | i) In first sentence, the words “ Layout shall be given “ are deleted and before the word “ unless ”, the words “ shall be given ” are added and after the word | |

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| | <ol style="list-style-type: none"> 1. Construction of roads; 2. Construction of Storm Water Drains; 3. Laying of sewer lines; 4. Laying of water mains; 5. Providing street lights; <p>However, in case of layouts more than 2 hectares above stated infrastructure shall be done in two Phases as indicated below;</p> <ol style="list-style-type: none"> 1. Construction of roads up to water bound macadam road before grant of commencement certificate, and 2. Provisions of Storm Water Drains, Sewer lines, Street lights, Water mains and Asphalting of roads before grant of occupation permission. <p>(b) Service Roads:</p> <p>While approving layouts fronting along Express Highway, National Highways, Major State Highways, State Highways and Major District Road a 12 M. wide Service Road shall be provided on both sides of such existing or proposed roads.</p> <p>Provisions of ribbon development as per Public Works Department, as amended from time to time, in respect Building Line and Control Lines will remain in force and shall not be relaxed without approval from Competent Authority of Public Works Department.</p> | <p>“developer” the words “required for the construction carried out” are included.</p> <p>ii) In this sub-rule, the sentence "However in case..... as indicated below" including Sr.No.1 and 2 below it are deleted.</p> <p>iii) In sub-rule b), after the word “existing” the words “after leaving required width” are added.</p> |
| 64. | <p>INTERSECTION OF ROADS:</p> <ol style="list-style-type: none"> (1) At the junctions of roads meeting at right angles, the rounding off of intersection shall be done, unless otherwise directed by the Commissioner, with the tangent length from the point of intersection to the curve being ½ the road width across the direction of tangent as hereinafter shall be provided (Refer Figure No.5A & 5B). (2) Rounding of Intersection at junctions: For junctions of roads meeting at other than right angles, the rounding off or cut off or similar treatment shall be done, to the approval of the Commissioner, depending upon the widths of roads, the traffic generated and the sighting angle etc. <p><i>Note: All intersections having provision of roundabout / rotary shall be free from any structure, except fountain,</i></p> | <p>At Sr.No.2, the word “approval” is replaced by the word “satisfaction”.</p> |

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| | <i>which may not obstruct vision or cause hindrance to traffic.</i> | | | | | |
| 65. | <p>BUILDING LINE/CONTROL LINE:</p> <p>Building line shall be set back subject to stipulations in Table No.19-A, 19-B of Appendix-D.</p> <p>Provided whenever diversion road constructed for National Highway, State Highway and Major District road passes through Urban / Industrial or Rural areas then “Building Line” shall be restricted to 40 m from centre of diversion road and “Control Line” shall be restricted to 75 m from centre of diversion road and banded according to following Resolution of Government of Maharashtra, Public Works Department shall be applicable while fixing building line / building control line.</p> <p>i) No. R.B.W. – 1081/871/ Roads – 7, dated 09/03 / 2001, ii) No. R.B.W. – 1001/ 72 / Roads – 7, dated 21/09 / 2001, iii) No. R.B.W. – 1001/ 72 / Roads – 7, dated 09/03 / 2001, iv) Corrigendum No. RBD- 1001/72/ Roads – 7, dated 7th January 2002.</p> <p>Or any modification / revision made by Government of Maharashtra shall be applicable.</p> <p>1) While sanctioning layout in undeveloped area of existing or extended city limit, it is necessary to provide 12 m wide service road on both side of existing or proposed boundary of Express way, National Highway, State Highway / Major State Highway, Major District roads.</p> <p>2) In developed area where service road is not provided along P.W.D. roads, the building permission shall be allowed along these roads as per above Regulation. The relaxation should not be given in any case without approval from P.W.D.</p> <p>In the layout the building line shall be at least 3 m away from the boundary of recreational Open space.</p> | <p>This rule is substituted as under -</p> <p>"The building and control line for constructions abutting Highways and MDRs shall be as per circular issued by PWD from time to time."</p> | | | | |
| 66. | <p>RECREATIONAL / AMENITY OPEN SPACES:</p> | | | | | |
| | <p>1) Open Spaces in Residential and Commercial layouts:</p> <p>a) Extent: In any layout of sub-division of vacant land in a residential and commercial zone open spaces shall be provided as under;</p> <table><tr><td>Area less than 3000 Sqm.</td><td>Nil</td></tr><tr><td>Area more than 3001 Sqm.</td><td>10%</td></tr></table> | Area less than 3000 Sqm. | Nil | Area more than 3001 Sqm. | 10% | <p>In Sr.No. A ii), the words “more than 3001 sq.m.” is corrected as “3000 sq.m. and above”.</p> <p>ii) In last paragraph, after the words “will not” the</p> |
| Area less than 3000 Sqm. | Nil | | | | | |
| Area more than 3001 Sqm. | 10% | | | | | |

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| | <p>These open spaces shall be exclusive of area of access internal roads / designations or reservations, development plan roads and area for road widening and shall as far as possible be provided in one place and shall be not less than 300 Sqm. in size. Such recreational spaces will not necessary in the case of land used for educational institutions with attached independent playgrounds. In addition to this an area admeasuring about 100 Sqm. with minimum width of 6 m. shall be kept for Solid Waste Management purpose and it should part of open space and it would be a public amenity and TDR of it would be receivable to its authorised owner. Admissibility of F.S.I. shall be as indicated in Sub Regulation (3) below,</p> | <p>word “be” is included and the portion from "and it would be.... Regulation (3) below" is deleted.</p> |
| | <p>f) Tree growth:</p> <p>Excepting for the area covered by the structures permissible under (g) below, the recreational space shall be kept permanently open to the sky and accessible to all owners and occupants as a garden or a playground etc. and trees shall be grown as under:</p> <p>i) At the rate of 5 trees per 100 Sqm. or part there of the said recreational space and to be grown within the entire plot.</p> <p>ii) At the rate of one tree per 80 Sqm. or part thereof to be grown in a plot for which sub-division or layout is not necessary.</p> <p>1.5 m wide strip of land along with boundaries is to provided for planting trees.</p> | <p>This rule is amended as follows-</p> <p>f) Tree growth:</p> <p>“Excepting for the area covered by the structures permissible under (g) below, the recreational space shall be kept permanently open to the sky and accessible to all owners and occupants as a garden or a playground etc. and trees shall be planted as per the provisions of Tree act".</p> |
| | <p>a) Structures / uses permitted in recreational open spaces:</p> <p>i) In a Recreational Open Space of 300 Sqm. to 1000 Sqm in area (at one place).</p> <p>Following users are permitted, free of FSI, subject to its area shall not exceed more than10% of the open space in which they are located.</p> <p>Elevated / Under Ground Water Storage Tank.</p> <p>Electric Sub- stations.</p> <p>Pump-room.</p> <p>ii) In a Recreational Open Space of 1000 Sqm. or more in area (in one piece and in one place)</p> <p>Following structures / users are permitted, free of FSI.</p> <p>Pavilions.</p> <p>Gymnasia.</p> | <p>In this rule, in the paragraph below (ii), the word “Ground+” is corrected as “Ground+1”.</p> |

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| | <p>Crèche. Club House/s. Swimming Pool / Filtration plant (not to be computed in plinth coverage) Structures proposed for Sports and Recreation activities. Library. Cultural Centre.</p> <p>The above structures may be permitted, with built up area not exceeding 15% of the total Recreational open spaces in one place. The area of the plinth of such structure shall be restricted to 10% of the areas of the total recreational open space. Such structure may be a Ground + storeyed structure and its height shall not exceed 8 m and such structures shall confirm to the following conditions:</p> <p>a) The ownership of such a structures and other appurtenant user shall vest, by provision in deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz. ‘R.G.’ in the layout or sub-division of the land.</p> <p>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.</p> <p>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.</p> <p>d) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.</p> <p>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 in (a) to (d) in (g) (ii) above.</p> <p><i>Note: Those open spaces from sanctioned layout that are earmarked as existing open spaces (in green colour) on Development Plan are subject to change if respective layout is revised. If the layout is revised and if open spaces are shown elsewhere on Development Plan to be treated as residential zone with prior approval of the Director of Town Planning, Maharashtra State, Pune subject to following condition;</i></p> | |
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| | <i>Condition: Open space areas shall be unencumbered and functionable.</i> | |
| | 2) Open spaces in Industrial plots/ layout of Industrial plots: | |
| | <p>a) In any Industrial plot admeasuring 8000 Sqm. or more in area 10 % of the total area shall be provided as an amenity open space and its area shall be deducted from the permissible FSI. Further this amenity open space shall have a proper means of access and shall be so located that it could be conveniently utilised as such by the persons working in the industry.</p> <p>(In case of plots admeasuring 900 Sqm. to 1000 Sqm. development shall be restricted / permitted to 900 Sqm.)</p> <p>i) Such 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,</p> <p>ii) The parking and loading and unloading spaces as required under these regulations shall be clearly shown on the plans,</p> <p>iii) Such 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 Sqm. of the said open space to be grown within the entire plot or at the rate of 1 tree for every 80 Sqm. to be grown in a plot for which a sub-division layout in not necessary.</p> | In this sub-rule, the portion (In case of plots admeasuring 900 Sqm. to 1000 Sqm. development shall be restricted / permitted to 900 Sqm.) and Sr.No.iii) are deleted. |
| | <p>b) In case of sub-division of land admeasuring 8000 Sqm. 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 Open Space, which shall also serve as general parking space. When such Amenity Open Space exceeds 1500 Sqm. the excess area may be used for construction of buildings for Banks, Canteens, welfare centres, offices, crèches and other common purposes considered necessary for industrial user as may be approved by the Commissioner.</p> <p><i>Note: Those open spaces from sanctioned layout that are earmarked as existing open spaces (in green colour) on Development Plan are subject to change if respective layout is revised. If the layout is revised and if open spaces are shown elsewhere on Development Plan to be treated as residential zone with prior approval of the Director of Town Planning, Maharashtra State, Pune subject to following condition;</i></p> <p><i>Condition: Open space areas shall be unencumbered and functionable.</i></p> | In the note of this sub-rule, the word “residential” is replaced by the word “industrial”. |
| | (3) Floor Space Index / Built-up Area Calculations: | <p>i) In this Table, at Sr.No.3, following changes are made-</p> <p>a) In Column No.2, the words "to 20,000" are</p> |

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| | The total area of a plot shall be reckoned in floor space index / built-up area calculations applicable only to new development to be undertaken hereinafter as under; | | |
| | Sr. No. | Plot size in Sqm. | Area in Sqm. for F.S.I. Computation |
| | 1 | 2 | 3 |
| | Residential & Commercial Zones | | |
| | 1 | Up to 2125 Sqm. | Total plot area |
| | 2 | 2125 to 3000 Sqm. | Maximum 2125. |
| | 3 | Above 3000 to 20,000 Sqm. | Total area excluding 10% out of the area for recreational/amenity open space |
| | 4 | Above 20,001 Sqm. | Total area excluding 10% of the area for recreational open space under item (iii) of clause (a) of sub-regulation (1) of Regulation No. 66. However, the area for FSI computation shall be 90% of net area (after deducting amenity area) in case of change of Industrial user to Residential user as specified in Regulation No.78 and Appendix “D” |
| | Industrial Zones | | |
| | Industrial Plots | | |
| | 1 | Up to 900 Sqm. | Total Area |
| | 2 | 901 Sqm. to 1000 Sqm. | 900 |
| | 3 | 1001 Sqm. to 7999 Sqm. | Total area excluding 10% out of the area for recreational/amenity open space vide item (iii) of clause (a) of sub-regulation (2) of Regulation 66. |
| | Industrial Layout | | |
| | 1 | Plots of 8000 Sqm. and more | Total area excluding area of construction permissible in open space over 1500 Sqm. according to clauses (b) of sub-regulation (2) of regulation 63 and excluding 10% out of the |

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| deleted. | | |
| b) In Column No.3, the word amenity is deleted and at the end the words " & 5% amenity space and internal roads " are added. | | |
| c) Entry of Sr.No.4 is deleted entirely. | | |
| ii) In table regarding Industrial plot, instead of Sr.No.1,2 & 3, a new entry is added as follows - | | |
| 1 | Upto 7999 Sqm. | Total area excluding area of internal roads, if required as per regulations |
| iii) In table regarding Industrial Layout, in Column No.3, following words are included at the end of the last sentence- | | |
| "and area of internal roads" | | |

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| | | area for recreational / amenity open space vide clause (a) of sub-regulation (2) of Regulation 63. | | | | | | | | | | | | | | | | |
| | <p><i>Note: 1 .The occupation certificate for building constructed for residential / commercial use shall be granted by the Commissioner only after recreational area is developed and structures for recreational activities are actually provided on site.</i></p> <p><i>2. For the purpose of F.A.R./Built-up area calculations, the net area of the plot shall considered in the case of layouts, such net area shall be calculated after deducting from the gross area of plot, the area covered by the means of access, recreational and amenity open space.</i></p> | | | | | | | | | | | | | | | | | |
| | <p>(4) Lands below High Tension Lines shown as Green Belt in the said plan can be utilised for provision of compulsory open spaces / Recreation Grounds as required to be provided under the said Regulations, subject to following condition;</p> <p>a) Such lands are physically vacant,</p> <p>b) No construction of any type even otherwise permissible to some specified extent in such open spaces, shall be allowed,</p> <p>c) The above referred clarification would be in operation prospectively.</p> <p><i>Note: Those open spaces from sanctioned layout that are earmarked as existing open spaces (in green colour) on Development Plan are subject to change if respective layout is revised and if open spaces are shown elsewhere on Development Plan be treated as residential zone with prior approval of the Director of Town Planning, Maharashtra State, Pune subject to following conditions.</i></p> <p><i>Condition: Open Space areas shall be unencumbered and functionable</i></p> | | <p>i) This provision shall be applicable only in residential zone.</p> <p>ii) In title sentence, the words “the said Regulations “ are replaced by the word these Regulations.</p> <p>iii) At Sr.No.c) the words “The above referred clarification” are replaced by the words “this regulation.”</p> <p>iv) The footnote is deleted.</p> | | | | | | | | | | | | | | | |
| 67. | <p>SIZES OF PLOTS IN RESIDENTIAL AND COMMERCIAL ZONES:</p> <p>The plot sizes and manner of development in residential and commercial layouts shall be as follows:</p> <table><tr><td>S.No.</td><td>Plots Area</td><td>Manner of Development</td></tr><tr><td>1</td><td>25 to 40 Sqm.</td><td>Row housing</td></tr><tr><td>2</td><td>Above 40 to 125 Sqm.</td><td>Row / Semi Detached</td></tr><tr><td>3</td><td>Above 125 to 250 Sqm.</td><td>Semi Detached</td></tr><tr><td>4</td><td>Above 250 Sqm.</td><td>Detached</td></tr></table> <p><i>Note: 1. Plots which are 4.50 to 8.00 m. in width shall be developed as Row Housing Scheme. Row Housing Scheme developed as a block shall not have more than 8 plots in a row and the separation between blocks in row shall</i></p> | | S.No. | Plots Area | Manner of Development | 1 | 25 to 40 Sqm. | Row housing | 2 | Above 40 to 125 Sqm. | Row / Semi Detached | 3 | Above 125 to 250 Sqm. | Semi Detached | 4 | Above 250 Sqm. | Detached | Deleted. |
| S.No. | Plots Area | Manner of Development | | | | | | | | | | | | | | | | |
| 1 | 25 to 40 Sqm. | Row housing | | | | | | | | | | | | | | | | |
| 2 | Above 40 to 125 Sqm. | Row / Semi Detached | | | | | | | | | | | | | | | | |
| 3 | Above 125 to 250 Sqm. | Semi Detached | | | | | | | | | | | | | | | | |
| 4 | Above 250 Sqm. | Detached | | | | | | | | | | | | | | | | |

| | <p><i>not be less than 6 m.</i></p> <p>2. Plots which are 8 m to 12 m in width shall be developed as Semi-detached Building Scheme.</p> <p>3. Plots which are above 12 m in width shall be developed as Detached Building Schemes.</p> <p><i>Further no dimensions shall be less than 12 m.</i></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 68. | <p>SIZE OF PLOTS FOR SPECIAL HOUSING SCHEME:</p> <p>For Special Housing Schemes, undertaken by Public Agencies for Low Income Group (LIG), Economically Weaker Section (EWS) of society and slum clearance schemes, the minimum plot size shall be 25 Sqm. with a minimum width of 3.6 m.</p> | Deleted. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 69. | <p>SIZE OF PLOTS IN INDUSTRIAL ZONE:</p> <p>(a) Minimum plot area, height limitation for industrial building shall be as per the Table given below;</p> <table><tr><th colspan="7">AREA, HEIGHT LIMITATION FOR INDUSTRIAL BUILDINGS</th></tr><tr><th>Sr. No.</th><th>Plot size in Sqm.</th><th>Max. Built-up Area (%)</th><th>Min. marginal front open spaces in Meters</th><th>Min. Side & rear marginal open spaces in Meters</th><th>Min. Width of plot in Meters</th><th>Max F.S.I.</th></tr><tr><td>1</td><td>300 to 500</td><td>50</td><td>5</td><td>3</td><td>12</td><td>1</td></tr><tr><td>2</td><td>501 to 1000</td><td>50</td><td>6</td><td>4.5</td><td>20</td><td>1</td></tr><tr><td>3</td><td>1000 to 2500</td><td>50</td><td>6</td><td>4.5</td><td>25</td><td>1</td></tr><tr><td>4</td><td>2501 to 5000</td><td>50</td><td>6</td><td>6</td><td>35</td><td>1</td></tr><tr><td>5</td><td>5001 and above</td><td>50</td><td>6</td><td>9</td><td>50</td><td>1</td></tr></table> <p>(b) In Industrial Zone, actual factory or workshop Building and storage or godown shall not be constructed</p> | AREA, HEIGHT LIMITATION FOR INDUSTRIAL BUILDINGS | | | | | | | Sr. No. | Plot size in Sqm. | Max. Built-up Area (%) | Min. marginal front open spaces in Meters | Min. Side & rear marginal open spaces in Meters | Min. Width of plot in Meters | Max F.S.I. | 1 | 300 to 500 | 50 | 5 | 3 | 12 | 1 | 2 | 501 to 1000 | 50 | 6 | 4.5 | 20 | 1 | 3 | 1000 to 2500 | 50 | 6 | 4.5 | 25 | 1 | 4 | 2501 to 5000 | 50 | 6 | 6 | 35 | 1 | 5 | 5001 and above | 50 | 6 | 9 | 50 | 1 | <p>Deleted.</p> <p>This sub-rule b) is renamed as a) and amended as follows - “In Industrial Zone, actual factory or workshop Building and storage or godown shall not be</p> |
| AREA, HEIGHT LIMITATION FOR INDUSTRIAL BUILDINGS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sr. No. | Plot size in Sqm. | Max. Built-up Area (%) | Min. marginal front open spaces in Meters | Min. Side & rear marginal open spaces in Meters | Min. Width of plot in Meters | Max F.S.I. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 300 to 500 | 50 | 5 | 3 | 12 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 501 to 1000 | 50 | 6 | 4.5 | 20 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 1000 to 2500 | 50 | 6 | 4.5 | 25 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 2501 to 5000 | 50 | 6 | 6 | 35 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 5001 and above | 50 | 6 | 9 | 50 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | <p>within a distance of 10 m., 25 m. from the boundary of industrial zone and special zone respectively, 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 building such as essential staff quarters, canteen, garages, electricity stations, water tanks etc. may be permitted in such open spaces provided a minimum distance of 10 m. is left free from the boundaries.</p> <p>(c) FAR Permissible shall be 1.00 for purely Industrial user.</p> | <p>constructed within a distance of 23 m. from the boundary of such zone where it separates an industrial zone from any other use except a large open space, provided that such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or proposed road. Provided further that ancillary building such as essential staff quarters, canteen, garages, electricity stations, water tanks etc. may be permitted in such open spaces provided a minimum distance required from the boundaries is left.”</p> <p>The sub-rule (c) is deleted.</p> |
| 72. | <p>SIZE OF PLOTS FOR PUBLIC ENTERTAINMENT HALL OR MANGAL KARYALAYAS AND LIKE</p> <p>BUILDINGS:</p> <p>Minimum size of plot shall be 1000 Sqm.</p> | Deleted. |
| 73. | <p>SIZE OF PLOTS FOR PETROL FILLING STATION:</p> <p>The minimum size of plot shall be:</p> <p>i) 30.50 m x 16.75 m in case of petrol filing station with kiosk, without service bay.</p> <p>ii) 30.50 m x 36.50 m in the case of a petrol filing station with service bay.</p> <p><i>Provided that in the redevelopment of sites of existing filling and service station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle fuel, change of user shall not be permitted.</i></p> <p>Proposals of any such changes shall be submitted to the Government for sanction after completing all formalities as stipulated under Section 37 of M.R. & T.P. Act, 1966.</p> | Deleted. |
| 76. | ADDITIONAL AMENITIES AND FACILITIES IN LAYOUTS EXCEDING 2 HACTORS: | Deleted. |

a) In any layout exceeding two hectors in area in residential and commercial zones, where the development plan has not provided for amenities and services or facilities, or if provided they are inadequate, 5 % of the total area shall be designated / reserved as amenity space for provision of primary schools, sub-post offices, police posts etc. as directed and approved by the Commissioner, and such amenities or facilities shall be deemed to be designations or reservations in the development plan thereafter and for which TDR will be available or can be developed by owner. In deciding the requirements for additional amenities the Commissioner will generally be guided by the planning standards used for preparation of the Development Plan and Table No.8 given below;

| TABLE NO. 8. | | | | |
|--|------------------------|--|---|---|
| COMMUNITY FACILITIES AND OTHER SUB-DIVISION REQUIREMENTS | | | | |
| Sr. No. | Facility Required | | Scale of provision (Not Required) | Minimum land area required |
| | Main Type | Main Type | | |
| 1 | 2 | 3 | 4 | 5 |
| 1 | Educational facilities | Nursery School (+ 3 to 5 age group) | 1 for 4000 population | 0.10 Ha. |
| | | Primary School (+5 to 11age group) | 1 for 4000 population | 0.60 Ha for density Upto 250 p / Ha |
| | | High School (+11 to 16 age group) | 1 for 16000 population | 2.00 Ha for density upto250 p / Ha 1.80 Ha. for 251 to 500 p / Ha. 1.60 Ha. for 501 p / Ha and above |
| | | Degree College | 1 for 80000 to 100000 Population | 4.00 to 6.00 Ha. |
| 2 | Health facilities | Health Centre | 1 for every 16000 population | 1.00 Ha. with residential staff quarters. |
| | | General Hospital | 1 for every 80000 to 100000 population | 4.00 Ha. for 200 beds with ancillaries and staff quarters |
| | | General Hospital | 1 for every 80000 to 100000 population | 4.00 Ha. for 200 beds with ancillaries & staff quarters. |

| Sr. No. | Facility Required | | Scale of provision (Not Required) | Minimum land area required |
|------------|--|--|--|---|
| | Main Type | Main Type | | |
| 1 | 2 | 3 | 4 | 5 |
| 3 | Commercial facilities including shopping facilities | Convenience shopping centre | Up to 10 shops for 4000 population | 0.05 to 0.10 Ha. |
| | | Local shopping centre | Up to 20 shops for 16000 population | 0.40 Ha. |
| | | Zonal shopping centre | Up to 80 to 100 shops for 80000 population | 2.50 Ha. |
| 4 | Communicati on facilities and essential services | Sub- Post Office | 1 for 10000 population | 40 Sqm. |
| | | Post and Telegraph-cum-Delivery including Telephone Exchange of 10000 lines. | 1 for 100000 population | 1.00 Ha. |
| | | Electric Sub- station. | 1 in all shopping centre | 12 m. x 12 m. |
| | | Police station with staff quarters. | 1 for every 50000 population | 0.80 Ha. |
| | | Post with staff quarters | 1 for every 20000 population | 0.40 Ha. |
| | | Fire station with staff quarters | 1 for every 5 Km. radial distance | 0.80 Ha. |
| 5 | Social and Cultural facilities | Religious building | 1 for every 15000 population | 0.80 Ha. Location not at intersection of roads and 60 m. away from junctions. |
| | | Community Hall & Library | 1 for every 15000 population | 0.30 Ha. |
| | | Cinemas | 1 for every 25000 population | 0.30 Ha. with parking location in Zonal Shopping Centre business and commercial area not in residential zone. |
| 6 | Facilities for Industrial Zone | Labour Welfare Centre, | 1 for every 40 Ha. | 0.20 Ha. |
| | | Convenience Shops, | | 5 shops of 10 Sqm. each |

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| | | | Bus station, | | 0.20 Ha. | | |
| | | | Health Centre, | | 0.60 Ha. | | |
| | | | Post office | | 0.04 Ha. | | |
| | | | Telephone Exchange | For every 200 Ha. | 0.04 Ha. | | |
| | | | Banks | | 200 Sqm. | | |
| | | | Petrol pump-cum-service station | | 30 m. x 45 m. | | |
| | | | Police Station with staff quarters | | 0.40 Ha. | | |
| | | | Fire Station with staff quarters | | 0.80 Ha. | | |
| | PART-IV | | | | | | |
| | LAND USE CLASSIFICATION, USES PERMITTED AND MANNER OF DEVELOPMENT | | | | | | |
| 77. | LAND USE CLASSIFICATION: The various land use classification shall be in the following zones: | | | | | | |
| | i) Residential (R) : Purely Residential (R-1). Residential with Shop Lines at Ground Floor only (R-2) | | | | | | Deleted. |
| | ii Commercial (C) : Commercial Zone (C-1) & (C-2). | | | | | | |
| | iii) Industrial (I) : Industrial Zone (I-1), (I-2), (I-3). | | | | | | |
| | iv) Green / No Development Zone : 1) Green Zone (G-1) 2) No Development Zone (NDZ) | | | | | | |

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| 79. | <p>BOUNDARIES OF LAND USE ZONE:</p> <p>The boundaries of land use zones shall be as shown on the development plan.</p> | Deleted. |
| 82. | <p>SHIFTING AND/OR INTERCHANGING THE PURPOSE OF DESIGNATIONS/ RESERVATIONS:</p> <p>In the case of specific designations / reservations in the Development Plan, the Commissioner with the consent of interested persons may shift, interchange the designation / reservation in the same or / on adjoining lands / buildings to which an access is available or has to be provided and the same is not encumbered provided that the area of such designation / reservation is not reduced.</p> | Deleted. |
| 83. | <p>USES TO BE IN CONFORMITY WITH THE ZONE:</p> <p>Where the use of the buildings or premises is not specifically designated in the Development Plan it shall be in conformity with the zones in which they fall;</p> <p>Provided that, any lawful use of premises, existing prior to the date of commencement of these regulations shall continue;</p> <p>Provided further that, a non-conforming use shall not be extended or enlarged except as provided in regulations 85 and 86 and that when a building containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations.</p> <p>Provided further a non-confirming industrial use for which permission is not obtained under the Development Control Regulation, existing prior to the date of publication of the revised draft</p> | Last paragraph of this rule is deleted. |

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| | <p>Development Plan of Nanded Waghala City Municipal Corporation but the same is fitting in the requirements of Development Control Regulations of the revised Development Plan and is non polluting shall be allowed to continue subject to the payment of premium as will be decided by the Commissioner with prior approval of Government.</p> | |
| 85. | <p>NON-CONFORMING USER FOR INDUSTRIES:</p> <p>Where a non-conforming industry has been granted a written permission without a condition for its shifting to a conforming zone at the end of specified period additions thereto for the manufacture of new articles or for starting new process may be permitted by the Commissioner, when;</p> <ul style="list-style-type: none">(i) Such schemes form an integral part of, and are directly connected with the process carried on in the existing unit;(ii) Such scheme of additions does not envisage appreciable increase in the employment and undue increase in traffic loads;(iii) Such addition is for preventing undue loss or for improving the working efficiency or the condition of existing unit or for balancing the existing production units of the industry;(iv) Open spaces of 6 m. are maintained from the boundaries of the plot as well as between two buildings;(v) Satisfactory means of access as required under these regulations for industrial zones is provided and maintained, and(vi) Parking and loading and unloading spaces are provided according to these regulations.<p>Provided that before permitting any such additions, the Commissioner shall first satisfy himself that the degrees of nuisance from the existing unit will in no way be increased by such additions.</p> | <p>In this rule, after the word “permission”, the words “prior to coming into force of these regulations” are included.</p> |

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| | <p style="text-align: center;">PART-V</p> <p style="text-align: center;">OPEN SPACES, AREA, FLOOR SPACE INDEX (FSI) AND HEIGHT LIMITATIONS</p> | |
| 88. | <p>OPEN SPACE REQUIREMENT (APPLICABLE FOR CONGESTED & NON-CONGESTED):</p> <p>The open space requirements shall be as per Appendix –“D”. However for Residential /Commercial Zone following provisions shall be observed in addition.</p> <p>a) Building having length / depth up to 40 m.: The open spaces on all sides except the front side of a building shall be of width not less than one third of the height of that building 3.00m above the ground level, rounded to the nearest decimetre subject to maximum of 20m. the minimum being 3.00m. for a Residential buildings without any projection thereon and 4.5m. For Commercial buildings.</p> <p>b) Building with length / depth exceeding 40 m.: If the length or depth of a building exceeds 40 m. an additional width of 10% of the dimension in excess of 40 m. shall be required on the side or rear open spaces as the case may be i.e. perpendicular to longer dimensions.</p> <p>Provided that no such increase in additional open space shall be necessary if (a) it is a front open margin space, or (b) when only store rooms and stair-ways derive light and ventilation from the open space.</p> <p>Provided further that:</p> <p>i) The open space for separation between any building and single storied accessory building need not exceed 1.5 m.</p> <p>ii) The minimum distance between any two ground floor structures in public housing / high density housing shall be 4.5 m. If habitable rooms derive light and ventilation from the intervening space & if not the distance may be reduce to 1.5 m.</p> <p>iii) The minimum distance between any two ground floor structures in public housing / high density housing shall be 4.5 m. If habitable rooms derive light and ventilation from the intervening space & if not the distance may be reduce to 1.5 m.</p> <p>iv) Except where the plot size is less than 2500 Sqm. the marginal open space in a plot abutting amenity/recreational open space in the same layout shall not be less than 3 m.</p> <p>v) Where the amenity open space being accessible from all the layout plots does not have an exclusive means of access, the rear marginal open space shall not be less than 3 m.</p> | <p>i) Rule 88(a) is amended as follows- “The open Spaces on all sides except the front side of a building shall be minimum [(H/2 - 4)] where H = Height of the building above ground level, subject to a minimum of 3.00 m for Residential building & 4.5m for commercial building.”</p> <p>ii) Sub-rule 88 b) i) is deleted.</p> <p>iii) Sub-rule c), d) & g) are deleted.</p> <p>iv) Sub-rule (e) & (f) read as sub-rule (c) and sub-rule (d) respectively and Sr.Nos. are changed accordingly.</p> |

- a) Building existing on 1st January 1975 and those constructed thereafter:
- (i) In respect of buildings existing on 1st January 1975, upper floors may be permitted with set-back at upper level in the case of new development to make up for deficiencies in the open space as required under these Regulations.
 - (ii) With the permission of the Commissioner, set-backs as in the clause (i) above may be allowed for the buildings constructed after 1st January 1975 to avail of additional FSI that may become available due to road set back, Transfer of Development Rights as in Appendix “H”, FSI in lieu of staircase room / lift wells or any change in regulations whereby additional FSI may become available.

Setback at upper level:

The Commissioner may permit smaller setbacks at upper levels and also permit additional floor area up to a limit of 10 Sqm. over the permissible FSI to avoid structural difficulties or hardship but so as not to affect adversely the light and ventilation of adjoining building or part thereof.

- b) **Tower like structures:**
Notwithstanding any provision to the contrary, a tower-like structure may be permitted only with 6 m. open space at the ground level and one setback at the upper levels provided that the total height does not exceed 25 m. if it exceed but does not exceed 28 m. the minimum open space at ground level shall be 9 m. Beyond 28 m. the minimum open space at ground level shall be 12 m. with two setbacks at upper levels. The terrace created by the set back shall be accessible through the common passage and / or common staircase only.
- c) **Where a room does not derive light and ventilation from an exterior open space:**
The width of the open space as given in this Regulation may be reduced to 3 m. up to a height of 25 m. and 6 m. to a height above 25 m.
- d) The open spaces for the above purposes would be deemed to be sufficient if their widths are not less than one-fourth of each dimension of the site of the building and the percentage of the building area does not exceed 25% of the area of the site, when the least dimension of site is less than specified in the following table for different floor space indices.

| Floor Space Index | Least Dimension of site in Meters |
|-------------------|-----------------------------------|
| 1.00 | 18 |
| 2.00 | 24 |

- f) Building shall be set-back at least 3 m. from internal means of access in layout of buildings.
- g) No basement shall be constructed within prescribed building lines & shall not exceed the permissible plinth area.

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| 93. | <p>FEATURES PERMITTED IN THE OPEN SPACE:</p> <p>Certain features may be permitted in the prescribed open spaces as enumerated below:</p> <ul style="list-style-type: none">i) Features permitted in the side and rear marginal open spaces: Suction Tank, pump room, electric meter room or sub-station, space required for fire hydrants, water tank, septic tank (underground), garbage shaft, electrical and water fittings, cabin, dust-bin, etc.ii) Other Features permitted in open spaces:<ul style="list-style-type: none">a) Projection into open spaces – Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no a chajja, cornice, roof or weather shade, sun-breaker and other ornamental projection not more than 0.75 m. from the face of the building subject to condition that it will not reduce the width of the required open space less than minimum required. Rockery, well and well structures, plant nursery, water pool, or swimming pool (uncovered) platform around a tree, tank, bench, gate, slide, swing, ramp, compound wall shall be allowed;b) A canopy / porch not exceeding 5.5 m. in length and 2.5 m. in width in the form of cantilever and unclosed, over the main entrance and each common staircase, providing a minimum clear height of 2.2 m. below the canopy. The canopy shall not have access from upper floor (above floors), for using as a sitting place. There shall be a minimum clearance of 1.5 m between the plot boundaries and canopy.c) Balcony – In any residential zone (R – 1) and residential zone with shop line (R- 2), or a purely residential building in any other zone, balconies may be permitted free of FSI at each floor, excluding the grounds and the terrace floors, of an area not more than 10% of the area of that floor from which such balcony projects subject to following conditions-<ul style="list-style-type: none">i) No balcony shall reduce the minimum marginal open space to less than 3 m., the rear and sides and 1.5 m. in the front. The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony’s outermost edge. | <ul style="list-style-type: none">i) In this Rule, Sr.No.ii a) the words “water pool or swimming pool (uncovered)” are deleted.ii) In Sr.No.ii b), the word “unclosed” is replaced by the word “enclosed”. |
| | <ul style="list-style-type: none">ii) Balconies may be allowed to be enclosed subject to payment of premium. When balconies are enclosed one-third of area of their faces shall have louvers glass shutters or grills on the top and the rest of the area except the parapet shall have glazed shutters. | |
| 94. | <p>ACCESSORY BUILDING:</p> <p>The following accessory building may be permitted in the marginal open spaces:</p> <ul style="list-style-type: none">i) In existing building, sanitary block (i) not exceeding 3 m. in height and 4 Sqm. in carpet area,(ii) at least 7.5 m from the road line or the front boundary and 1.5 m. from other boundaries may be permitted, in the rear and side open space where facilities are not adequate. Provided that, the Commissioner may reduce the 1.5 m. margin in rare cases to avoid hardship.ii) Parking lock-up garages not exceeding 2.4 m. in height shall be permitted in the side or rear open spaces at a distance of 7.5 m from any road line or the front boundary of the plot. 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 | <p>At the end of the sentence below the title, following sentence is added - "provided a minimum clear distance for movement of fire engine is available"</p> |

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| | <p>as will give fire resistance of 2 hours.</p> <p>iii) An unenclosed porch opens to three sides, not more than 5.5m. in length parallel to the main building in front of common entrance only and except rear open space. No part of such porch shall be less than 1.5 m. from the boundary</p> <p>iv) Watchman’s booth not over 3.0 sq. m. in area or less than 1.2 m. width or diameter.</p> <p>vi) “Ramp” in basement or upper floor parking shall be allowed with a minimum clear distance of 2.25 m. or set back distance whichever is less from road boundary.</p> <p>vi) Steps of maximum 1.5 m. width including otta.</p> <p>vii) A servant room not exceeding 9 Sqm. with a latrine of 2 Sqm. in area with a maximum height of 2.75 m. will be permitted in the rear open marginal distance only in case of plots having an area of 450 Sqm. and above.</p> <p>viii) For plots above 300 Sqm. only one servant quarter and plots above 500 Sqm. two servants’ quarter shall be permitted in addition to the F.S.I. stipulated. The size of one servant quarter shall not be more than 20 Sqm. which shall include one dwelling room having floor area not less than 11 Sqm. and the remaining 9 Sqm. may be used for cooking veranda and one toilet.</p> | |
| 95. | <p>ADDITIONAL FLOOR AREA TO BE EXCLUDED FROM FSI COMPUTATION:</p> <p>The following shall not be counted towards FSI,</p> <p>i) Structures permitted in recreational open spaces.</p> <p>ii) All the features permitted in open spaces.</p> <p>iii) Area covered by stair-case rooms for stair flights, mid landing & floor landing, stair case passages irrespective width of staircase, corridors, passages, lift rooms, lift wells, lift lobbies, covered garden excluded from FSI subject to payment of premium to be decided by the Municipal Commissioner and without any premium for Government, Semi-government buildings, Educational and Hospital buildings of Charitable Trusts, Architectural features, chimneys and elevated tanks, area of fire escape stairways and lifts with cantilevered fire escape passages.</p> <p>iv) Area of fire escape stairways and fire escape passages.</p> <p>v) Area of the basement, used only for storage, A.C. plant, meter room, Electric sub-station or Parking.</p> <p>vi) Area of unenclosed but covered parking spaces which may be on stilts or on upper levels.</p> <p>vii) Area of one office room of prescribed size of a co-operative housing society of apartment owners association.</p> <p>viii) Area of the sanitary block consisting of bath-room and water closet at each floor level of prescribed dimensions for the use of domestic servants engaged on the premises accessible from mid-landing or located on common access.</p> <p>Refuge area</p> <p>x) Area covered by-</p> | <p>This rule is corrected as follows-</p> <p>i) In Sr.No. iii), the words “irrespective width of staircase” are replaced by the words “having minimum width of staircase is 1.2 mt.”</p> <p>ii) In Sr.No.vii), the word of in between the words society of apartment is replaced by the word “or”.</p> <p>iii) Sub-rule No. xxxiii) is deleted.</p> |

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| | <div><div><div>a) Lofts</div><div>b) Meter rooms</div><div>c) Air-conditioning plant rooms d) Porches</div><div>e) Canopies</div><div>d) Porches</div><div>e) Canopies</div><div>f) Service floor of height not exceeding 1.5 m. (below Beam bottom) for hotels rating with three and above with the special permission of the Commissioner.</div><div>g) Video room of size 5 sq. m.</div><div>h) Watchman’s cabin of size 5.00 Sqm.</div><div>i) Atrium with or without glazed cover.</div></div><div><div>xi) Area of balconies as per regulation 93 (c).</div><div>xii) Area of structures for an effluent treatment plant as required to be provided by industries as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities. Provided, however in case of an existing industry, if on vacant land is available, the Commissioner may permit structures for such effluent treatment plant on 10 % amenity open space.</div><div>xiii) Areas covered by service ducts, pump rooms, electric substations corridors passages and additional amenity of lift and / of staircase beyond those required under the rules with the permission of the Commissioner.</div><div>xiv) Area covered by additional lift and staircases, including passage to be provided in a building with the permission of Commissioner.</div><div>xv) Area of one milk booth under the public distribution system with the permission of the Commissioner</div><div>xvi) Area of one pubic telephone booth and one telephone exchange (PBX type) per building with the permission of the Commissioner.</div><div>xvii) Parking on upper floors provided in a building.</div><div>xviii) Area of one room not exceeding 20 Sqm. for installation of telephone concentrators as per requirements of Telephone Authority and also Cellular operator who has been licensed by Department of Telecommunication of Government of India for implementation of cellular mobile telecommunication system.</div><div>xix) Area of separate letter box on the ground floor of residential and commercial buildings of the satisfaction of the Commissioner.</div><div>xx) Area covered by new lift and passage thereto in an existing building with a height up to 15m.</div><div>xxi) Area of covered passage leading to a lift exit at terrace level to the existing stair case so as to enable to descend to lower floor in building to reach tenements not having access to a “New lift” in a building without an existing lift.</div></div><div><div>xxii) Entrance foyer:</div><div><div>a) The area between external face of the building up to staircase / lift.</div></div></div></div> | |
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| | <p>b) The width of foyer shall not be more than lift and stair width.</p> <p>xxiii) Cupboards to the extent of 0.6 x 2.4 m shall be permitted in required open space and on one side of room. However, cupboards may be permitted on ground floor within the building line</p> <p>xxiv) Any covered antenna / dish antenna communication tower will be allowed to be erected free of FSI if used for Telecom (basic cellular or satellite telephone) or ITE purposes, which shall includes the equipment relating to earth station, V-Sat., Routes, Transponders and similar Information Technology related structures or equipments.</p> <p><i>Note: - This Rule shall not be applicable for the building proposals where occupancy certificates have been granted prior to issue of these Regulations. Provided further that where a permissible FSI has not been exhausted in the case of existing building and cases decided by the Corporation prior to coming into force of these modified regulations, provision about the exclusion from FSI computation as in these regulations will be available for construction of remaining balance FSI on site. Also provided further that this rule shall not be applicable for the change in occupancy in the existing building after issue of this regulation. Also provided that the extent of exemption under this rule shall not in any case be exceed 30% of permissible FSI. All building which is having width of staircase 1.5 m. entitled for permissible for free of FSI.</i></p> <p>xxv) Area of one fitness centre for a Co-operative Housing Society, Apartment / Owners Association as provided in Regulation No.147.</p> <p>xxvi) Cellar and space under a building constructed on stilts and used as parking space or used as assessorry to the principal use.</p> <p>xxvii) Projections specially exempted under these regulations.</p> <p>xxviii) Areas covered by service ducts, pump rooms, electric sub-station, stilts, verandah of minimum width limited to 10% of the floor area and additional amenity of lift, Drainage culvert, conduit, catch-pit, gully pit, chamber, gutter, culvert on Municipal drains.</p> <p>xxix) In residential buildings, the area of one garage of size 2.5 x 5.5 m. plus one garage for every 400 Sqm. of plot area.</p> <p>xxx) Multi-storied stilt floor space constructed under a building shall be allowed to be used as parking space subject to the height restrictions in that area.</p> <p>xxxi) Ramp leading to cellar or upper floor.</p> <p>xxxii) A basement in one or two tiers construction under a building and used for storage of household or other non-hazardous goods, an air conditioning plant, meter room, safe deposit vault, electric sub-station and parking spaces.</p> <p>xxxiii) Areas covered by staircase rooms for stair flight of width 1.2 m. and above in case of residential (row house, pent house, duplex) & commercial buildings and 2 m. and above in case of assembly halls, commercial complex, the area of staircase flights, mid landings, corridors, internal passages and floor-landings, staircase passages irrespective of width of staircase and Mumti (stair cover top).</p> <p>xxxiv) Area covered by additional lift and passage there to in an existing building with height more than 15 m.</p> | |
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| | <p>xxxv) Minimum area required as an entrance lobby or corridor, under this regulation.</p> <p>xxxvi) Area of covered passage of clear width not more than 1.52 m. (5 Ft.) leading from a lift exist at terrace level to existing staircase so as to enable descend to lower floor in a building to reach tenements not having direct access to a new lift in a building without an existing lift.</p> <p>xxxvii) Washing area not less than 1.2 m. in width and not more than 3.00 Sqm.</p> <p>xxxviii) Atrium or entrance of any size, habitable rooms in upper floor of double height of terraced pent house and passages/corridors for residential buildings, shopping centres, commercial complexes and other buildings.</p> <p>xxxix) One set of Toilet of size 1.2 m. x 2 m. separately for ladies and gents shall be provided in stilt floor.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|---|--|--|--|--|--|--|---------|---|--|---------|---|---|---|---|---|---|-------------------------------|--------|---|---|-----------------------------|--------|---|-----------------------------|-------|---|-----------------------------|-------|---|-----------------------------|--------|---|-----------------------------|--------|---|-----------------------------|--------|---|-----------------------------|--------|---|--------------------|--|---|
| 97. | <p>HEIGHT RESTRICTIONS IN THE VICINITY OF AERODROMES:</p> <p>For structures, installations or buildings in the vicinity of aerodromes the height shall be as shown in Table No. 9 hereunder or such greater height as may be permitted by the Civil Aviation Authorities. Developers shall adopt the procedures and formalities as laid down in Appendix-“E” if their lands are in the vicinity of Airport.</p> <table><tr><th colspan="4">TABLE NO. 9.</th></tr><tr><th colspan="4">BUILDING HEIGHT RESTRICTIONS IN THE VICINITY OF AERODROMES</th></tr><tr><th rowspan="2">Sr. No,</th><th>Permissible height of building, structure or installation from Aerodromes reference point</th><th rowspan="2">Permissible height of building, structure or installation from Aerodromes reference point.</th><th rowspan="2">Remarks</th></tr><tr><th>Other Civil Airports & Civil Aerodromes</th></tr><tr><td>1</td><td>3</td><td>4</td><td>5</td></tr><tr><td>1</td><td>Between 7925 m. and 22,000 m.</td><td>152 m.</td><td rowspan="9">No Tree shall be planted within the limits of the distance indicated.</td></tr><tr><td>2</td><td>Between 6706 m. and 7925 m.</td><td>122 m.</td></tr><tr><td>3</td><td>Between 5486 m. and 6706 m.</td><td>91 m.</td></tr><tr><td>4</td><td>Between 4267 m. and 5486 m.</td><td>61 m.</td></tr><tr><td>5</td><td>Between 3658 m. and 4267 m.</td><td>45 m.*</td></tr><tr><td>6</td><td>Between 3048 m. and 3658 m.</td><td>36 m.*</td></tr><tr><td>7</td><td>Between 2438 m. and 3048 m.</td><td>24 m.*</td></tr><tr><td>8</td><td>Between 1829 m. and 2438 m.</td><td>12 m.*</td></tr><tr><td>9</td><td>Less than. 1829 m.</td><td>Nil except with the concurrence of the Civil</td></tr></table> | TABLE NO. 9. | | | | BUILDING HEIGHT RESTRICTIONS IN THE VICINITY OF AERODROMES | | | | Sr. No, | Permissible height of building, structure or installation from Aerodromes reference point | Permissible height of building, structure or installation from Aerodromes reference point. | Remarks | Other Civil Airports & Civil Aerodromes | 1 | 3 | 4 | 5 | 1 | Between 7925 m. and 22,000 m. | 152 m. | No Tree shall be planted within the limits of the distance indicated. | 2 | Between 6706 m. and 7925 m. | 122 m. | 3 | Between 5486 m. and 6706 m. | 91 m. | 4 | Between 4267 m. and 5486 m. | 61 m. | 5 | Between 3658 m. and 4267 m. | 45 m.* | 6 | Between 3048 m. and 3658 m. | 36 m.* | 7 | Between 2438 m. and 3048 m. | 24 m.* | 8 | Between 1829 m. and 2438 m. | 12 m.* | 9 | Less than. 1829 m. | Nil except with the concurrence of the Civil | <p>i) In first paragraph, following sentence is deleted - "Developers shall vicinity of Airport"</p> <p>ii) In footnote-4, the word “contend” is corrected as “contained”.</p> |
| TABLE NO. 9. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING HEIGHT RESTRICTIONS IN THE VICINITY OF AERODROMES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sr. No, | Permissible height of building, structure or installation from Aerodromes reference point | Permissible height of building, structure or installation from Aerodromes reference point. | Remarks | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Other Civil Airports & Civil Aerodromes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 3 | 4 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Between 7925 m. and 22,000 m. | 152 m. | No Tree shall be planted within the limits of the distance indicated. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Between 6706 m. and 7925 m. | 122 m. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Between 5486 m. and 6706 m. | 91 m. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Between 4267 m. and 5486 m. | 61 m. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Between 3658 m. and 4267 m. | 45 m.* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Between 3048 m. and 3658 m. | 36 m.* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Between 2438 m. and 3048 m. | 24 m.* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Between 1829 m. and 2438 m. | 12 m.* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Less than. 1829 m. | Nil except with the concurrence of the Civil | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | Aviation Authority. | | | |
| | <p><i>Note: * Height limits shall also be applicable for tree heights.</i></p> <p>Explanations:</p> <ol style="list-style-type: none">1. Irrespective of their distance from the aerodromes, even beyond the 22 km. limit from the Aerodrome reference point, no radio mast or similar type of installations exceeding 152 m. in height should be erected without the prior permission of the Director General of Civil Aviation.2. The location of a slaughter house / abattoir / butcher house or areas for activities like depositing of garbage which may encourage the collection of high flying birds, like eagles and hawks, shall not be permitted within 10 km. from the aerodrome reference point.3. Within a 5 km. radius of the aerodrome reference point, every structure / installation / building shall be so designed as to meet the pigeon / bird proofing requirements of the Civil Aviation Authority. Such requirements may stipulate the prohibition of any cavity, niche or, other opening on the exterior of such building / installation / structure so as to prevent the nesting and habitation of pigeons or other birds,4. Notwithstanding anything contend in Table No.9 and Notes 1 to 3, the Commissioner shall arrange for No Objection Certificate from concerned Civil Aviation Authority for the buildings / structures falling under Sr.No.8 of Table No.9.5. Commissioner in consultation with concerned Civil Aviation Authority shall clearly mark on Development Plan the restrictive Zones as mentioned in Table No. 9. If any survey number is partly falling in particular zone then it shall be totally included in the next lower zone.6. Also refer Appendix “E” under Regulation No.186. | | | | |
| 98. | <p>HEIGHT EXEMPTION:</p> <p>The following appurtenant structures shall not be included in the height of buildings; Roof tanks and their support, ventilating, air-conditioning plant, lift rooms and similar service equipment, parking, stilt floor, Terrace Pent house, roof structures other then barsatis, stair cover (Mumti), Chimneys and parapet wall and architectural feature not exceeding 2.4 m. in height.</p> <p>For the purpose of operational requirements of building, structures or installation or for the purpose of telecommunication or other forms of communication of any authorised mobile company the authority for the reasons to be recorded in writing, restrict the height of the any structure in the vicinity of such building, structures installation, and may also permit the prescribed heights to be exceed for such buildings, structures or installations themselves or for any statutory communication requirements.</p> | | | <p>i) In second paragraph, the words “Terrace Pent House” are deleted.</p> <p>ii) In third paragraph, after the word “writing”, the word “may” is included and the word “exceed” is corrected as “exceeded”.</p> | |
| 100. | <p>SPECIAL REQUIREMENTS FOR BUILDINGS ABOVE 15 M. AND BELOW 35 M.:</p> <p>High-rise buildings, which can be permitted only in non-congested areas, and irrespective of road widening FSI for all types to buildings except industrial buildings.</p> | | | <p>i) In Note-1 the words “there shall be” are deleted.</p> <p>ii) In Note-3, the words “9.00 M.” are replaced by “12.00 M.”</p> <p>iii) In Note-4 the word “shall” is corrected as “shall be”.</p> | |

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|-------------------------|--|--|---|-------------------|------|-------------------|------|-------------------|------|-------------------|------|--|
| | <table><tr><td>Height of Building in m</td><td>Open Space around building except front margin in m</td></tr><tr><td>Above 15 up to 18</td><td>6.00</td></tr><tr><td>Above 18 up to 21</td><td>7.00</td></tr><tr><td>Above 21 up to 24</td><td>8.00</td></tr><tr><td>Above 24 up to 35</td><td>9.00</td></tr></table> <p>Note :</p> <p>1) For Building above 24m in height there shall be minimum front open space shall be 6 m.</p> <p>2) Maximum ground coverage shall be 1/3rd of the plot.</p> <p>3) Minimum width of access road shall be 9.00 m.</p> <p>4) Fire protection measures shall as per Appendix-“J” and subject to provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006.</p> | Height of Building in m | Open Space around building except front margin in m | Above 15 up to 18 | 6.00 | Above 18 up to 21 | 7.00 | Above 21 up to 24 | 8.00 | Above 24 up to 35 | 9.00 | |
| Height of Building in m | Open Space around building except front margin in m | | | | | | | | | | | |
| Above 15 up to 18 | 6.00 | | | | | | | | | | | |
| Above 18 up to 21 | 7.00 | | | | | | | | | | | |
| Above 21 up to 24 | 8.00 | | | | | | | | | | | |
| Above 24 up to 35 | 9.00 | | | | | | | | | | | |
| 101. | <p>ADDITIONAL FLOOR SPACE INDEX WHICH MAY BE ALLOWED IN CERTAIN CATEGORIES:</p> <p>With the previous approval of the Government, the Commissioner may allow additional FSI in following cases on certain terms and conditions and after payment of premium, as laid down in each case.</p> <p>1) Road Widening & construction of new road: The Commissioner may permit additional floor space index on 100 percent of the area required for road widening or for construction of new roads proposed under the Development Plan, if the owner (including the lessee) of such land surrenders such land for road widening or new road construction without claiming any compensation in lieu thereof and hands over the same free of encumbrances to the satisfaction of the Commissioner. Such 100 per cent of the F.S.I. on land so surrendered to the Corporation will be utilizable up to a limit of 80 per cent of the area of the plot remaining after such surrender and the balance F.S.I. remaining thereafter shall be allowed to be utilized as a Development Right in accordance with the rules regulating Transfer of Development Rights (TDRs) as in Regulation No. 102. Thereafter, the road land shall be transferred in the city survey records in the name of the Corporation and shall vest in it becoming part of a public street.</p> | <p>i) Sr.No.1 of this rule, the word “Thereafter” is replaced by the word “However”.</p> <p>And after the word “Corporation” following words are included, “before granting such additional F.S.I. / T.D.R.”</p> | | | | | | | | | | |

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| | <p>2) Buildings of Medical, Educational Institutions and Other Institutional Buildings:</p> <p>For Educational, Medical Institutions recognised by the Department of Education / Medical of Government of India or Government of Maharashtra, an additional FSI to the maximum extent of 100% over and above the original permissible FSI in the area in which such Institute is situated, may be permitted that such extra FSI should be on payment of such premium as per prevailing Ready Reckoner and conditions as detailed in guidelines and on the conditions as specified below-</p> <ul style="list-style-type: none"> i) Existing Playgrounds in the Educational Institution shall not be reduced in any circumstances. ii) Adequate Parking facilities as per this D.C. Regulations shall be provided. iii) Out of the sanctioned FSI 30% of same can be used for commercial purpose in case of Medical and Educational Institutions, which have received ISO certification on following terms and conditions. <p>Commercial use to be allowed shall be for Banking, Financial Institutions and Commercial Offices. Out of permissible commercial user minimum 0.10 FSI shall be permissible for ancillary use to principal use of educational / medical institutions.</p> <p>In relation with Medical Institutions, ancillary use may be as follows:</p> <p>“Chemist Shop, Bookstall, Fruit Stall, Florist Stall, Diagnostic Centre, Medical Research Centre Office, Medicare Insurance Office and ATM Centre.”</p> <p>In relation with Educational Institutions, ancillary use may be as follows:</p> <p>“Sports Shop, Education Stationary shop, Uniform/ Tailor Shop and Bank with ATM Centre”</p> | <p>This provision shall be applicable as per modification under Section 37 as sanctioned by the Government on 31.8.2009.</p> <p>In title of Sr. No. 2 of this rule No. 101, The words “And other Institutional Buildings” are deleted.</p> |
| | <p>4) Building Of Government / Semi-Government Offices , Public Sector Undertakings, Municipal Corporation, Zilla Parishad, Panchayat Samiti, Gram Panchayat or any Institute registered with Charity Commissioner:</p> <p>The Commissioner, in the case of building of Government, semi-Government offices and public sector undertakings which includes Municipal Corporation, Zilla Parishad, Panchayat Samiti, Gram Panchayat or any Institute registered with Charity Commissioner, may permit an additional FSI to the maximum extent of 100% over and above the original permissible FSI in the area in which such land is situated, may be permitted that such extra FSI should be subject to payment of such premium</p> | <p>This rule is sanctioned by the Government with modification on 4.3.2011.</p> |

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| | <p>as per prevailing Ready Reckoner and as detailed in guidelines, below this Regulation and subject to such other terms and conditions as laid down in these guidelines.</p> <p>Notwithstanding anything contain in this Regulation the lands of Govt./Semi-Govt./Public Institutions and like bodies which are included in Public/Semi- Public Zone, Commercial use shall be allowed subject to following conditions:</p> <p>1) Maximum 33 % of permissible built up area may be allowed for a commercial purpose.</p> <p>Commercial use shall be permitted along the road side.</p> <p>2) Separate access shall be required for both the uses (Public/Semi-public use and commercial use)</p> <p>3) Basement shall be permitted only for parking purpose.</p> <p>4) Openings on rear side facing towards remaining premises shall not be allowed (closed by dead wall).</p> <p>5) The lands must be owned by such institutes.</p> <p>6) These lands are not reserved for any other Appropriate Authority in Development Plan.</p> <p>7) Parking requirement as prescribed for each type of user shall have to be provided.</p> | |
| | <p>7). Low Cost Housing Schemes of the Maharashtra Housing And Area Development Authority for Economically Weaker Sections and Low Income Groups:</p> <p>The floor space index for low cost housing schemes, for economically weaker sections and low income</p> | <p>Following sentences are deleted-</p> <p>“For the purpose of calculating the F.S.I. the entire area of the layout shall be considered and under – utilized FSI of the economically weaker section and low income group (HIG) + Middle income group</p> |

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| | <p>groups, of the Maharashtra Housing and Area Development Authority, having at least 60 per cent of the tenements under Economically weaker Sections (EWS) and low income Group (LIG) categories, shall be allowed to increased by 33 per cent over and above the normally permissible FSI. For the purpose of calculating the F.S.I. the entire area of the layout shall be considered and under – utilized FSI of the economically weaker section and low income group (HIG) + Middle income group (MIG) and other amenities in the scheme. Sub-division of plots will permissible on the basis of compulsory open spaces as in these regulations. This FSI will be subject to the regulations in Appendix – “F” hereto;</p> | <p>(MIG) and other amenities in the scheme. Sub-division of plots will permissible on the basis of compulsory open spaces as in these regulations.”</p> |
| | <p>8) Reconstruction/redevelopment of schemes undertaken by the owners for the authorised existing tenants of building which are dilapidated or destroyed by fire, collapsed in natural disaster or which have been demolished etc:</p> <p>Reconstruction in whole or in part of a building (not being a building wholly occupied by warehousing user and also not being a ground floor structure), which existed before Sanction of Development Plan of Nanded which has ceased to exist in consequence of an accidental fire, natural collapse or demolition for the reason of the same having been declared unsafe by or under lawful order of the Corporation or Maharashtra Housing and Area Development Authority or is likely to be demolished for the reason of the same having been declared unsafe by or under a lawful order of the Corporation or the said Authority and duly certified by them, shall be allowed with an FSI in the new building not exceeding that of the original building (or the FSI permissible under these Regulations, whichever is more). This FSI will be subject to the Regulations in Appendix “G”</p> | <p>Deleted.</p> |

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| | <p>9) Schemes undertaken by MHADA exclusively with World Bank Assistance. This shall be according to Regulation No. 190 of these regulations.</p> | Deleted. |
| | <p>10) Construction for Housing the Dishoused: For the construction of buildings by the Corporation or Owner, the Category of Housing the Dishoused for the purpose of Housing those who are displaced by projects by the Corporation for implementation of proposals of the Development Plan, the F.S.I. shall be 1.5 times of the permissible F.S.I. the balance F.S.I. after re-housing the persons living on the same plot shall be used for the rehabilitation and accommodation of the displaced persons only. Such additional F.S.I. will not be available when an owner undertakes development as in S.No. I (c) of Appendix -“C”.</p> | Following sentences are deleted- “the balance F.S.I. after re-housing the persons living on the same plot shall be used for the rehabilitation and accommodation of the displaced persons only”. |
| | <p>11) Extra F.S.I. for Redevelopment of Tenant Occupied Property: In case where tenant occupied property is to be redeveloped, additional F.S.I. equal to the area occupied by the tenants subject to the maximum limit of 25 per cent above the permissible F.S.I. will be allowed by paying premium to Corporation and subject to condition specified by the Commissioner. For the rest, conditions, as stipulated in these regulations shall prevail.</p> | Deleted. |
| | <p>12) Additional Floor Space Index which may be allowed to Religious Buildings: The Corporation may permit the floor space indices to be exceeded in respect of buildings in dependent plots of religious purpose of registered Public Trust by 0.50 FSI subject to following terms and conditions.</p> <ul style="list-style-type: none">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 total area. No commercial user shall be permissible.iv) The additional FSI shall be permissible to existing authorized religious user subject to structural stability.v) No condonation in required marginal open spaces and parking shall be allowed in of grant of such additional FSI.i) 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 balance 50% to the Corporation.vii) The minimum area of plot shall be 500 Sqm.viii) The proposal shall be consistent with the Development Plan proposal. | <p>i) In Sr.No.v) of this rule, the word “of” after the words “allowed” in is deleted.</p> <p>ii) In Sr.No.vi) of this rule, the change is made as “Premium @ 25%” instead of “Premium of 25%”.</p> |
| | <p>13) Housing for Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters.</p> | In last senetence of Sr.No. 13(2), the word “more” is replaced by the word “less” . |

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| | <div>1) The Commissioner may permit the Floor Space Index to be exceeded up to 2.5. <i>Note:- It shall be permissible to submit a composite scheme for the development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilisation of permissible commercial user under D. C. Regulation; so that commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.</i></div> <div>2) For reconstruction / redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed floor space index of existing old building plus 50% incentive FSI, whichever is more.</div> <div>3) In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard, commercial user permissible under D.C. Regulation, may be permitted upto 25% of the total permissible built up area.</div> | | | | | | | | | | | |
| | <div>14. Commercial user to be permissible in Public, Semi Public Zone. Commercial use shall be permitted as given in the table below –</div> <div><table><tr><td>Area of Plot</td><td>Permissible Commercial use in percentage</td></tr><tr><td>Upto 1000 Sqm.</td><td>7.50%</td></tr><tr><td>1001 to 2500 Sqm.</td><td>10.00%</td></tr><tr><td>2501 to 4000 Sqm.</td><td>12.00%</td></tr><tr><td>4001Sqm & above</td><td>15.00%</td></tr></table></div> <div>Commercial use shall be allowed on following conditions –</div> <div><div>i. Convenient shopping, branch of bank, small hotels etc. shall be permitted but shops / hotels for wine, pan, cigarette, tobacco, lottery tickets and such others which do not serve public purpose similarly domestic gas shops / godowns which are dangerous to public health shall not be permitted.</div><div>ii. The income from such a commercial uses shall utilised for main users for which the development has taken place or would take place.</div><div>iii. Such a commercial development shall take place in such a way that it shall not affect the view of the main development on the land; similarly such a commercial user shall be permitted up to 50% length</div></div> | Area of Plot | Permissible Commercial use in percentage | Upto 1000 Sqm. | 7.50% | 1001 to 2500 Sqm. | 10.00% | 2501 to 4000 Sqm. | 12.00% | 4001Sqm & above | 15.00% | Deleted. |
| Area of Plot | Permissible Commercial use in percentage | | | | | | | | | | | |
| Upto 1000 Sqm. | 7.50% | | | | | | | | | | | |
| 1001 to 2500 Sqm. | 10.00% | | | | | | | | | | | |
| 2501 to 4000 Sqm. | 12.00% | | | | | | | | | | | |
| 4001Sqm & above | 15.00% | | | | | | | | | | | |

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| | <p>of the plot.</p> <p>iv. The Planning Authority shall ascertain that for parking places and for traffic, sufficient area is kept in the plot.</p> <p>v. Additional F.S.I. shall be allowed only on the plot area remained after deducting the plot area utilised for commercial user.</p> <p>vi. The Planning Authority shall not allow sub division of Survey No., Gut No., Plot No. On which such a development which may cause / has take place / would take place.</p> <p>vii. In such layouts or sub-divisions having area more than 2 ha. but less than 5 ha., 20% land for public utilities and amenities like electric sub-station, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided.</p> <p>viii. The commercial user is permitted upto a depth of 12.00 m.</p> <p>ix. The land owner / developer / Institution shall give guarantee in writing to the Planning Authority for following all the stipulated conditions scrupulously.</p> <p>x. The plots in which there is an existing development, such commercial use shall be restricted to maximum 20% of the balance potential.</p> | |
| | <p>16) Additional FSI for Vegetable / Fruit / Fish / Mutton Market / Slaughter House.</p> <p>The Commissioner may permit additional FSI to the persons who will hand over constructed such facility free of cost to the Corporation. Such facility shall be constructed only after approval of the Commissioner and on such terms and conditions as approved by him. Such facility provider would be entitled to receive 2.0 FSI of land put under such facility, however for providing such facility; plot shall abut on road having width not less than 12.00 m.</p> | Kept in abeyance. |
| | <p>17) Additional FSI for Dharmashalas / Bhakt Niwas buildings of Registered Charitable Trust.</p> <p>The Corporation may permit the floor space indices to be exceeded in respect of Dharmashalas / Bhakt Niwas buildings in independent plots of Registered Charitable Trust by 0.5 FSI with prior approval from Government and subject to following terms and conditions,</p> <p>i) Dharmashalas / Bhakt Niwas building shall be on independent plot.</p> <p>ii) No commercial user shall be permitted in this building.</p> <p>iii) The additional FSI shall be permissible to the existing authorised user subject to structural</p> | <p>i) Table of “Guidelines for Levy of Premium” is deleted.</p> <p>ii) In Sr.No. (1) below the title “A) conditions”, the words “as calculated as above by” are deleted.</p> <p>iii) In condition at Sr.No.3, at the end following words are included- “and as decided by Govt. from time to time”</p> <p>iv) At Sr.No.5, the words “two rooms” are replaced by the words “5% rooms.”</p> <p>v) Sub-rule B is deleted.</p> |

stability.

- iv) No condonation in the required marginal distances, open spaces and parking shall be allowed in case of grant of such additional FSI.
- v) The minimum area of plot shall be 4000 Sqm.
- vi) This provision of permitting additional FSI shall be made applicable only to the Dharmashalas / Bhakt Niwas providing residential amenities to the devotees at nominal rates.
- vii) The additional FSI shall be permissible subject to the payment of premium of 25% of market value as per Ready Reckoner of respective year. Out of which 50% shall be paid to Government and the Corporation each.

Guidelines for Levy of Premium:

| Sr.No. | Type of user/building | Percentage of market value of land for the additional FSI granted |
|--------|-----------------------|---|
| 1 | Educational | |

A) Conditions;

- (1) Premium amount as calculated as above by shall be paid by the applicant/owner within THREE (3) months from the date of letter of Intent issued by Commissioner of Nanded Waghala City Municipal Corporation.
- (2) In case owner fails to pay the Premium amount within the time limit prescribed above at condition (1) Government shall work out the revised amount of premium at the time of issue of new letter of intent.
- (3) 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.
- (4) After the amount of total premium is decided, 50% of the total amount of the Premium shall be paid to the Nanded Waghala City Municipal Corporation through Demand Draft payable to the Commissioner, Nanded Waghala City Municipal Corporation, Nanded and remaining 50% to the Government through demand draft payable to the Under Secretary, Urban Development Department, Mantralaya, Mumbai.
- (5) While granting additional FSI to starred category Residential Hotel two rooms shall be reserved for Government nominees free of cost on such terms and conditions as may be decided by Government.

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| | <p>(6) FSI receivable from TDR shall not be utilised where additional FSI is to be granted on the plot as per above rules.</p> <p>(7) Provided further that no condonance in the required open spaces, parking and other requirements as in these regulations shall be allowed in the case of grant of such additional floor space index.</p> <p>B) In order to make the construction of Educational and Medical Institute viable, 15% of the basic permissible FSI may be allowed for commercial use, and in case of ISO recognised Educational and Medical Institute, 30% of the basic permissible FSI may be allowed for commercial use, subject to following conditions.</p> <p>Condition (1) - The commercial user permitted as per above should be subordinate user and the main user should be Educational or Medical as the case may be.</p> <p>Condition (2) - The commercial user as per above shall be permitted only on plot having frontage of minimum 12.00 mt. wide road.</p> | |
| | <p>18) Additional FSI to Buildings except Gaothan area.</p> <p>Additional FSI to the extent of 80% over and above the permissible FSI on buildings in particular zone shall be allowed by the Commissioner subject to payment of premium and following terms and conditions;</p> <p>a) Additional FSI would be limited to the extent of 80% of permissible FSI.</p> <p>b) Premium shall be charged at the rate of the Ready Reckoner of prevailing year.</p> <p>c) Premium amount calculated as above shall be paid within Three (3) months from the date of letter of intent issued by the Commissioner.</p> <p>d) In case owner failed to pay the premium within the time limit prescribed above at condition (e) the Commissioner shall work out the revised amount of premium at the time of issue of new letter of intent.</p> <p>e) Market value of additional FSI shall be worked out as per the rates of land given in the Ready Reckoner published by the Registration Department every year.</p> <p>f) Funds generated under this Head shall be only be used for implementation of Development Plan</p> | Kept in abeyance. |

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| | <p>proposals only.</p> <p>Note : Above Regulation will be applicable when all the D.P. Reservation have developed and then hence no site to be acquisition then this additional F.S.I. would be applicable.</p> | | | | | | | | | | |
| 103. | <p>2. QUANTITATIVE REQUIREMENTS</p> <p style="text-align: center;">TABLE NO. 11. OFF STREET PARKING SPACE</p> <table><tr><td>Sr. No.</td><td>Occupancy</td><td>One parking space for every</td></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td></tr><tr><td>1</td><td>Residential.....</td><td></td></tr></table> <p><i>Notes: 3.Fraction of parking unit need not be provided. Howe ever, in case where proportional number of vehicles is less than 1 (i.e. Fraction) it will be rounded to the next full number.</i></p> <p><i>4.Parking for Mangal Karyalayas should be calculated as per Sr. No. 3 of above table. However for calculating number of users / seats for free seating and lawns shall be calculated at the rate of 1 person per 1.2 Sqm. of seating area or & 1 Sqm. of lawn area where provide respectively, provided for fixed seating, parking shall be provided as per Sr. No. 3 directly.</i></p> <p><i>7.In case of Residential Buildings and Mixed Residential cum Commercial Buildings, maximum 50% of Front, Side and Rear marginal open space around the building may be permitted to be used for parking spaces as above, provided minimum 3.0 m. set back is left as front, side & rear margins respectively.</i></p> <p><i>14.If the total parking space is required by these regulations is provided by a group of owners for their mutual benefits, such use of this space may be construed as meeting the off street parking requirements under these regulations subject to the approval of the Commissioner. In such cases, the details of requirements for total development should be submitted. If common parking space is proposed for the group of buildings, and owners, of such buildings shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will not be built upon and will be developed as parking lot.</i></p> | Sr. No. | Occupancy | One parking space for every | (1) | (2) | (3) | 1 | Residential..... | | <p>Figure 1 is inserted in Column No.4 at Sr.No. 1(i)(b) of Table No.11.</p> <p>In Note-3 below Table No.11 the word “Howe ever” is corrected as “However”.</p> <p>In Note-4, the word “Sr.No.3” is replaced by the word “Sr.No.4” everywhere. Also the word “provide” is corrected as provided</p> <p>In Note-7, the words “minimum 3 m.” are replaced as “minimum 3.60 m.”</p> <p>In Note-14, the words “space required “are replaced by the words “space is required”.</p> |
| Sr. No. | Occupancy | One parking space for every | | | | | | | | | |
| (1) | (2) | (3) | | | | | | | | | |
| 1 | Residential..... | | | | | | | | | | |

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| | <p><i>16. The space to be left out for parking as given in this regulation shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No. 88 & 90. These open spaces may be used for parking provided minimum distance of 3 m., or as required by Chief Fire Officer in case of high rise building, around the building is kept free of any parking or loading & unloading spaces.</i></p> <p><i>17. In case of parking spaces are provided in basement / cellar, at least 2 ramps of adequate width and slope (see Regulation No. 111) shall be provided, located, preferably, at opposite ends.</i></p> <p>.</p> | <p>In Note-16, the words “minimum 3 m.” are replaced as “minimum 3.60 m.”</p> <p>Note-17 is corrected as follows- corrections are made- In case, parking spaces are provided in basement / cellar, at least 2 ramps of adequate width and slope (see Regulation No. 111) shall be provided, located, preferably, at opposite ends.</p> |
| | <p>5) Parking spaces: e) Basement below RG and Parking below podium RG for parking of vehicles as provided under Regulation No.66 provided that 1.5 m. strips of land along with boundaries is provided for planting trees.</p> <p>7) Common Parking spaces: If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be constructed as meeting the off street parking requirements under these Regulations subject to the approval of the Commissioner. If such common parking space is proposed for a group of buildings, the owners of such buildings shall submit a layout therefore and also a registered undertaking stating that the area earmarked for the parking space will not be built upon.</p> <p>8) Subject to Conditions as may be prescribed by the Commissioner UNDER GROUND PARKING shall be allowed below existing or proposed Development Plan roads and below Land Reserved for Recreational Ground / Play Ground, Gardens, Parks and Open Spaces both existing and proposed land to be used at one or two level below the ground. This provision will not be applicable to the Heritage buildings / precincts, notified under any category.</p> <p>9) Before granting building permission to Commercial Complex, Shopping Malls, Multiplex, I. T. Parks, Multi-storeyed Mixed user buildings etc. developer should obtain and submit NOC from Traffic Department.</p> <p>10) Where the parking area is provided on the portion of the ground floor, then height of such parking area may be maintained as per floor height of the construction on the remaining portion of the ground floor.</p> <p>11) Design of Parking for Cars: Parking layout for cars in all buildings shall conform to the following specifications: 3. Minimum width of access / exist lane shall be 3.0 m for one-way movement of cars and 6.0 m for two-way movement in case the lane provides access / exist to more than 10 car parking spaces. The minimum turning radius along the centre of the lane shall be 5.0 m.</p> | <p>Rule 103 – (5) (e) is deleted.</p> <p>Rule 103 – (7) is deleted</p> <p>Rule 103 – (8) is deleted</p> <p>Rule 103 – (9) is deleted</p> <p>Rule 103 – (10) is deleted</p> <p>In sub-rule No. 11(3), 11(4) & 11(5) the word “exist” is replaced by the word “exit” everywhere.</p> |

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| | <p>4. The maximum slope of access / exist lane at any point along lane shall be 1:7.</p> <p>5. Minimum clear height of 2.4 m shall be maintained at all points in the parking space and access / exist lanes.</p> | |
| | <p>13) Multi Level Parking:</p> <p>Multi level parking should be developed in the designated parking spaces or in residential, public-semi-public facilities, commercial, transport node, Municipal Transport Depot, etc. with following Development Controls.</p> <p>(i) Minimum Plot Size – 1000 Sqm.</p> <p>(ii) In order to compensate the cost of Multi-level parking and also to fulfil the growing need of parking spaces within urban area, a minimum of 25% of gross floor area may be utilised as commercial / office space.</p> <p>(iii) In addition to the permissible parking spaces on maximum FAR 3 times additional space for parking component shall be provided.</p> <p>(iv) Number of basements – No Limit, subject to adequate safety measures.</p> <p>(v) For development of Multi-level Parking, models should be worked out to encourage the private sector initiative with restricted commercial component not exceeding 10% limited to FAR 40 on the plot.</p> <p>(vi) Specific proposals requiring relaxation in above-mentioned norms would be referred to the Commissioner.</p> | Kept in abeyance. |
| | <p>14) Incentive for providing Parking Complexes:</p> <p>To encourage Parking Complexes, Parking lots and enclaves, owners who develop parking complexes / Parking lots, the following incentives would be considered:</p> <p>a) equivalent built up area of such Parking Complex / or area of Parking lot as the case may be would be considered as Transferable Development Right by the Commissioner.</p> <p>b) In an existing area / locality where an owner or two or more owners come together and develop combined or common parking Complex, pedestrian plaza / subway, or improve / facilitate additional access by linking with surrounding roads etc for public usage are provided, as part of their premises / land development / improving the urban design aspects, additional bonus built up area / TDR would be considered by the Commissioner.</p> <p>c) No concession in marginal open spaces would be allowed.</p> <p>d) No fees and other charges shall be charged by the Corporation for the area / floors developed as Parking Complex / Parking lot.</p> | Kept in abeyance. |

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| | <div>e) A moratorium on property tax for 5 years would be considered.</div> <div>f) For the next 5 years Property tax shall be levied on the lowest slab of residential category.</div> <div>g) Such parking facility enclaves may be permitted along or off main commercial roads, city centre, close to Bus Stations, Railway Stations and any public transport system so as to encourage use of public transport, etc. Access to these parking spaces in such Complexes may be accomplished through provision of mechanical lifts. Such areas may be identified by the Commissioner and notified to public every year by 1st April.</div> | | | | | | | | | | | | | | | | | | | | | |
| 106. | <div>PARKING SPACE FOR ASSEMBLY BUILDING SUCH AS CINEMA ETC.:</div> <div>The parking spaces in cinemas, theatres and places of public assembly shall be provided as given below,</div> <table><tr><td>Type of vehicles</td><td>Number of vehicles for which parking space shall be provided Seating capacity</td></tr><tr><td>Cars</td><td>2.5%</td></tr><tr><td>Scooters / Motorcycles</td><td>10%</td></tr><tr><td>Cycles</td><td>25%</td></tr></table> | Type of vehicles | Number of vehicles for which parking space shall be provided Seating capacity | Cars | 2.5% | Scooters / Motorcycles | 10% | Cycles | 25% | Deleted. | | | | | | | | | | | | |
| Type of vehicles | Number of vehicles for which parking space shall be provided Seating capacity | | | | | | | | | | | | | | | | | | | | | |
| Cars | 2.5% | | | | | | | | | | | | | | | | | | | | | |
| Scooters / Motorcycles | 10% | | | | | | | | | | | | | | | | | | | | | |
| Cycles | 25% | | | | | | | | | | | | | | | | | | | | | |
| | <div>PART-VI</div> <div>REQUIREMENTS OF PARTS OF BUILDINGS</div> | | | | | | | | | | | | | | | | | | | | | |
| 113. | <div>SIZES OF HABITABLE ROOMS:</div> <div>The minimum size and width shall be as given in the Table No.12 hereunder:</div> <table><tr><td colspan="4">TABLE NO. 12.</td></tr><tr><td colspan="4">MINIMUM SIZE AND WIDTH OF HABITABLE ROOMS</td></tr><tr><td>Sr. No.</td><td>Occupancy</td><td>Minimum size in Sqm.</td><td>Minimum width in m.</td></tr><tr><td>1</td><td>2</td><td>3</td><td>4</td></tr><tr><td>1</td><td>Any habitable room except kitchen</td><td>9.5</td><td>2.4</td></tr></table> | TABLE NO. 12. | | | | MINIMUM SIZE AND WIDTH OF HABITABLE ROOMS | | | | Sr. No. | Occupancy | Minimum size in Sqm. | Minimum width in m. | 1 | 2 | 3 | 4 | 1 | Any habitable room except kitchen | 9.5 | 2.4 | At Sr.No.7 & 8 of Table No.12, minimum width of shops shall be “2.0 m & 3.0 m” instead of “1.8 m. & 2.0 m.” respectively. |
| TABLE NO. 12. | | | | | | | | | | | | | | | | | | | | | | |
| MINIMUM SIZE AND WIDTH OF HABITABLE ROOMS | | | | | | | | | | | | | | | | | | | | | | |
| Sr. No. | Occupancy | Minimum size in Sqm. | Minimum width in m. | | | | | | | | | | | | | | | | | | | |
| 1 | 2 | 3 | 4 | | | | | | | | | | | | | | | | | | | |
| 1 | Any habitable room except kitchen | 9.5 | 2.4 | | | | | | | | | | | | | | | | | | | |

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| | | 2 | Pooja Room (one per tenement) | 1.5 | 1.0 | | |
| | | 3 | Room in a single room tenement in High Density Housing | 12.5 | 2.4 | | |
| | | 4 | Rooms in a two – room tenements- | | | | |
| | | | a) one of the rooms | 9.6 | 2.4 | | |
| | | | b) other room | 7.5 | 2.4 | | |
| | | 5 | Rooms in a two – room tenement of a site and services project- | | | | |
| | | | a) One of the rooms | 9.3 | 2.4 | | |
| | | | b) Other room | 5.6 | 2.3 | | |
| | | 6 | Single bedded room in a hostel of a recognized educational institutions | 7.5 | 2.4 | | |
| | | 7 | Shop in R1 zone | 6.0 | 1.8 | | |
| | | 8 | Shop in any zone other than R 1 | 10.0 | 2.0 | | |
| | | 9 | Class room in an educational building | i) 5.5 or area at 0.8 sq. m. per student whichever is more | | | |
| | | 10 | Institutional building | | | | |
| | | | a) Special Room | 9.5 | 3.0 | | |

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| | | | b) General Ward | 40.0 | 5.5 | | |
| | | 11 | Cinema hall, auditorium, assembly hall etc. | Inconformity with the Maharashtra Cinema Rules | | | |
| | ii) Provided that in sites and services projects, a room of 5.6 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 single person) with a size of 5.5 Sq. M. with a minimum width of 1.8 m may be permitted. i) In case of special housing scheme put up by public agencies for low income group, economically weaker section of society the size of single room tenement shall not be less than 12.5 Sqm. With a minimum width of 2.4 m. | | | | | | |
| 117. | BATH ROOMS AND WATER CLOSETS: c) v) 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 needs to be provided. | | | | | | Rule No.117 (c) (v) is deleted. |
| 119. | LEDGE OR TAND: a) A ledge or tand in a habitable room 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. b) Height of ledge or0 tand: The ledge or tand shall be provided at minimum height of 2.2 m. | | | | | | In Sr.No.a of this rule, the word “ shall ” is included after the word “ room ”. |
| 121. | MEZZANINE FLOOR: a) Size: 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 Sqm. If it is used as a living room. The area of mezzanine floor shall be counted towards F.S.I. Provided, however, that in existing □ulfillmen buildings having no balance FSI, area of the mezzanine floors constructed prior to 31th December, 2009 without approval may be exempted from FSI with special permission of the Commissioner subject to terms and conditions and payment of premium as may be specified by the Commissioner. | | | | | | Following corrections are made- i) Second paragraph of Sr.No.a is deleted. ii) In Sr.No.b, the figure “ 2.2 m. ” is replaced as “ 2.0 m. ” iii) In Sr.No.c) vi), the word “ in ” is included after the word “ constructed ”. |

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| | <p><i>Note: -Lofts having head room more than 1.5 m. above, it shall be treated as mezzanine floor.</i></p> <p>b) Height of Mezzanine Floor:</p> <p>The minimum height of a mezzanine floor shall be 2.2 m. The head room under mezzanine floor shall not be less than 2.10 m.</p> <p>c) Other Requirement of Mezzanine floor:</p> <p>A mezzanine floor may be permitted over a room or a compartment provided;</p> <ul style="list-style-type: none">i) It conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.5 Sqm. Or more.ii) It is so constructed as not to interfere, under any circumstances, with the ventilation of the space over and 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 compartment.iii) 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 industrial zone.vii) Access to the mezzanine floor is from the respective room only. | |
| 130. | <p>ROOFS:</p> <p>The roof of a building shall be so constructed or framed as to permit effectual drainage of the rainwater there form by means of sufficient rainwater pipes of adequate size wherever required, so arranged, jointed and fixed as to ensure that the rain – water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building.</p> | The word “ form ” is corrected as “ from ”. |
| 133. | <p>BASEMENT / CELLAR:</p> <p>Area & Extent:</p> | |
| | <p>i) The total area of any basement shall not exceed twice the plinth area of building or the area of plot, whichever is less. It may be in one or two level.</p> | The sentence “ or the area ... two level ” is deleted. |
| | <p>ii) The basement shall be put only to the following uses and shall be constructed within set-back and prescribed building lines and subject to maximum coverage on floor 1 (entrance floor). The basement in the congested area shall only be allowed after structural engineer’s report and provisions for safety measures to be taken for the adjoining property.</p> <ul style="list-style-type: none">a) Storage of household or other goods or ordinarily non – combustible material.b) Strong rooms, bank lockers, safe deposit volts, etc. | In Sr.No.a), the words “ goods <u>or</u> ” are replaced as “ goods <u>of</u> ”. |

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| | <p>c) Air – conditioning equipments and other machines used for services and utilities of the building.</p> <p>d) Parking spaces.</p> <p>e) Dark room.</p> <p>f) Stock room of libraries.</p> <p>g) Users strictly ancillary to the principal user.</p> | |
| | <p>iii) Following user in Basement /Cellar shall be computed in FSI.</p> <p>i) Underground shopping centre.</p> <p>ii) Office of commercial or professional.</p> <p>iii) The basement shall not used for residential purpose.</p> | Deleted. |
| | <p>iv) e) The walls and floors or 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.</p> | In Sr.No.e), the words “ floors or ” are replaced as “ floors of ”. |
| | <p>f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous, the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted it they are constructed within the building line subject to the provision of clause (d).</p> | In Sr.No.f), the words “ permitted it ” are replaced as “ permitted if ”. |
| | <p>g) The use of basement would be permissible for any purpose for which the rest of the building may be used subject to condition that if use is different than those are exempted then area actually put to use would be counted toward FSI. Before granting such permission the Commissioner should satisfy himself about □ulfillment of all requirement regarding access, safety (including fire safety), ventilation etc, All planning standards (particularly as regards parking) should be strictly adhered to.</p> | Deleted. |
| | <p>i) Basement may be allowed for hyper market / shopping malls by counting in FSI and subject to following conditions.</p> <p>i) Basement shall not be allowed for storage and sale of combustible materials even if it is counted in FSI.</p> <p>ii) Users to be permitted by counting its area in FSI and uses to be permitted free of FSI shall be segregated by providing RCC wall of minimum 15 cm. thickness. These uses will be necessarily accessible by way of ramp or staircase or lift as the case may be.</p> <p>iii) Commissioner shall be satisfied about the □ulfillment of all requirements regarding access, fire protection, ventilation and proper drainage system for disposal of waste water in accordance with the provisions of National Building Code and requirements of these Development Control Regulations.</p> <p>iv) No condonation of parking spaces shall be entertained.</p> | Deleted. |

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| | <p>j) Considering huge requirement of parking due to increase in vehicular ownership, if developer proposes multilevel basements up to two or more level within building line, should also be permitted free of FSI subject to confirmation of other regulations including structural stability, fire safety, artificial light and ventilation etc. However, total area of basement shall not exceed twice the plinth area of building or the area of plot whichever is less.</p> | <p>The word vehicular is corrected as vehiculer.</p> |
| 134. | <p>STILT:</p> <p>A stilt portion shall be permitted on ground floor only, constructed below first floor level. The minimum height between average ground level and ceiling of the stilt portion shall be 2.4 m from the plinth of stilt up to the bottom of beam and at least two sides of the stilt portion shall be open. Shear walls, if any, taken to safeguard building from earthquake same may be permitted by the Commissioner, after taking undertaking from the developer in appropriate form on non-judicial stamp paper of appropriate value decided by the Municipal Commissioner.</p> <p>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. If parking is provided in multi level stilt then the Commissioner shall charge premium as stipulated in these Regulations but at half the rate.</p> <p>Provided further that if the Commissioner finds that the stilt portion is used for the purpose other than permissible user he shall require to forfeit, discontinue of such use and shall charge penalty as may be decided by him for causing such use.</p> | <p>In second paragraph of this rule, the words "but at the half rate" are deleted.</p> |
| 137. | <p>METER ROOM:</p> <p>An independent and ventilated well lighted meter room (service room directly accessible from the outside) shall be provided on ground floor and / or upper floors, cording to the requirements of the electric supply undertaking. The door to the room shall have fire resistances of not less than two hours.</p> | <p>The word "cording" is corrected as "according".</p> |
| 139. | <p>LIGHTING AND VENTILATION OF ROOMS:</p> <p>i) Adequacy and manner of provision-All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have,</p> <p>a) One or more apertures, excluding doors, with area not less than one seventh of the floor area of the room, with on part of any habitable room being more than 7.5 away from the source of light and ventilation being more than 7.5 m away from the source of light and ventilation. However, a staircase shall be deemed to be adequately lighted and ventilation, if it has one or more openings their area taken together</p> | <p>In Sr.No.a), i) the word "on" is corrected as "one"; ii) unit "m" is included after the figure "7.5".</p> |

| | <p>measuring not less than 1 Sq. M. per landing on the external wall.</p> <p>b) An opening with a minimum area of 1 sq. m. in any habitable room including a kitchen and 0.3 Sq. M. with one dimension of 0.3 m. for any bathroom, water closet or store.</p> <p>c) all the walls, containing the openings for light and ventilation fully exposed to an exterior open space either directly or through a veranda not exceeding 2.4 m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | <p>iv) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation may suitable relaxed by the Commissioner.</p> | The words “ may suitable ” are corrected as “ may be suitably ”. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 146. | <p>OFFICE ROOM:</p> <p>In the case of multi storied multi family dwelling apartments constructed by co-operative housing societies or apartment owner’s co-operative societies, an office room of dimension of 3.6 m. x 3 m. shall be provided on the ground floor or uppermost floor. If the numbers of flats are more than 20, the maximum size of the office rooms shall be of area of 20 Sqm. In already developed property it may on an upper floor. Built up area of such office shall not be included in FSI.</p> | The word “ be ” is included after the word “ may ”. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 152. | <p>ARRANGEMENT OF EXITS:</p> <p>Exits shall be so located that the travel distance on the floor shall not exceed 22.5m. for residential, educational, institutional and hazardous occupancies and 30m.for assembly, business, mercantile, industrial and storage occupancies. Whenever more than one exit is required for a floor of a building, exits shall be placed at remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.</p> | The words “ at remote ” are corrected as “ as remote ”. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 153. | <p>OCCUPANT LOAD:</p> <p>The population in rooms’ area of floors shall be calculated on the basis of occupant load as given in Table No. 14 below:</p> <table><tr><th colspan="3">TABLE NO. 14.</th></tr><tr><th colspan="3">OCCUPANT LOAD</th></tr><tr><th>Sr. No.</th><th>Group of Occupancy</th><th>Occupant Load Gross Area* in M./ person</th></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td></tr><tr><td>1</td><td>Residential</td><td>12.5</td></tr><tr><td>2</td><td>Educational</td><td>4</td></tr><tr><td>3</td><td>Institutional</td><td>15+</td></tr><tr><td rowspan="2">4</td><td>Assembly</td><td></td></tr><tr><td>a) With fixed or loose seat and dance floors</td><td>0.6++</td></tr></table> | TABLE NO. 14. | | | OCCUPANT LOAD | | | Sr. No. | Group of Occupancy | Occupant Load Gross Area* in M./ person | (1) | (2) | (3) | 1 | Residential | 12.5 | 2 | Educational | 4 | 3 | Institutional | 15+ | 4 | Assembly | | a) With fixed or loose seat and dance floors | 0.6++ | <p>i) In Column 3 of Table 14, unit “m” is corrected as “m²”.</p> <p>ii) In sentences below the table, the figure “7.5 m” is corrected as “7.5 m²”.</p> |
| TABLE NO. 14. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OCCUPANT LOAD | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sr. No. | Group of Occupancy | Occupant Load Gross Area* in M./ person | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (1) | (2) | (3) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Residential | 12.5 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Educational | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Institutional | 15+ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Assembly | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | a) With fixed or loose seat and dance floors | 0.6++ | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|-------------|---|---|---|--------------|----------|-------------------|--|---|----------|-----------------------------|----------|----------|--------------------------------|-----------|----------|----------------|-----------|----------|------------------|-----------|--|
| | <table><tr><td></td><td>b) Without seating facilities including dining rooms</td><td>1.5++</td></tr><tr><td rowspan="3">5</td><td>Mercantile</td><td></td></tr><tr><td>a) Street floor & Sales basement</td><td>3</td></tr><tr><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></table> <p>* <i>The gross area shall mean plinth area or covered area.</i></p> <p>+ <i>Occupant load in dormitory portions of homes for the aged, orphanages, insane, asylums etc. where sleeping accommodation provided, shall be calculated at not less than 7.5 m. gross area/person.</i></p> <p>++ <i>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 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.</i></p> | | b) Without seating facilities including dining rooms | 1.5++ | 5 | Mercantile | | a) Street floor & Sales basement | 3 | b) Upper sale floors | 6 | 6 | Business and Industrial | 10 | 7 | Storage | 30 | 8 | Hazardous | 10 | |
| | b) Without seating facilities including dining rooms | 1.5++ | | | | | | | | | | | | | | | | | | | |
| 5 | Mercantile | | | | | | | | | | | | | | | | | | | | |
| | a) Street floor & Sales basement | 3 | | | | | | | | | | | | | | | | | | | |
| | b) Upper sale floors | 6 | | | | | | | | | | | | | | | | | | | |
| 6 | Business and Industrial | 10 | | | | | | | | | | | | | | | | | | | |
| 7 | Storage | 30 | | | | | | | | | | | | | | | | | | | |
| 8 | Hazardous | 10 | | | | | | | | | | | | | | | | | | | |
| 155. | <p>PROVISIONS FOR STAIRCASE:</p> <p>For all non-residential buildings accepting single and multi-family dwellings below 15 m. in height, there shall be minimum two staircases. One of them shall be an enclosed stairway and the other shall be on external walls of buildings and shall open directly to the exterior or interior open space or to any place of safety.</p> | The word “ accepting ” is corrected as “ excepting ”. | | | | | | | | | | | | | | | | | | | |
| 160. | <p>STAIRWAYS:</p> <p>i) Interior staircase shall be constructed of non-combustible materials throughout.</p> <p>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 15 m. in height, all staircases shall be enclosed.</p> <p>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 15 m. in height the staircase location shall be to the satisfaction of the Chief Fire Officer, of Municipal Corporation.</p> <p>iv) Hollow combustible construction shall not be permitted.</p> <p>v) The minimum width of the tread without nosing shall be 25 cm. for an internal staircase for residential building. In the case other occupancies, the minimum width of the tread shall be 30 cm. It shall have a non – slippery finish and shall be maintained in that fashion.</p> <p>vi) The minimum width of internal staircase shall be 120 cm. subject to provision of Regulation No.156.</p> <p>vii) The maximum height of a riser shall be 19 cm. in a residential building and 16 cm. in any other</p> | Sub-rule xviii is deleted. | | | | | | | | | | | | | | | | | | | |

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| | <p>occupancy. 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.</p> <p>viii) Hand rails with a minimum height of 90 cm. from the centre of the treads shall be provided.</p> <p>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.</p> <p>x) The minimum headroom in a passage under the landing of a staircase and under the stairway shall be 2.2 m.</p> <p>xi) For buildings more than 15 m. in height, higher access to main staircase shall be gained through at least half an hour fire resistance automatic closing doors placed in the enclosing walls of the staircase. It shall be a swing type door opening in the direction of escape.</p> <p>xii) No living space, store or other space including fire risk shall open directly into the staircase.</p> <p>xii) External exit door of staircase enclosure at ground level shall open directly to the open spaces or should be reached without passing through any door other than a door provided to form draught lobby.</p> <p>iv) In the case of assembly, institutional, residential hotels and business buildings the exit sign with arrow indicating the way to the escape route shall be provided at a height of 0.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor 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 size not less than 0.5 x 0.5 m.</p> <p>v) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase one of the staircases may lead to basement level provided the same is separated at ground level by either a ventilated lobby with the discharge points at two different ends or through enclosures. It shall also be cut-off from the basement areas at various basement levels by protected and ventilated lobby or lobbies.</p> <p>vi) The minimum width of a stair-case other than a fire escape shall be as given in Table No.16.</p> <p>xvii) The staircase shall be constructed as self – contained unit with at least one side adjacent to an external wall and shall be well ventilated.</p> <p>xviii) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase one of the staircases may lead to basement level provided the same is separated at ground level by either a ventilated lobby with the discharge points at two different ends or through enclosures. It shall also be cut-off from the basement areas at various basement levels by protected and ventilated lobby or lobbies.</p> | |
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| | <p>xix) No winding shall be provided in a public building except in the case of emergency exits.</p> <p>xx) The staircase shall be lighted and ventilated and minimum size of opening on walls abutting to open space shall be 1.5 Sqm. per landing.</p> | |
| 161. | <p>FIRE ESCAPE OR EXTERNAL STAIRS:</p> <p>Multi-storeyed, High rise and Special Buildings shall be provided with the fire escape stairs which will be free of F.S.I. and they should conform to the following.</p> <ul style="list-style-type: none"> 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 materials. 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 height not less than 90 cm. above the tread. | <p>i) In sub-rule vi), minimum width of staircase flight shall be “75 cm” instead of “25 cm”.</p> <p>ii) Tread of staircase flight shall be “25 cm” instead of “15 cm”.</p> |
| 163. | <p>RAMPS:</p> <ul style="list-style-type: none"> i) Ramps for pedestrians <ul style="list-style-type: none"> (a) General : The provision applicable to stairways shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 m. wide; (b) Slope : 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 enclose capacity and limiting dimensions. Rams shall be surfaced with approved non- slippery material; (c) Handrail : A handrail shall be provided on both the sides of the ramp; ii) Ramps for basement or storied parking; <p>For parking spaces in a basement and upper floors, at least two ramps of adequate width and slope shall be provided preferably at the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire fighting vehicles:</p> <p>Provided that when a building abuts 3 or more roads, then ramps shall be allowed to front marginal open spaces facing the smaller road or less important road from traffic point of view.</p> iii) Ramps shall lead directly to outside open space at ground level or courtyards or safe place; iv) For building above 15 m. in height, access to ramps from any floor of the building shall be through smoke stop door. | <p>At Sr.No.b) the word “Rams” is corrected as “Ramps”.</p> |
| 168. | <p>BALCONY:</p> <p>Balcony or Balconies of a maximum width of 1.2 m. shall be permitted free of F.S.I. at any floor excluding ground and Terrace floor not more than 10 percent of the total F.S.I. and such balcony projection shall be</p> | <p>i) At Sr.No.i) the word “outmost” is corrected as “outermost”.</p> <p>ii) Sub-rule vi) is deleted.</p> |

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| | <p>subject to following conditions.</p> <p>(i) In non-congested area no balcony shall reduce the marginal open space to less than 3.00 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width of 4.5 m. or less. No balcony shall be allowed on ground floor which shall reduce minimum required front set back or marginal open space. The width of the balcony will be measured perpendicular to the building line and measured from that line to the balcony's outmost edge.</p> <p>(ii) Balconies may be allowed to be enclosed subject to payment of premium as decided by the Commissioner. When enclosed one-third of the area of their faces shall have glass shutters of grills on the top and the louvers rest of the area, except the parapet, shall have glazed shutters.</p> <p>(iii) The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Municipal Commissioner from time to time.</p> <p>iv) In addition to the Residential buildings, balconies are permitted free of FSI. to the extent of 10% of the floor area for buildings of Residential Hotel Buildings, in Residential Zone.</p> <p>v) Fire Escape balconies are permitted free of FSI as per requirement of Chief Fire Officer.</p> <p>vi) For Hospitals, regardless of zoning and wherever permissible as per planning proposal, balconies may be permitted free of FSI, in terms of this Regulation only for the rooms where patients are admitted to stay. Such concession should not be extended to educational buildings.</p> | |
| 170. | <p>SPECIAL REQUIREMENTS FOR EDUCATIONAL BUILDINGS/ INSTITUTIONAL BUILDINGS/ HOSPITAL, MATERNITY HOME, HEALTH CENTRE, SANITARIA ETC. CINEMA THEATRES (ASSEMBLY HALLS)/ MERCANTILE BUILDINGS:</p> <p>i) Size of the Classroom : Refer Table No. 12, Regulation No.113.</p> <p>ii) Height of the Classroom : Refer Table No. 13, Regulation No.114.</p> <p>iii) Exit Requirements : Refer Table No. 14, 15, 16 &17, Regulation Nos.153, 154, 156 and 178.</p> <p>iv) Parking Requirements : Refer Table No. 10 & 11, Regulation No.103.</p> <p>In addition to above every educational building shall be provided with;</p> <p>(a) Tiffin room with a minimum area of 18.0 sq. m. for every 800 students or part thereof</p> <p>(b) Separate Tiffin room for teachers where strength of students exceeds 1000.</p> <p>(c) Room with drinking water facilities for every 300 students or less on each of the floors.</p> <p>These requirements may be amended by the Commissioner in consultations with the Education Department of the State Government.</p> <p>In addition to the provisions made in Regulation No. 172 and Appendix "T" and subject to provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006, following directives shall be scrupulously be complied with by all educational institutions. This Regulation would have retrospective effect.</p> | <p>i) In the title, the word "SANITARIA" is correted as "SANATORIA".</p> <p>ii) In paragraph below Sr.No.c), the word "be complied" is corrected as "complied".</p> |

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| 178. | REGULATION FOR DEVELOPMENT OF SPECIAL TOWNSHIP IN AREAS WITHIN NANDED WAGHALA CITY MUNICIPAL CORPORATION LIMITS: Regulations for development of Special Township shall be in accordance of guidelines given in Appendix -“K” . | The word “ accordance <u>of</u> ” is corrected as “ accordance <u>with</u> ”. |
| 179. | REGULATION FOR RAIN WATER HARVESTING: No new building permissions shall be granted unless there is provision for Rain Water Harvesting. Regulations for Rain Water Harvesting in plots having area 150 Sq.mt. or above shall be in accordance of guidelines given in Appendix- “L” . | The word “ accordance <u>of</u> ” is corrected as “ accordance <u>with</u> ”. |
| 180. | ADDITIONAL PROVISIONS FOR SAFETY IN NATURAL HAZARD PRONE AREAS: Provisions for safety in natural hazard prone areas shall be in accordance of guidelines given in Appendix-“M” . | Deleted. |
| 186. | GUIDELINES AND PROCEDURE FOR OBTAINING NO OBJECTION CERTIFICATE FROM CIVIL AVIATION DEPARTMENT ETC.: General guidelines and procedure for obtaining Civil Aviation Departments No Objection Certificate including list of documents to be provided along with the application for shall be as per Appendix-“E” | Deleted. |
| 187. | USER PERMITTED BELOW FLYOVER OR IN SUBWAY: Space underneath the flyover or in new subways shall be allowed to use as commercial users subject to following conditions. i. The shops / offices shall face the internal passage of adequate width. ii. Adequate area under flyover/in subway shall be earmarked and used for parking. iii. Sufficient area under the flyovers/ subways shall be developed as green lots, so as to make the surrounding aesthetically beautiful. iv. Exposed walls can be used for advertisement purpose for such advertisement which will not cause hindrance to the traffic. v. The entry and exit points shall be conveniently located, considering the use, and the traffic by providing a subway or an over bridge. In no case the pedestrians be allowed to cross the main roads. vi. The plans of the flyovers/ subways shall be got approved from the Director of Town Planning in consultation with the Deputy Director of Town Planning, Traffic & Transportation Cell. vii.The Corporation may prescribe any other suitable conditions as deemed necessary without violating the spirit mentioned in Clause No. 1 to 6 above. | In Sr.No.ii of this rule, at the end of the sentence, the words as per Government Directives dated 20.8.2009 are inserted. |

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| 188. | SPECIAL REQUIREMENTS OF CLUSTER PLANNING FOR HOUSING: As per sub-regulation same shall be as per guidelines given in Appendix “S” | Deleted. |
| 189. | REGULATION FOR GRANT OF TDR TO THE OWNERS / LESSEES OF HERITAGE BUILDINGS / PRECINCTS AND CONDITIONS FOR GRANT OF SUCH RIGHTS: Same shall be as per guidelines given in as per Appendix-“T” | Deleted. |
| 190. | REGULATION FOR SCHEME UNDERTAKEN BY MHADA EXCLUSIVELY WITH WORLD BANK ASSISTANCE. <p>The following Regulations in addition to the Regulations in Appendix-F shall be applicable to the schemes to be undertaken by the Maharashtra Housing and Area Development Authority.</p> <p>1. Recreational Open Spaces:</p> <p>The proportion of recreational open spaces to net area of plot shall be 10 percent, provided that the proportion of such open spaces together with the areas under school and playground, where provided shall be 8.5 percent of the total gross area of project. However, the percentage shall not be less than 9.5 percent exclusive of the areas of development plan roads, and other facilities such as schools, hospitals, markets etc.</p> <p>2. Roads:</p> <p>a) Arterial network of roads, according to the development plan will be retained in sites and services project.</p> <p>b) Internal layout roads shall have a right of way of 9 m. out of 4.75 m. shall be the of paved width.</p> <p>c) The access pathways serving plots of less than 50 Sqm. shall have a minimum right of way of 3m. Alternately, if such plots are arranged in cluster, a paved access of at least one meter width serving the plots only on one side shall be sufficient, but in such a case an open space of minimum width of 4 m. shall be provided. In both of the above cases, the maximum length of the access pathway should not exceed 50 m.</p> | Deleted. |
| 191. | REGULATION RELATING TO DEVELOPMENT IN LARGE HOLDINGS IN THE RESIDENTIAL ZONE. The following facilities will be available for residential development undertaken by a single developer as one scheme in a single plot of 20000 Sqm. in area. <ol style="list-style-type: none"> 1. A platform or podium may be built at floor 1 or 2 level but not over 7.5 m. from the level of approach road to join residential building towers (subject to the lighting and ventilation requirements being fulfilled) and to cross over public roads adjoining this development with the clearance of the Chief Fire Officer. 2. The recreational open space prescribed in these Regulations may be provided either at ground level or as an open sky podium to be developed as lawn / garden. 3. A shopping centre may be provided exclusively within the building towers with no access or frontage on any public road. Such shopping centre shall be limited in area to 5% of the total FSI. | Deleted. |

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| | <div>4. If a public amenity like a kinder-garden school, milk centre, electric sub-station, bus shelter, etc is provided within the project the area of such facility not exceeding 5% of the total area shall be allowed free of FSI.</div> <div>5. Pathways upto 2.5 m. wide connecting the residential tower buildings may be provided covered by a roof with clear height not exceeding 2.4 m, such pathways shall be exclusively for pedestrian use and will be free of FSI.</div> <div>6. The required open space from the boundary of the holding shall not be reduced but construction of a podium.</div> | |
| 192. | <div>SHIFTING OF CATTLE SHEDS OUTSIDE CORPORATION LIMITS.</div> <div>Following Guidelines shall be followed while shifting Cattle Sheds existing prior to the sanction of Development Plan of Nanded Town.</div> <div>1) For development of lands becoming vacant consequent upon shifting of cattle shades existing thereon, to places outside Corporation limit, additional FSI to the extent of 33% over and above the normal permissible FSI, shall be allowed on land occupied by the cattle sheds and subject to the following conditions:</div> <div>2) Such additional FSI shall be available for authorised/tolerated (existing prior to 18th August 2004) cattle sheds existing in the jurisdiction of then Nanded Municipal Council only;</div> <div>3) The development of such lands that have become vacant consequent upon shifting of cattle shed shall be regulated by the zoning regulations of the zone in which such lands are situated;</div> <div>4) The additional FSI shall be worked out case by case by a Committee comprising of following members and approved by Government in Urban Development Department.<div><div>i) The Municipal Commissioner, NWCMC, Nanded Chairman</div><div>ii) The Deputy Director of Town Planning,Member Aurangabad Division, Aurangabad.</div><div>iii) The District Animal Husbandry Officer, Nanded Member</div><div>iv) The District Superintendent of Land Records, Nanded Member</div><div>v) The Chief Medical Officer of Corporation Member</div></div></div> <div>The proposed development shall further be subject to such conditions as may be prescribed by the Committee and payment of such amount of premium as may be fixed by Government in Urban Development Department.</div> | <div>i) In Rule No.192 (1), the words, “additional FSI cattle sheds and” are deleted.</div> <div>ii) The sub-rule (2) & (4) are deleted.</div> |
| 194. | <div>SPECIAL REGULATIONS FOR BUILDINGS VULNERABLE TO MANMADE DISASTERS:</div> <div>Same shall be as per Appendix -“U”</div> | Deleted. |

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| 195. | 195. POLLUTION CONTROL: | This rule is deleted. |
| 198. | 198. GUIDELINE FOR HARDSHIP PREMIUM AND COMPOUNDING. Same shall be as per Appendix – “X” | The words “ same shall be as per Appendix – “ X” shall be deleted and the following rule is inserted - The Commissioner shall with the approval of Municipal Corporation shall decide the policy guidelines about the Hardship and premium |
| 200. | 200. DEVELOPMENT CONTROL REGULATIONS BEYOND CORPORATION LIMIT UP TO 10 KM. Same shall be as per Appendix – “Z” | Deleted. |
| 201. | 201. NUMBER AND TYPES OF LIFTS FOR DIFFERENT OCCUPANCIES. Same shall be as per Appendix – “Z-1” | Deleted. |
| | P A R T – VII STRUCTRURAL SAFETY AND SERVICES | |
| 205. | 205. CONTROL OF AIR AND WATER POLLUTION: (also refer Regulation 195) 1. No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health. 2. Without prejudice to the generally of the above provisions, the Competent Authority may stipulate certain conditions or measures to control the air borne emissions and liquid effluents from industrial units. These measures shall be stipulated as conditions of the development permission. 3. Industries in the special industrial zone which emits liquid and gaseous effluents shall not be allowed to emit such effluent unless they are purified and rendered harmless from the public health point of view by provision of purification plants, as may be prescribed by the Competent Authority and/or Maharashtra Pollution Control Board. 4. Controls as prescribed from time to time by the Pollution Control Board / Competent Authority shall be | Deleted. |

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| | applicable to all development and redevelopment. | |
| 208. | <p>EARTHQUAKE ZONE, DEVELOPMENT AND SAFETY MEASURES:</p> <p>A) Earthquake Zone is distinguishly marked on Development Plan.</p> <p>All development activities in Earthquake Zone shall be in conformity with the guidelines laid down by Indian Institute Standards which are detailed under;</p> <ol style="list-style-type: none">1. IS: 1893-2002“Criteria for Earthquake Resistance Design of Structures” (Fifth Revision).2. IS: 4326-1993“Earthquake Resistant Design and Construction of Buildings”- Code of Practice (Second Revision).3. IS: 13827-1993“Improving Earthquake Resistance of Earthen Building”- Guidelines4. IS: 13828-1993“Improving Earthquake Resistance of Low Strength Masonry Buildings”-Guidelines.5. IS: 13920-1993“Ductile Detailing of Reinforced Concrete Structures Subjected to Seismic Forces”- Code of Practice.6. IS: 13935-1993“Repair and Seismic Strengthening of Buildings” - Guidelines <p>All development proposals, except ground floor that too of simple nature, submitted for permission shall accompany with undertaking from owner and/or Technical Person from particular category, in prescribed form, that he has personally satisfied with structural stability with relation to Earthquake Stability.</p> <p>In case of a complicated or multi-storeyed building, if Commissioner considers that structural design needs to be verified by independent expert person/body/Institution, then shall send it to them and obtain his/it’s opinion within a stipulated time. Thereupon developer shall carry out necessary corrections in the Structural Designs accordingly only after that Commencement Certificate shall be granted by the Commissioner. Fees</p> | Deleted. |

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| | <p>required to be paid for this purpose will be paid by the developer only. For this purpose the Commissioner shall in advance prepare a panel of expert and fix fees chargeable.</p> <p>B) In addition to above, guidelines given in Appendix “L” shall also be followed strictly.</p> <p>C) In case of structures falling in multi-storied categories, special buildings, the owner has to submit structural stability certificate from registered structural engineer or firm after 10 years from the date of issuance of commencement certificate and then after every 5 years.</p> <p>D) In other cases the owner shall submit structural stability certificate from registered structural engineer or firm after 20 years from the date of issuance of commencement certificate and then after every 10 years.</p> <p>E) In case of failure of submission of such structural stability certificate as stipulated in (C) and (D) above the Commissioner shall impose a fine of Rs. 20000/- and Rs. 10000/- respectively and shall get such report from any structural engineer or firm registered with Corporation and shall recover any expenditure incurred in this behalf from the building owner.</p> | |
| | <p>PART – VIII</p> <p>SUPPLEMENT AND MISCELLANEOUS PROVISIONS</p> | <p>In the title the word “SUPPLEMENT” is corrected as “SUPPLEMENTARY”.</p> |
| | <p>APPENDICES</p> | |

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| | <p style="text-align: center;">APPENDIX – “A-1” (Regulation No.31.1)</p> <p>1. RESPONSIBILITIES OF PERSONS ON RECORD.</p> <p>1.1</p> | Deleted. |
| | <p style="text-align: center;">APPENDIX – “B” (Regulation No.78)</p> <p style="text-align: center;">LAND USE CLASSIFICATION AND USES PERMITTED.</p> | |
| | <p>B- 2 Purely Residential Zone (R–1 zone): The Plots abutting on roads below 9 m width in non-congested area and 6 m in congested area:</p> <p>Ancillary uses permitted-Apart from residential use, the following uses and specified ancillary sues to the extent of 50 per cent of the floor space of the principal use shall be permitted in buildings, premises or plots in the purely residential zone :</p> <p>i) Customary home occupations with motive power total load not to exceed 1 H.P.</p> <p>ii) Medical and dental practitioner’s dispensaries, including pathological laboratory, diagnostic clinics, polyclinics to be permitted on any floor above with restriction of one dispensary or clinic per building. However, maternity homes, clinics, nursing home on stilt floor or on first floor with separate means of access of staircase from within the building or outside but not within the prescribed marginal open spaces in any case with the special permission of Municipal Commissioner.</p> <p>iii) Nursing homes, polyclinics, maternity homes and medical practitioners / consultants in different disciplines of medical sciences in independent buildings or independent parts of buildings on the ground floor, floor 1 and floor 2 with separate means of access /staircase from within the building or outside, out not within the prescribed marginal open spaces in any case, and with the special permission of the Commissioner.</p> <p>iv) Professional offices and studies of a resident of the premises and incidental to such residential use, or medical and dental practitioner’s dispensaries or clinics of a resident of the building with only outpatient treatment facilities without any indoor work, each not occupying a floor area exceeding 30 Sqm.</p> <p>v)(1) Educational building, excluding building of trade schools but including students’ hostels in independent</p> | <p>i) In the title sentence, it shall be “12.0 m. & 9.0 m.” instead of “9.0 m. & 6.0 m.” respectively.</p> <p>ii) In first paragraph, the word “permitted” is corrected as “permissible” and the word “sues” is corrected as “uses”.</p> <p>iii) Sr.No.xvii), xviii) & xix) shall be included in R-2 Zone mentioned listed in B-3 with following corrections-</p> <p>Road width mentioned in above Sr.No. xviii) shall be “12 m.” instead of “9 m.”</p> |

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| | <p>buildings, religious buildings, community halls, welfare centres and gymnasias;</p> <p>Provided that the Commissioner may, by order, permit Montessori Schools, kindergarten Classes or balak mandir in a part of residential building on the ground floor or on the floor above the stilts if the area thereof is not less than 40 Sqm. and no nuisance is likely to be caused to the residents of the building:</p> <p>(2) In the lands belonging to educational institutions while constructing buildings for educational and related purpose at least 40% of total holding shall be reserved at one place for playground.</p> <p>Provided further that in congested localities where it is not possible to provide a separate building for a school, the Commissioner may allow a primary school in any part of or on any separate floor of a residential building. In doing so, he shall take into account the location, room sizes, means of access, water and sanitary arrangements and there relevant factors. He shall also ensure that a staircase is easily accessible from the entrance and serves the classrooms. The school shall also conform to other requirements of educational buildings stipulated in Regulation 170.</p> <p>vi) Public libraries on the ground floor and floor one or on two consecutive floors immediately above the stilts in a building constructed on stilts, and museums in part or entire building.</p> <p>vii) Club houses, or gymkhanas not conducted as a business, and on independent plot which may have an extension counter of only branch of a bank, in such club- houses or gymkhanas.</p> <p>viii) Public or private parks, gardens and playfield in independent plots not utilized for business purposes, but not amusement parks.</p> <p>ix) Bus shelters, bus stations, bus depots, railway stations, taxi – stands and heliports, on independent plots.</p> <p>x) Radio broadcasting and television studios and sound recording and dubbing studios in independent buildings or part of, building or in independent plots, with the permission of the Commissioner.</p> <p>xi) Places for the disposal of human bodies, subject to the Corporation’s approval.</p> <p>xii) Police stations, telephone exchanges, Government sub-office, municipal sub-office, sub-offices of Electric supply and transport undertaking or the concerned electric company, consulate offices, post and telegraph offices, branches of banks including safe deposit vaults, electrical sub-stations, receiving stations, fire stations, civil defence warden posts and first aid posts, home guards and civil defence centres, water purification and packaged drinking water unit, pumping stations, sewage disposal works and water supply installations and ancillary structures thereof required to cater to the local area on roads of width of not less than 12 m. however, a branch of a bank with a safe deposit vault may be permitted on roads of less than 12 m except that the area of such bank including the vault shall not exceed 400 Sqm.</p> <p>xiii) Storage of liquefied petroleum gas cylinders (bottled gas) for domestic consumption not exceeding 300</p> | |
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| | <p>kg. In a residential building and not exceeding 8000 kg in an independent ground floor structure (except a garage) at any one time, with the special permission of the Commissioner and subject to compliance with statutory safety requirements.</p> <p>xiv) General agriculture, horticulture and poultry farming (but not dairy farming) in the areas other than congested area, poultry farming being permitted at the rate of 0.25 Sqm. built up area per bird in an independent plot measuring not less than 1 ha. Provided that no offensive odours, dirt and / or dust are created, that there is on sale of product not produced on the premises, and the accessory buildings are not located within of 9 m. the boundaries or 6 m. from the main buildings on the plot.</p> <p>Provided further that the above restriction on space shall not apply to any poultry kept for domestic consumption only.</p> <p>xv) Where the commercial zone boundary or a street of and between 12.00 m. and 25.00 m. width is at least 400 m. away, convenience shops at the rate of one shop per 15 tenements on ground floor or in semidetached ground floor building, with no other use over it, may be permitted provided that the remaining area on the ground floor is used for parking purposes in conformity with these Regulations. Such shopping uses will not be permissible in more than two adjoining plots in any locality and shall not cover more than 5 per cent of the plot area.</p> <p>xvi) Flour mills, (with the special permission of the Commissioner) if (a) they are in a single storied detached or semi-detached structure, and (b) their power requirement does not exceed 7.5 K.W. each.</p> | |
| | <p>xvii) Research, experimental and testing laboratories not involving any danger of fire or explosion or of any obnoxious nature and located on plot not less than 4 ha. in area, provided that the laboratory is at least 30 m from any of the boundaries of the site and the accessory residential building 30m from the laboratory.</p> <p>xviii) Petrol filling and service stations not employing more than 9 persons on sites not more than 1100 Sqm. on roads 9 m and above with the special written permission of the Authority and with minimum clearance of 6m.from all boundaries excepting road side for structure above and below ground and subject to all other regulations applicable to petrol filling stations.</p> <p>xix) The lodging house use may be permitted, provided plot is situated on 18 m width or more and area in the nearby vicinity is predominantly non-residential. Lodges may be allowed on separate floor with a separate staircase.</p> | |
| | B - 3 Residential Zone with Shop Line (R-2 Zone): | |
| | <p>1) The residential zone with shop line (R-2 zone) in which shopping will be permissible as indicated herein, will comprise of :-</p> <p>a) Plots in a residential zone along roads having existing or prescribed width of 12 m and between 25 m</p> | <p>i) In the title of Sr.No.1) of B-3, following words are deleted-</p> <p>“in which shopping will be permissible as indicated</p> |

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| | <p>Provided that above restrictions on shopping will not apply to the reconstruction or redevelopment of an existing building having existing shopping users.</p> <p>b) All uses permitted in R-1 Zone shall be permitted in R-2 Zone.</p> | <p>herein”.</p> <p>ii) In Sr.No.1a), at the end the words in non congested area & 9.00 m. & above in congested area are included.</p> |
| | <p>3) Uses permitted in the Residential zone with shop live (R-Zone); The following uses shall be permitted in buildings, premises or plots in the residential zone with shop line:-</p> <p>i) All uses permitted in the purely residential zone (R-1 zone)</p> <p>ii) Stores or shops for conduct of retails business, including departmental stores. There will, however, be no storage or sale of combustible material except with the Commissioner’s special permission.</p> <p>iii) Personal services establishments, only in the areas other than congested areas.</p> <p>iv) Hair dressing saloons and beauty parlours.</p> <p>v) Frozen food stores.</p> <p>vi) Shoe repair and sports shops.</p> <p>vii) Professional offices each not exceeding 100 sq. m. in area only in the area other than congested areas.</p> <p>viii) Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments.</p> <p>ix) Tailoring, embroidery and button – hole making shops, each employing not more than 9 persons.</p> <p>x) Cleaning and pressing establishments for clothes, each occupying a floor area not more than 200 sq. m. and not employing solvents with a flash point lower than 59 degree centigrade, machine with dry load capacity not exceeding 30 kg. And employing not more than 9 people. Provided that the total power requirement does not exceed 4 KW.</p> <p>xi) Shops for goldsmiths, lock – smiths, watches and clocks and their repairs, bicycles and their rental and repairs, optical glass grinding and repairs, musical instruments and their repairs, picture – framing, radio, television and household appliances and their repairs, umbrellas and their repairs and upholstery work, each employing not more than 9 persons.</p> <p>xii) Coffee grinding establishments with electric motive power not exceeding 0.75 K.W. (0.025 K.W. individual motor each.)</p> <p>xiii) Restaurants, eating houses, cafeterias, ice cream and milk bars under one establishment with total area not exceeding 200 sq. M. on the ground and / or on first floor of a building with the special permission of the Commissioner.</p> <p>xiv) Bakeries, with no floor above, each not occupying for production an area more than 75 sq. m. and not employing more than 9 persons if the power requirement does not exceed 4 K.W where only electrical ovens are used, an additional heating load upto 112 KVA being permitted.</p> | <p>i) In the title,</p> <p>a) the word shop live is corrected as shop line,</p> <p>b) the word R-zone is replaced as R-2 zone</p> <p>ii) In Sr.No.xxxiii, at the end the words if necessary are included.</p> |

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| | <p>xv) Confectioneries and establishments for the preparation and sale of eatables each not occupying for production an area more than 75 sq. m. per establishment and employing not more than 9 persons, motive power not exceeding 1.12 KW as well as sugarcane and fruit motive power not exceeding 1.12 KW as well as sugarcane and fruit juice crusher each employing not more than 6 persons with motive power not exceeding 1.12 KW and area not more than 25 sq. m.</p> <p>xvi) Printing presses with aggregate motive power each not exceeding 3.75 KW and not employing more than 9 persons and individual electric motors of not more than 1.5 KW.</p> <p>xvii) Trade and other similar schools, not involving any danger of fire or explosion, or offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable features.</p> <p>xviii) Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops.</p> <p>xix) Battery charging and repairing establishments each not employing more than 6 persons with an area not more than 25 sq. m. and not more than 2 charges with power not exceeding 5 KW.</p> <p>xx) Photographic studios with laboratories, Xeroxing, photo – copying, video – taping establishments etc. and their laboratories, each with an area not exceeding 50 sq. m. and employing not more than 9 persons and not using power more than 3.75 K.W.</p> <p>xxi) Coal or fire – wood shops.</p> <p>xxii) Local sub-offices of any public utility</p> <p>xxiii) Electronic industry of assembly, but not of manufacturing type, with the Commissioner’s special permission, subject to following restrictions:</p> <p>a) Only on the ground floor each with an area not exceeding 50 sq. m.</p> <p>b) Total electric power inclusive of motive power and heating load not to exceed 3.75 KW.</p> <p>c) Employing not more than 9 persons each.</p> <p>xxiv) Pan shops.</p> <p>xxv) Art galleries i.e. display shops under one establishment with total area not exceeding 200 Sqm. on the Ground floor and / or floor 1 internally connected.</p> <p>xxvi) Undertaker’s premises.</p> <p>xxvii) Establishments using power only for heating, refrigeration of Air-conditioning purposes.</p> | |
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| | <p>xxviii) Private lockers in the congested area. The total area shall not exceed 400sq.m. each.</p> <p>xxvix) Data – processing unit, with use of computers.</p> <p>xxx) Repairing garages, without activities of body – building and spray painting, each employing not more than 9 persons or using 1.5 KW. Motive power with no floor above, with the permission of the Commissioner to be allowed to function only between 08 and 20 hours.</p> <p>xxxi) Motor driving schools, with the permission of the Commissioner.</p> <p>xxxii) Travel agencies, ticket booking and selling agencies for air, surface or water travel or transport of any other modes of travel or transport.</p> <p>xxxiii) Accessory uses customarily incidental to any permitted principal use, including storage up to 50 per cent of the total floor area of the principal use.</p> <p>xxxiv) Notwithstanding anything contained in these Regularities, Information Technology Establishment (pertaining to software only) on the plots / premises fronting on roads having width more than 12 m.</p> <p>xxxv) Telecom shop, Telecom Maintenance Centre, Cyber Cafe on the ground floor duly conducted by the agencies licensed by public organisations like BSNL, etc. in accordance with conditions prescribed by the Commissioner.</p> | |
| | <p>8) <u>Uses permitted in independent premises / building in the Residential zone with shop line (R–2 zone):</u> <u>The following uses may be permitted in independent premises/ building / plots in the R–2 Zone:</u></p> <p>i) Drive – in – theatres, theatres, cinemas, club – houses, assembly or concert halls, dance and music studios and such other places of entertainment. These uses may be permitted in combination with permissible non-residential uses except that of petrol pump, with the special permission of the Commissioner.</p> <p>Provided, however, in the case of a cinema / theatre the front open shall be minimum 12m.and the side and the rear open spaces shall not be less than 6 m.</p> <p>Provided further that in the case of development and / or re-development of a cinema / theatre, the user for a cinema / theatre may be permitted in combination with the permissible users in a residential zone with a shop line (R – 2 zone) excluding the users bakery, confectionary, trade and other similar schools and coal or fire wood shops, with a cinema / theatre being permitted underneath or above any building subject to compliance with fire and safety requirements specified by and to the satisfaction of the Chief Fire Officer. However, residential user in combination with that of a cinema / theatre may not be allowed in the same building.</p> | <p>i) In the titile, the word permitted is corrected as permissible.</p> <p>ii) In third paragraph of Sr.No.i), following words are deleted- "with a cinema the Chief Fire Officer"</p> <p>iii) The words A) User Pemitted and the figure 9) are deleted.</p> <p>iv) Sr.No.i) to xi) on page No.151 of this DCR is renumbered as ii) to xii)</p> |

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| | <p>Provided further that the redevelopment of a plot allocated for a cinema / theatre shall be subject to such conditions as may be prescribed by the Government from time to time.</p> <p>On plot / lands where there is existing Cinema Theatres, redevelopment of the plots shall be allowed subject to the condition that at least 1/3rd of the existing seats shall be, which shall not be below 150 seats, subject to the following.</p> <p>A) Users Permitted:</p> <p>Residential user may be permitted provided redevelopment conforms to the measures including any special measures prescribed by Municipal Commissioner in regard to Fire prevention. Protection and safety, means of escape in the case of emergency provided to the satisfaction of the Municipal Authority.</p> <p>Effective vertical separation against the spread of fire between Cinema and residential development.</p> <p>Separate entry and exists shall be provided for the residential users, and parking requirements as prescribed for such type of user shall have to be provided.</p> <p>9) On redevelopment, the F.S.I. shall be as otherwise admissible for the permissible users under the Development Control Regulations.</p> <p>All other provisions in the Development Control Regulations will be applicable in these cases.</p> <p>In the event of any dispute arising about the interpretation of these provisions it shall be referred to the State Government in Urban Development Department and its decision shall be final.</p> <ul style="list-style-type: none">i) Petrol / Gas / C. N. G. filling and service stations each employing not more than 9 persons in combination with other permissible uses in the zone subject to clearance by the Controller of Explosives and Chief Fire Officer, and observance of such conditions as they may prescribe and with the permission of the Commissioner.ii) Trade or other similar schools.iii) Bulk storage of kerosene and bottled gas for domestic consumption with the special permission of the Commissioner.iv) Parking of automobiles and other light vehicles on open plots as a business or otherwise.v) Fish or meat shops.vi) Residential hotels or lodging houses in independent building or parts of buildings or on upper floors thereof with special 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. <p>Provided further that development of residential hotels of 4 & 5 star categories may be allowed only in an independent plot of size not less than 2500 Sqm. and on roads of 18 m. width or more. A hotel of lower star category being also allowed on a separate floor of a premises or a building with separate</p> | |
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| | <p>access.</p> <p>Provided further that development of residential hotels of the star categories shall be permitted by the Commissioner, only after the approval of the Superintendent of Police (from Law, Order and Traffics point of view) and the Managing Director, Maharashtra Tourism Development Corporation Ltd.</p> <p>vii) General agriculture, horticulture and domestic poultry, with limitation of keeping of upto 20 birds at the rate of 0.25 Sqm. per bird.</p> <p>viii) Repairing garages not employing nor more than 9 persons or 1.5 KW. Motive power with no floor above, with the permission of the Commissioner.</p> <p>ix) Business offices on roads of 18 m. width and more subject to the fulfilment of parking and other requirements except that balconies if any of such building shall not be free of F.S.I.</p> <p>x) Correctional and mental institutions, institutions for children, the aged or widows, sanatoria and hospitals (except veterinary hospitals) with the special permission of the commissioner, provided that those principally for contagious diseases shall be located not less than 36 m. from any boundaries.</p> <p>xi) Stadia.</p> | |
| | <p>B- 4 Commercial Zone / Local Commercial Zone: (C-1 Zone);</p> <p>1) Uses permitted in commercial zone – the following uses are permissible in the C-1 Zone.</p> <p>i) Any uses permitted in a residential zone with a shop line (R-2 zones)</p> <p>ii) Confectioneries, bakeries and establishments for the preparation and sale of eatable each not occupying for production an area in excess of 250 sq. m. per establishment and employing not more than 25 persons or using power exceeding 10 KW with no upper floors, over the furnace portion. If only electrical ovens are used, an additional load of up to 24 KVA may permit.</p> <p>iii) Auto part stores and show room for motor vehicles and machinery.</p> <p>iv) Sale of used of second hand goods for merchandise, excepting for Junk, cotton and other waste rags or other materials of an offensive nature.</p> <p>v) Club houses or other recreational activities conducted as business (with an extension counter or branch of a bank).</p> <p>vi) Storage of furniture and housed hold goods.</p> <p>vii) Retailing of building materials, open or enclosed with not more than 500 sq. m. of area per establishment.</p> <p>viii) Pasteurizing and milk processing plants each employing not more than 9 persons and 7.5 KW motive</p> | <p>i) In title, following portion is deleted- /Local Commercial Zone (C-1 zone)</p> <p>ii) In title of Sr.No.2, the words C-1 zone is replaced as C-zone.</p> <p>iii) Sr.No. i) to iv) of rule B-5, 1) b) of this Appendix are included at the end of sub-rule 1) of this B-4 as xxiii), xxiv). xxv). xxvi).</p> |

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| | <p>power within an area not more than 50 sq. m.</p> <ul style="list-style-type: none">ix) Printing, book – binding, engraving and block – making, each with an area not exceeding 120 sq. m. and motive power not exceeding 7.5 KW per establishment.x) Veterinary dispensaries and hospitals and kennels in the area other than congested areas.xi) 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.xii) Prisons and animal pounds only in areas other than congested areas from extended corporation limits.xiii) Repair, cleaning shops and analytical experimental or testing laboratories each employing not more than 15 persons (but not including cleaning and dyeing establishments, using a cleaning or dyeing fluid having a flash point lower than 59 Degree centigrade and machines with dry – load capacity not exceeding 30 kg. Or any establishment carving on activities that are offensive because of emission of odours dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety), provided that the motive power requirement of each such establishment does not exceed 7.5 KW.xiv) Paper – box manufacturing, including paper - cutting, each employing not more than 9 persons with motive power not exceeding 3.75 KW and area not more than 50 Sqm.xv) Mattress making and cotton cleaning, each employing not more than 9 persons with motive power, not exceeding 2.25 KW and is not more than 50 Sqm. per establishment.xvi) Establishments requiring power for sealing tins, packages, etc, each employing not more than 9 persons with motive power not exceeding 2.25 KW.xvii) Ice factories in independent buildings, each with an area of not more than 250 Sqm. and power not more than 34 KW. xviii) Business offices, including trade exchanges.xix) Accessory use, customarily incidental to any permitted principal use including storage space up to 50 per cent of the total floor area occupied for the principal use.xx) Aquariums.xxi) Travel agencies ticket booking and selling offices for air, surface of water travel or transport or other mode of travel or transport.xxii) Service industries listed in Table No.18. <p>2) General conditions governing the uses permitted in ‘C’-1 zone:</p> <p>In buildings, premises or plots in commercial zone, the uses permitted shall be subject to the following</p> | |
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| | <p>conditions;</p> <ul style="list-style-type: none"> a) All goods offered for sale shall be displayed within the building, and not in passages and open spaces. b) When the commercial zone boundary falls short of street, the frontage along such street shall not be developed for uses which would not be permissible. c) When the uses other than those permissible in the R – 1 zone, have an access from the side or rear open space, the width of such open space shall not be less than 7 m. | |
| | <p>B - 5 District Commercial Area / Zone: (C -2 Zones):-</p> <p>1) Uses permitted in District Commercial Zone. (C-2):- The following uses are permissible in C-2 Zone</p> <ul style="list-style-type: none"> a) Any uses permitted in a Local Commercial area/zone (C-1 Zone); except residential use other than ancillary to the said commercial user. b) Area to the extent of 40% of permissible floor area shall be developed for following users, as per the specification of the Municipal Corporation. <ul style="list-style-type: none"> i) Wholesale establishments, each with storage; capacity not exceeding 200 Sqm. for commodities other than those prohibited by any statute or rule. (This will be applicable to non-congested area only). ii) Printing, book – binding, engraving and block making if they are in an independent building, subject to any special conditions the Commissioner may prescribe in the interest of the adjoining developments. iii) Public utility building. iv) Head quarters of a commercial organizations. <p>On the remaining 60% of the permissible floor area, uses permissible in a local commercial (C-1) shall be permissible provided that, the extent of residential use shall not exceed 30% of the permissible floor area.</p> <p>2) General Conditions governing the users permitted in the C-2 zone:- In a building premises in a District Commercial zone (C-2 Zone) the uses permitted in sub-regulation (1) above shall be permitted subject to the following conditions:</p> <ul style="list-style-type: none"> a) All goods offered for sale shall be displayed within the building and not in passages and open spaces. b) When the commercial zone boundary falls short of a street, the frontage along such street shall not be developed for uses which would not be permissible along such street. c) If he uses, excepting those permissible in the R – 1 zone derives access from the side or rear open space, the width of such open space shall not be less than 7 m. d) Following uses shall be permitted subject conditions mentioned hereunder; <ul style="list-style-type: none"> i) A composite proposal of development of land for residential use and commercial use shall be | <p>Sr.No. (i) to (iv) in B-5 1 b are included in B-4 a and remaining provisions are deleted.</p> |

| | <div>submitted by the Owner / Developer.</div> <div><div>ii)</div><div>The extent of residential use shall not exceed 30% of the permissible floor area.</div></div> <div><div>iii)</div><div>Occupation certificate for residential development shall be granted only after grant of occupation certificate in regard to corresponding proportionate work in commercial user.</div></div> <div><div>iv)</div><div>A crèche of minimum 40 Sqm. built-up areas shall be provided where total numbers of female employees are 500 and more.</div></div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | B – 6 Service Industries Zone- (I-1 Zone): | | | | | From the title of this Appendix B-6, the words I-1 zone are deleted.. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.1 | <div>Uses permissible in ‘I’ – zone</div> <div><div>i)</div><div>Uses permissible in industrial zone shall be as per the industrial location policy of the Govt. as may be amended from time to time.</div></div> <div><div>ii)</div><div>Service industries (1.1) zone – As specified in Table No. 18 given hereinafter.</div></div> <div><div>iii)</div><div>Information Technology Establishment shall be permitted in I- Zone and Service Industrial Estates on all plots fronting on roads having width 12 meter or more.</div></div> <div><div>iv)</div><div>Business office may be permitted on roads of width 18m. and above in non congested areas.</div></div> | | | | | <div>i) In footnote No.4 the figure 1.5 is replaced by 1.00.</div> <div>ii) In footnote No.6, the words C-1 & C-2 zones are replaced by C zone.</div> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table><tr><th colspan="6">Table No. 18.</th></tr><tr><th colspan="6">SCHEDULE FOR SERVICE INDUSTRIES</th></tr><tr><th colspan="6">(Paragraph B-3, B-4 & B-6.1 (ii))</th></tr><tr><th rowspan="2">Sr. No.</th><th rowspan="2">Category of Industry</th><th colspan="4">Service of industry (permitted in R 2 , C1 & C2 Criteria for Classification & special condition if any</th></tr><tr><th>Maximum permissible power requirement</th><th>Maximum Permissible Employment</th><th>Maximum permissible floor area</th><th>Special Conditions if any</th></tr></table> | | | | | | Table No. 18. | | | | | | SCHEDULE FOR SERVICE INDUSTRIES | | | | | | (Paragraph B-3, B-4 & B-6.1 (ii)) | | | | | | Sr. No. | Category of Industry | Service of industry (permitted in R 2 , C1 & C2 Criteria for Classification & special condition if any | | | | Maximum permissible power requirement | Maximum Permissible Employment | Maximum permissible floor area | Special Conditions if any |
| Table No. 18. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SCHEDULE FOR SERVICE INDUSTRIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (Paragraph B-3, B-4 & B-6.1 (ii)) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sr. No. | Category of Industry | Service of industry (permitted in R 2 , C1 & C2 Criteria for Classification & special condition if any | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Maximum permissible power requirement | Maximum Permissible Employment | Maximum permissible floor area | Special Conditions if any | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | | (HP) | | (Sqm.) | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | | | |
| I. Food Products- | | | | | | | | |
| 1 | Manufacture of milk and dairy products such as butter and ghee. | 10 | 9 Persons | 50 | | | | |
| 2 | a)Rice huller | 10 | 9 persons | 50 | | | | |
| 3 | b)Grain mill for production of flour | 10 | 9 Persons | 50 | | | | |
| 4 | c)Manufacture of Supari and masala grinding (in a separate building) | 10 | | | | | | |
| 5 | d)Groundnut decorticator | 10 | 9 Persons | 50 | | | | |
| 6 | e)Baby oil expellers | 10 | 9 Persons | 50 | | | | |
| 7 | Manufacture of bakery products with no floor above. | 10 | 9 Persons | 50 | i) Shall not be permitted under or above dwelling unit. ii) Operation shall be permitted only between 8 hrs to 20 hrs. iii) Fuel used shall be | | | |

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| | | | | | | electricity, gas or smokeless coal. iv) Where only electric oven is used, an additional heating load of 24 KVA permitted per establishment | | |
| | 1 | 2 | 3 | 4 | 5 | 6 | | |
| | 8 | Coffee curing roasting and grinding | 2 | 9 Persons | 50 | | | |
| | 9 | a)Manufacture of ice | 45 | 20 Persons | 50 | | | |
| | | b) Manufacture of ice-cream and ice candy | 10 | 9 Persons | 50 | | | |
| | 10 | Sugar – cane and fruit juice crusher | 2 | 9 Persons | 25 | | | |
| | II. Beverages and Tobacco- | | | | | | | |
| | 11 | Manufacture of bidis | No power to be use | No limit | 250 | To be permitted in R 1 Zone only. | | |
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| | III. Textile and Textile Products- | | | | | |
| | 12 | Handloom / power loom subject to a maximum of 4 looms | 5 | 9 Persons | 50 | To be permitted in R1 Zone in area designated by the Commissioner |
| | 13 | Embroidery & making of crape laces & fringes. | 5 | 9 persons | 50 | |
| | 14 | Manufacture of all types of textile, garments, including wearing apparel | 3 | 9 persons | 50 | |
| | 15 | Manufacture of textile goods, such as wearing, apparel, curtains, mosquito nets, mattresses, bedding materials, pillow cases, textile bags etc. | 3 | 9 Persons | 50 | |
| | 16 | Mattress making and cotton cleaning | 3 | 9 Persons | 50 | |
| | IV. Wood Products & Furniture- | | | | | |
| | 17 | Manufacture of wooden furniture and fixtures. | 3 | 9 Persons | 50 | i) Shall not be permitted under or adjoining a dwelling unit. |

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| | | | | | | ii)Operation shall be permitted only between 8 hrs to 20 hrs, | | |
| | 18 | Manufacture of bamboo and cane furniture and fixtures. | 3 | 9 Persons | 50 | i) Shall not be permitted under or adjoining a dwelling unit. ii)Operation shall be permitted only between 8 hrs to 20 hrs, | | |
| | V. Paper Products & Printing- | | | | | | | |
| | 19 | Manufactures of containers & boxes from paper boards. | 5 | 9 Persons | 50 | i) Manufacture with paper pulp not permitted. ii) No restrictions on power, number of employees, area or hours of operation shall apply if located in a building on a separate plot not less than 500 Sqm. in area if special permission of Commissioner is obtained. | | |

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| | 20 | Printing & publishing periodicals, books, journals, atlases, maps, envelop, picture postcards and embossing | 10 | 9 Persons | 120 | i) Manufacture with paper pulp not permitted. ii) No restrictions on power, on power, no of employees, area or hours of operations shall apply if located in a building in separate plot not less than 500 Sqm. & if special permission of the Commissioner is obtained. | | |
| | 21 | Engraving, etching, block making etc. | 10 | 9 Persons | 120 | Operation shall be permitted only between 8 hrs to 20 hrs. | | |
| | 22 | Book Binding | 10 | 9 Persons | 120 | | | |
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| | 1 | 2 | 3 | 4 | 5 | 6 | | |
| | VI. Leather Products- | | | | | | | |
| | 23 | Manufacture of leather foot ware | 5 | 9 Persons | 50 | Manufacture of leather or leather processing not permitted | | |
| | 24 | Manufacture of wearing | 5 | 9 Persons | 50 | | | |
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| | | apparel like coats, gloves etc. | | | | | | |
| | 25 | Manufacture of leather consumer goods, such as upholstery, suitcases, pocket book, cigarette and key cases, purses etc | 5 | 9 Persons | 50 | | | |
| | 26 | Repair of footwear and other leather goods. | 5 | 9 Persons | 50 | | | |
| | VII. Rubber and Plastic Products- | | | | | | | |
| | 27 | Retreading, recapping and vulcanizing work | 2 | 9 Persons | 50 | | | |
| | 28 | Manufacture of rubber balloons, hand-gloves & allied products. | 2 | 9 Persons | 50 | | | |
| | VIII. Metal Product- | | | | | | | |
| | 29 | Tool sharpening & razor sharpening works | 1 | 9 Persons | 25 | | | |
| | 30 | Umbrella assembly works | 1 | 9 Persons | 50 | | | |
| | IX. Electrical Goods- | | | | | | | |
| | 31 | Repairs of household | 3 | 9 Persons | 50 | i) Operation shall be | | |

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| | | electrical appliances, such as radio set, television set, tape- recorders, video sets, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works etc | | | | permitted only between 8 hrs to 20 hrs. ii) No spray painting permitted. | | |
| | 32 | Electronic industry of assembly type | 5 | 9 | 50 | Only permitted on Ground Floor | | |
| | X. Transport Equipment- | | | | | | | |
| | 33 | a) Service of motor vehicles and motor cycles. | 5 | 9 Persons | 100 | i)Operation shall be permitted only between only between 8 to 20 hrs.& on Ground Floor . ii) No spry painting permitted. | | |
| | 34 | b) Repair of motor vehicles and motor cycles | 5 | 9 Persons | 50 | i) No floor above. ii) No spry painting permitted. | | |

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| | 35 | c) Battery charging and repair. | 5 | 6 Persons | 25 | | | |
| | 36 | d) Repair of bicycles & cycle rickshaws. | 5 | 6 Persons | 50 | i) No floor above. ii)No spry painting permitted. | | |
| | XI. Other Manufacturing & Repairs, Industries and Services- | | | | | | | |
| | 37 | Manufacturing of jewellery and related articles. | 3 | 9 Persons | 50 | Operation shall be permitted only between 8 hrs. to 20 hrs. | | |
| | 38 | Repair of watches, clocks and jewellery. | 3 | 9 Persons | 50 | Operation shall be permitted only between 8 hrs. to 20 hrs. | | |
| | 39 | Manufacture of musical instruments & its repair. | 3 | 9 Persons | 50 | Operation shall be permitted only between 8 hrs. to 20 hrs. | | |
| | 40 | a)Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry household equipments. optical glass grinding and repairs. | 3 | 9 Persons | 50 | Operation shall be permitted only between 8 hrs. to 20 hrs. | | |
| | | b) Optical glass grinding and repairs. | 3 | 9 Persons | 50 | | | |
| | 1 | 2 | 3 | 4 | 5 | 6 | | |
| | 41 | Petrol filling stations in plot size of 30.5 m. X 16.75 m. and petrol filling & service station in plot size of 36.5 m. X 30.5 m. | 10 | 9 Persons | No limit | Plot size to be in line with IRC recommendations | | |
| 42 | Filling of stations of Petrol, Diesel, Compressed Natural Gas stations and/or any other motor vehicle fuel in plot | (a) 15 (b) 30 Per Compressor | 9 Persons 6 Persons | No limit | (i) Quantities in (b) or (c) will be permitted for daughter booster pumping station and on | | | |

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| | | size of 30.5 m. x 16.75 m. and filling and service stations Petrol, Diesel, Compressed Natural Gas stations and/or any other motor vehicle fuel in plot size of 36.5m.x 30.5m. & Filling stations of only Compressed Natural Gas. Minimum area of plot 300 Sqm. | (not more than 3 compressors) (c) 150 per compressor(not more than 3 compressors) | 6 Persons | | line pumping station respective over (a). (ii) Permissible power mentioned in (b) and (c) will be used exclusively for compressing and filling gas in vehicles. (iii) Special permission from Commissioner is necessary after clearance by Maharashtra Pollution Control Board from noise pollution point of view and Controller of Explosive and Chief Fire Officer and observance of such conditions as they may prescribe. | | |
| | 43 | Audio taping, recording, manufacture of equipment for the same & recording studio. | 5 | 9 Persons | 50 | | | |
| | 44 | Laundries, laundry services, and cleaning dyeing, bleaching & dry cleaning. | 5 | 9 Persons | 50 | i) Cleaning & dyeing fluid shall not have flash point lower than a 59 C. ii) Machinery having dry load capacity of 20 kg. and above. | | |
| | 45 | Photo- processing laboratories, Xeroxing, photo copy, video-taping and their | 5 | 9 Persons | 50 | Operation shall be permitted between 8 hrs. to 20 hrs. | | |

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| | laboratories. | | | | |
| 46 | Data processing units with use of Computer | 5 | 9 Persons | 50 | Operation shall be permitted between 8 hrs. to 20 hrs. |
| 47 | Repacking and mixing of liquids, powder, paste, etc. not involving any chemical reaction, which is non-hazardous in nature. | 3 | 9 Persons | 50 | Operation shall be permitted between 8 hrs. to 20 hrs. |
| 48 | Diamond cutting and polishing. | 15 | 30 Persons | 120 | Operation shall be permitted between 8 hrs. to 20 hrs. |

Note 1: In the R-2 and C-1, C-2 Zones, the hours of operation for the concerned industry shall be from 08 to 20 hours only.

Note2: With the approval of the Corporation, the Commissioner may from time to time add to alter or amend the above table.

Note3: Notwithstanding anything contained in these Regulations CNG and any other motor vehicle fuel stations may be permitted in existing authorised petrol, diesel filling stations subject to any other conditions which the Commissioner may prescribe.

Note 4: For service industries maximum FSI of 1.5 shall be permitted.

Note 5: Essential staff quarters, watchmen's quarters, canteens, banks;

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| | <p><i>Note6: Uses permissible in ‘C1’ and ‘C2’ Zones;</i></p> <p><i>Note7: Slaughter House and similar users which are not permissible in residential zone with approval of the Commissioner</i></p> | |
| | 6.2 General Industries zone: (I-2 zone) | The title General Industries zone: (I-2 zone) is corrected as Industrial Zone . |
| | <p>1) <u>General conditions governing the uses permitted in an I-2 zone:</u> The General Industries zone (I-2) includes any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed e.g. assembly plants, laboratories, dry-cleaning plants, power plants, pumping stations, smoke houses, laundries, gas plants, refineries, dairies and saw-mills.</p> | <p>i) In this sub-rule, the word I-2 is replaced by Industrial everywhere.</p> <p>ii) In first sentence, after the word Industries, the words permissible in industrial are included.</p> |
| | <p>2) <u>Uses permitted in a General Industries zone (I-2 zone):</u> Buildings or premises in the General Industries Zone (I-2) may be used for any industrial and accessory uses except the following:</p> <ul style="list-style-type: none"> i) Any dwelling other than dwelling quarters of watchmen, caretakers or essential staff required to be maintained on the premises; ii) Acetone manufacture; iii) Acetylene gas manufacture and storage; iv) Acid manufacture; v) Aircraft parts manufacture; vi) Alcohol manufacture; vii) Ammonia manufacture; viii) Aniline dyes manufacture; | <p>i) The title <u>Uses permitted in a General Industries zone (I-2 zone)</u> is corrected as Industrial Zone.</p> <p>ii) In this sub-rule, the word I-2 is replaced by I everywhere.</p> |

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| | <div>ix) Arsenol manufacture;</div> <div>x) Asphalt manufacture or refining;</div> <div>xi) Automobiles, truck and trailers (including parts) manufacture or engine re-building or motor body-building employing pneumatic riveting;</div> <div>xii) Blast furnace;</div> <div>xiii) Bleaching powder manufacture;</div> <div>xiv) Boiler works manufacture or repairs, except repairs to boilers with heating surface not exceeding 5 Sqm.</div> <div>xv) Bricks tile or terra-cotta manufacture;</div> <div>xvi) Carbide manufacture;</div> <div>xvii) Caustic Soda and compound manufacture;</div> <div>xviii) Celluloid or cellulose manufacture or treatment and articles manufacture;</div> <div>xix) Cement manufacture;</div> <div>xx) Charcoal and fuel briquettes manufacture;</div> <div>xxi) Coke manufacturing ovens;</div> <div>xxii) Chlorine manufacture;</div> | |
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| | <p>xxiii) Concrete product manufacturing including concrete central mixing and proportioning plants;</p> <p>xxiv) Cotton ginning, cleaning, refining or pressing and manufacture or cotton wadding or lint, except cotton processing for the purpose of preparing mattresses;</p> <p>xxv) Creosote manufacture or treatment;</p> <p>xxvi) Disinfectant manufacture, except mixing of prepared dried liquid ingredients;</p> <p>xxvii) Distillation of bones, coal or weed;</p> <p>xxviii) Dye-stuff manufacture, except mixing of dry powders and wet mixing;</p> <p>xxix) Exterminator or pest poison manufacture except mixing of prepared ingredients;</p> <p>xxx) Emery cloth and sand-paper manufacture;</p> <p>xxxi) Explosive or firework's manufacture or storage, except storage in connection with retail sale;</p> <p>xxxii) Fat rendering;</p> <p>xxxiii) Fertiliser manufacture;</p> <p>xxxiv) Photographic film manufacture;</p> <p>xxxv) Flour mill with motive power exceeding 18.75 KW, grain crushing or processing mill with motive power exceeding 37.5 KW, masala grinding mill with motive power exceeding 11.25 KW or a combination of more than one of the above mills with aggregate motive power exceeding 45</p> | |
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| | <p>KW and any one mill using motive power in excess of the above limits;</p> <p>xxxvi) Forges, hydraulic or mechanically operated;</p> <p>xxxvii) Garbage, offal or dead animal's reduction, dumping or incineration;</p> <p>xxxviii) Gas manufacture and storage in cylinders, except manufacture of gas as an accessory to a permissible industry;</p> <p>xxxix) Glass manufacture, except manufacturing of glass products from manufactured glass;</p> <p>xl) Glue, sizing material or gelatine manufacture;</p> <p>xli) Graphite and graphite products manufacture;</p> <p>xl ii) Gypsum or plaster of Paris manufacture;</p> <p>xl iii) Hair, felt, fur and feather-bulk-processing, washing, curing and dyeing;</p> <p>xl iv) Hydrogen and oxygen manufacture;</p> <p>xl v)Industrial alcohol manufacture;</p> <p>xl vi) Printing ink manufacture;</p> <p>xl vii) Junk (iron, aluminium, magnesium or zinc) cotton-waster or rags storage and bailing;</p> <p>xl viii) Jute, hemp, sisal, coir and kokum product products manufacture;</p> <p>xl ix) Lime manufacture;</p> <p>I) Match manufacture;</p> <p>li) Lamp, black, carbon black or bone black manufacture;</p> | |
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| | <p>lii) Metal foundries with an aggregate capacity exceeding 10 tonnes a day;</p> <p>liii) Metal processing (including fabrication and machinery manufacture), factories employing such machine tools or process as a power hammer forging machine, pneumatic drilling or riveting, sheet working with heavy sledge hammers, or processes expressly prohibited herein;</p> <p>liv) Metal finishing, enamelling, anodizing, japanning, plating, galvanising, lacquering, grinding, polishing, rust-proofing and heat treatment;</p> <p>lv) Paint oil, shellac, turpentine or varnish manufacture, except manufacture of edible oils;</p> <p>lvi) Oil-cloth or linoleum manufacture, except water-proofing of paper or cloth;</p> <p>lvii) Paper, card-board or pulp manufacture;</p> <p>lviii) Petroleum or its products, refining or wholesale storage;</p> <p>lix) Plastic materials and synthetic resins manufacture;</p> <p>lx) Pottery and ceramic manufacture, other than the manufacture of handicraft products;</p> <p>lxi) Potash works;</p> <p>lxii) Pyrexilin manufacture or products;</p> <p>lxiii) Rolling mills;</p> <p>lxiv) Rubber (natural or synthetic) or gutta-percha manufacture, except manufacture of latex goods and small rubber products and synthetic-treated fabrics, such as washers, gloves, footwear, bathing caps, atomizers, hoses tubing, wire-insulation, toys and balls, but including manufacture of tyres and tubes;</p> <p>lxv) Salt works, except manufacture of common salt from sea water;</p> <p>lxvi) Sand, clay or gravel quarrying;</p> | |
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| | <p>lxxvii) Smelting, reduction, refining and alloying of metal and metal ores except of rare and precious metals;</p> <p>lxxviii) Soap manufacture, other than cold mix;</p> <p>lxxix) Soda and compound manufacture;</p> <p>lxxx) Starch, glucose or dextrose manufacture;</p> <p>lxxxi) Stock-yard or slaughter of animals or fowls, except the slaughter of fowls incidental to retail business;</p> <p>lxxxii) Stone crushing and quarrying;</p> <p>lxxxiii) Shoe polish manufacturing;</p> <p>lxxxiv) Sugar manufacture or refining;</p> <p>lxxxv) Tallow, grease or lard manufacture;</p> <p>lxxxvi) Tar fining, curing or storage of raw hides or skins;</p> <p>lxxxvii) Tar distillation or manufacture;</p> <p>lxxxviii) Tar products manufacture;</p> <p>lxxxix) Textile manufacture, excepting manufacture of rope, bandage, net and embroidery using electric power up to 37.5 KW.;</p> <p>lxxxx) Vegetable oil manufacturing and processing plants;</p> <p>lxxxxi) Wood and timber, bulk processing and wood working including saw-mills and planning mills, excelsior plywood and veneer and wood preserving treatment, except the manufacture of wooden articles with saw or planning machines;</p> <p>lxxxii) Wax products manufacture from paraffin;</p> | |
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| | <p>lxxxiii) Wool-pulling or scouring;</p> <p>lxxxiv) Yeast plant;</p> <p>lxxxv) In general, those uses which may be offensive by reason of emission of odour liquid effluvia, dust, smoke, gas, noise, vibration or fire hazards.</p> <p>lxxxvi) Information Technology Establishment shall be permitted in I-2 Zone on all plots fronting on roads having width more than 15 mts.</p> | |
| | <p>3) Notwithstanding anything contained above;</p> <p>a) Service industries and Service Industrial Estates shall be permissible in the General Industrial Zone (I-2);</p> <p>b) With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit in the General Industrial Zone (Zone I-2) (including industrial estate) excluding that of cotton textile mills, may be permitted to be utilised for an office or commercial purposes in the other areas of the Corporation or for commercial purposes (excluding offices) in the congested area of erstwhile Nanded Municipal Council as a part of a package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR). Financial Institutions and Commissioner of Industries for the revival/ rehabilitation of potentially viable sick industrial units;</p> <p>c) With previous approval of the Commissioner, any open land or lands or industrial lands in the General Industrial Zone (I-2 Zone) (including industrial estates), excluding lands of cotton textile mills, may be permitted to be utilised for any of the permissible users in the Residential Zone (R-1 Zone) or the Residential Zone with shop line (R-2 Zone) or for those in the local commercial zone (C-1 Zone) subject to following;</p> <p>i) The conversion of Industrial Zone to Residential / Commercial Zone in respect of closed industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management</p> | <p>Sr.No.3) a) is deleted.</p> |

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| | <p>and workers have been made, is obtained.</p> <p>Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner.</p> <p>However, in respect of any open land in the industrial zone, where industry never existed, NOC from Labour Commissioner is not required.</p> <p>ii) The layout or sub division of such land shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out post and such other amenities, as may be considered necessary, will be provided therein.</p> <p>iii) In such lay- out or sub- divisions each more than 2 Ha. but less than 5 Ha., 20% land for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out post, garden, playground, school, dispensary and such other amenities, as may be considered necessary, shall be provided.</p> <p>ii) In such lay- out or sub- divisions each more than 5 Ha. in area, 25% land for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out post, garden, playground, school, dispensary and such other amenities, as may be considered necessary, will be provided.</p> | |
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| | <p>Provided that at least 50% of the amenity space shall be designated as open space reservation.</p> <p>These areas will be in addition to the recreational space as required to be provided under Regulation No.66.</p> <p>iii) The required segregating distance as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purposes.</p> <p>iv) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or commercial zone.</p> <p>v) If the development is already in progress and if occupation certificate has not been granted, then the land owners / developer may convert the proposal in accordance these regulations subject to the following conditions-</p> <p><u>Conditions:</u></p> <p>1) The revised provisions will be applicable in toto. The benefit of both old and revised regulations shall not be allowed.</p> <p>2) The benefit of revised regulations will be applicable only in the cases where (a) full occupation certificate has not been granted and (b) required amenity space or D.P. reservations, if any, has not been handed over to the Corporation.</p> <p>3) Provision for public utilities, amenities and open space shall be considered to be reservations in the development plan and Transferable Development Rights as in Appendix “H” or FSI of the same shall be available for utilisation on remaining land. Provided that public utility amenity plots shall not be developed as per Regulation No.78.</p> <p>Note:</p> <p>1. <i>Conversion from industrial zone to residential / commercial zone shall be applicable to the part area of land holding subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of land to be reserved of the said part area of land for public amenity spaces, as per the said Regulation. However, necessary segregating distance shall be provided from industrial use.</i></p> | |
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| | <p>2. <i>In the layout, where Development Plan has provided any reservations,</i></p> <p><i>A. If the area under Development Plan reservation is less than the area required area of public amenity space as per the said Regulation, then only the difference between the area shall be provided for public amenity spaces.</i></p> <p><i>B. If the area under Development Plan reservation is more than the required area of public amenity spaces as per the said Regulation, then the provision for public amenity spaces is not necessary.</i></p> <p>3. <i>Out of the total floor area proposed to be utilised for residential development, 20% of same shall be built for residential tenements having built up area upto 50 Sqm.</i></p> | |
| | <p>4. Other uses in the General Industrial Zone (I-2 Zone):</p> <p>If a plot in the General Industrial Zone (I-2 Zone) becomes unbuildable for industrial uses because of any restriction in the industrial Location Policy or restrictions regarding segregating distances as provided under these Regulations, the following uses may be permitted on such plot, with written permission of the Commissioner;</p> <p>i) Petrol pumps and service stations;</p> <p>ii) Parking lots;</p> <p>iii) Electric sub-stations;</p> <p>iv) Non-residential buildings, offices for public utility concerns or organisations in old and new areas;</p> <p>v) Branches of banks, including safe deposit vaults (except that their area in each case shall not exceed 400 Sqm. in the congested area), telephone exchanges, police station, Government and semi-Government offices, only in the uncongested area, municipal sub-offices, fire stations, post and telegraph offices,</p> <p>vi) Hotels each not more than 50 rooms;</p> <p>vii) Convenience shops, department stores, tea stalls etc.;</p> <p>viii) Restaurants, Warehouses in other areas of the Corporation (excluding congested area) only. With</p> | Deleted. |

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| | <p>prior approval of the Government, the Commissioner may alter, amend or add to the list of above users.</p> <p>ix) If the development is already in progress and if occupation certificate has not been granted, then the land owner/ developer may convert the proposal in accordance with the provisions of these regulations subject to the following conditions:</p> <p><u>Conditions:</u></p> <ol style="list-style-type: none"> 1) The revised provisions will be applicable in toto. The benefit of both old and revised regulations shall not be allowed. 2) The benefit of revised regulations will be applicable only in the cases where (a) full occupation certificate has not been granted and (b) required amenity space or D.P. reservations, if any, has not been handed over to the Corporation. <p>A crèche of minimum 40 Sqm. built-up areas shall be provided where total numbers of female employees are 500 and more.</p> | |
| | B-7 GREEN ZONE: | The GREEN ZONE is corrected as GREEN ZONE/Agricultural Zone . |
| | <p>7.1 G-Zone is classified into following categories viz;</p> <ol style="list-style-type: none"> a) G-1 zone; b) G-2 zone for forest area; c) Buffer zone; <p>7.2 Following regulations would be commonly applicable for the holiday homes / weekend cottages or Rest Houses permissible in G-1 zone.</p> <ol style="list-style-type: none"> 1) The facilities provided shall be used by the holiday makers for temporary occupation only. The structures shall not be used for regular and permanent residence. | Sub-rule 7.1 and 7.2 are deleted. |

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| | <p>2) Necessary and adequate infrastructure i.e. access road, water supply, sanitation etc. shall be provided by the developers in the scheme at his own cost. The developer shall provide adequate garbage collection and disposal facilities so as to leave the entire area clean and hygienic.</p> <p>3) Existing trees shall be preserved and if trees are cut with due permission of Tree Officer then, five times the number shall be planted and grown to their full height. The structure shall blend with the surrounding landscape.</p> <p>4) The owner of land shall prepare a suitable layout for the site including landscape plan, building plans and a project report and duly approved with the written permission of the Commissioner.</p> <p>5) Necessary setback shall be provided from the classified roads as per prevailing Ribbon Development Restriction Rules,</p> | |
| | <p>7.3 The following uses are permissible in Green Zone G-1, G-2 provided, however, no services of any kind will be provided by the Corporation.</p> <p>i) Agriculture, horticulture and animal husbandry (except for keeping animals providing necessary building, pig sties, stables and storage buildings.</p> <p>ii) The Developer / Registered Societies or Company registered under relevant Act with previous approval of Municipal Commissioner may develop Ancillary Service Industries to develop premises for Collection Centre, Auction Hall, Godowns, Grading Services and Packing Units, Knowledge Parks, Cold Storages, Utility Services like Banking, Insurance Service, Post Office Services for transaction in Agricultural and related produce such as Flowers, Fruits, Vegetables, Poultry products, Fisheries etc.</p> <p>Out of total area designated or proposed to be used for such Ancillary Service Industry after deducting area reserved for Development Plan proposals only 20% of remaining area would be available for such development i.e. 0.20 FSI would be permissible.</p> <p>iii) Gardens and poultry farms</p> | <p>i) In first sentence, the words G-1, G-2 are replaced by the words Agricultural Zone.</p> <p>ii) At the end of this sub-rule, repeated Sr.No. xviii) is corrected as xix) and as per provision regarding farm house in DCR of Aurangabad Municipal Corporation, following new entry is included as Sr.No.xx)- xx) Farm House subject to the following conditions- a) the land in which farm house is constructed is actually put under agriculture use, b) the area under agricultural use is atleast 0.8 ha., c) the built-up area for residence of farmer is not more than another 80 sq.m. (aggregate 160 sq.m.)</p> |

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| | <p>iv) Forestry</p> <p>v) Golf clubs and links.</p> <p>vi) Public parks, private parks, playfields, stadia, gymkhanas, swimming pools, gliding facilities, temporary camps for recreation of all types.</p> <p>vii) Amusement park, in a plot of not less than 5 ha. in area with recreational and amusement devices like a giant wheel, roller coaster, merry – go – round or similar rides, ocean park, swimming plot, magic mountain and lake, ethnic village, shops, for souvenirs, toys, goods, refreshments and beverages on the following conditions with the special permission of the Commissioner.</p> <p>a) The entire land for the amusement park shall vest in a single ownership and the land shall not be sub – divided at any time.</p> <p>b) structures for the amusement park shall not be sold at any time to any other person.</p> <p>c) The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off – street parking will have to be provided and maintained by the promoters of the project at their cost and the satisfaction of the Commissioner.</p> <p>d) the promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost and to the satisfaction of the Commissioner and will keep, at all times the entire environment clean, neat and hygienic.</p> <p>e) Structures for ancillary activities, such as administrative offices, exhibition hall or auditorium, restaurant, open air theatre, essential staff quarters, store buildings, fast food, shops, museum, souvenir and small shops, ancillary structures to swimming pool, may be permitted subject to a maximum floor space index not exceeding 0.04 i.e. F.S.I. 0.025 for principal activity and 0.015 for ancillary activities.</p> <p>f) structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should be ground floor structures, with the constructions blending with the surrounding environment and landscape.</p> | |
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| | <ul style="list-style-type: none"><p>g) Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.</p><p>h) All trees already growing on the land shall be preserved to the extent possible except shat if it becomes necessary to cut any tree, the required permission of the Competent Authority should be obtained under the law. At least 5 trees per 100 sq. m. shall be planted and grown within the area of the park.</p><p>i) Structures, buildings or monuments of historical, aesthetical, architectural, or heritage importance, if any, shall be preserved and maintained preserved and maintain properly.</p><p>j) Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provide onsite as prescribed by and to the satisfaction of the Commissioner and Commissioner of Police.</p><p>k) The promoters of the project will prepare a suitable layout with appropriate landscaping of the recreational and other facilities and obtain approval of the Commissioner.</p><p>l) No objection certificate of the Tourism Department shall be obtained.</p><p>m) The development shall be regulated according to other requirements of these and all applicable rules and regulations and subject to all other clearances as may be required.</p><p>n) Proper arrangements for safety, regulation of traffic approaches to the park etc. shall be made to the satisfaction of the Commissioner of Police from the point of view of the law and order and traffic aspects.</p><p>viii) Race tracks and shooting ranges.</p><p>ix) Fish curing on open land / fish farming.</p> | |
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| | <p>x) Public utility establishment such as electric sub – stations, receiving stations, switch yards, over – head line corridor, radio and television stations, receiving stations. Main stations for public gas distribution, sewage treatment and disposal work, water works, along with residential quarters for essential staff for such works, with the special permission of the Commissioner.</p> <p>xi) Cemetery’s & Crematoria & structures incidental thereto.</p> <p>xii) Structures for watchman’s quarters not exceeding 20 Sqm. Numbers of such structures shall be decided by the Commissioner.</p> <p>xiii) Slaughter House or the similar users to be developed by the Corporation which are not permissible in residential zone with the approval of the Commissioner (permissible only in G-1).</p> <p>xiv) L.P. Gas godown shall be permissible subject to following conditions:</p> <ol style="list-style-type: none">1) Plot areas should not be less than 2000 Sqm.2) FSI permissible should be upto 0.20.3) Only ground floor should be permitted4) NOC from controller of Explosive and Fire Brigade Authority should be obtained.5) Conditions imposed by Municipal Commissioner should be strictly followed. <p>xv) : Research and Development work subject to following conditions:</p> <ol style="list-style-type: none">1) Plot area should not be less than 10 Ha.2) Permissible plinth area shall be 10% of total plot/land area.3) Maximum 1% built-up area for office use and maximum of 1% built-up area for servant quarters shall be permissible form total built-up.4) The permissible number of employee will be at rate of one for 30 Sqm. of plinth area.5) Research and Development of dangerous chemical industries and explosive work shall not be permissible.6) Maximum two storied (Ground and one floor) building shall be permitted. Height of floor shall be depending upon the type of Research and Development as decided by the Commissioner.7) Trees at the rate of 500 trees per hectare should be planted.8) Even after getting approval, the permission can be treated as cancelled if any of the above conditions is not followed strictly. <p>xvi) Development of Information Technology Establishment (pertaining to software only) with ancillary residential development shall be allowed in Green Zone (G-1)subject to following conditions:</p> <ol style="list-style-type: none">a) The total FSI shall not exceed 0.5 | |
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| | <p>b) Residential Development shall not have FSI of more than 0.15</p> <p>c) Construction of ITE/ancillary residential use may be permitted (in a suitable location so as to keep as much of remaining space open) upto 15% on 50% of area of the plot. On remaining 50% of plot, trees shall be planted at the rate of 500 trees per ha.</p> <p>d) Subdivision of land shall be permitted with area of plot so subdivided being not less than 4000 Sqm.</p> <p>e) Plot shall abut to 15 m. wide road.</p> <p>f) Building of Information Technology Establishment: The Commissioner may permit the floor space indices to be exceeded by 100%, subject to following conditions, in respect of-</p> <p>a) All IT and ITES units in Public IT parks.</p> <p>b) All registered IT and ITES Units located in Private IT parks, approved by Director of Industries in the State. However, in case of green zone (G-1) No such additional FSI shall be allowed.</p> <p><u>Conditions:</u></p> <p>1) Additional FSI to IT/ITES units would be available only upon full utilisation of basic admissible FSI.</p> <p>2) Additional FSI to IT/ITES units would be available to IT/ITES Parks duly approved by the Director of Industries.</p> <p>3) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.</p> <p>3) 25% of the total premium shall be paid to the Government and remaining 75% amount shall be paid to the Corporation.</p> <p>5) The premium so collected by the Corporation shall be primarily used for development / up gradation of offsite infrastructure required for the IT/ITES Park and the utilisation of this premium shall be monitored by the empowered committee.</p> <p>6) In the event, the developer comes forward for provision of such offsite infrastructure at his own cost, then</p> | |
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| | <p>Corporation shall determine the estimated cost of the works and shall also prescribe the standards of work. After completion of the works Corporation shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of the premium shall be recovered by the Corporation.</p> <p>Users/Services ancillary to the IT/ITES:</p> <p>While developing site for IT/ITES with additional FSI, users' ancillary to the principal user, as may be approved by the Directorate of Industries shall also be allowed.</p> <p>xvii) Petrol pumps fronting on highways in sites approved by Indian Oil Corporation/Oil Companies.</p> <p>xviii) Sand, clay or gravel quarrying with the previous approval of the Commissioner.</p> <p>xviii) Storage & drying of fertilizers.</p> | |
| | <p>7.4 Regulation for G-1 zone:</p> <p>1) To permit the residential buildings on the lands which are actually under cultivation and holiday homes for weekend stay and the Rest houses subject to following conditions:</p> <p>a) The plot to be permitted for such development shall not be less than 4000 Sqm. with the maximum permissible built over area of 100 Sqm. with FSI of 0.025.</p> <p>b) The construction shall be only on ground floor or over stilt or partly on ground floor and partly on stilt with the total height above plinth not to exceed 5 m.</p> <p>c) Single dwelling units on plots of 2000Sqm. restricted to plinth area of 100 Sqm. with FSI 0.05 inclusive of ancillary users in ground floor structure or single floor in stilt with total height above plinth not exceeding 5 m. provided the owners / occupants makes his own arrangement for water supply and waste disposal and for any other services.</p> <p>2) Public / Private playgrounds, sports, clubs, amusement parks, holiday homes, weekend cottages and Rest houses provided the area of the site is not less than 2 Ha., subject to the condition that structures are restricted to ground floor or one floor above stilts and plinth area of roofed structures restricted to 5% (1/20th) of the of the total site. The club houses may be permitted to a height of 8.0m.</p> <p>3) Petrol pumps, serving shops, transport godowns for goods and parking sheds for roads operators and other responsible roadside amenities including way-side and restaurants, in conformity with the current</p> | Deleted. |

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| | regulations in this respect. | |
| | <p>B-8 USES PERMITTED IN PUBLIC / SEMI PUBLIC ZONE:</p> <p>1)</p> <p><i>Note:- i) In the educational complex, Primary School, High School, all type of Colleges, Technical School, Colleges / all types of Medical education and students hostels and essential staff quarter shall be permitted.</i></p> <p><i>In the lands belonging to educational institutions while constructing buildings for educational and related purpose at least 40% of total holding shall be reserved at one place.</i></p> <p><i>iii) Maximum 33% of the allowable built up area may be allowed for the commercial purpose</i></p> <p>Commercial user shall be allowed on the following conditions:-</p> <p>a) Convenient shopping, branch of bank, small hotels etc., shall be permitted but shops/ hotels for wine, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, similarly domestic gas shops / godowns which are dangerous to public health shall not be permitted.</p> <p>b) The income from such commercial uses shall be utilised for main users for which the Development has taken place or would take place.</p> <p>c) Such a commercial development shall take in such a way that it shall not affect the view of main development on the land; similarly such a commercial user shall be permitted up to 50% length of the plot.</p> <p>d) The Commissioner shall ascertain that for parking places and for traffic, sufficient area is kept in the plot.</p> <p>e) Additional FSI shall be allowed only on the plot, area remained after deducting the plot area</p> | <p>In footnote No.1, at the end the words for play ground are included.</p> <p>In footnote No.3, the figure 33% is replaced by 15% and at the end of this provision, the words “ only for Government and municipal lands in public-semi public zone” are included.</p> <p>At the end of this rule, following new condition j is included as per Government directives dated 14.10.2008 under Section 154 of the M.R. & T.P. Act, 1966.</p> <p>(j) In such layouts or subdivisions having area more than 2 ha. but less than 5 ha., 20% land for public utilities and amenities like electric sub-station, bus station, sub post office, police outpost, garden, playgroud, school, dispensary and such other amenities shall be provided.</p> |

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| | <p>utilised for commercial user.</p> <p>f) The Commissioner shall not allow sub-division of S.N. /Gat. No. / Plot No. on which such a Development which may cause / has taken place / would take place.</p> <p>g) The Commercial user is permitted up to a depth of 12 m.</p> <p>h) The land owner / developer / institution shall give undertaking in writing to the Commissioner for following all the stipulated conditions scrupulously.</p> <p>i) The plots in which there is an existing development, such commercial use shall be restricted to maximum 20% of the balance potential.</p> | |
| | <p style="text-align: center;">APPENDIX – “C”. [Regulation No. 81 (v)]</p> <p style="text-align: center;">LAND USES AND THE MANNER OF DEVELOPMENT.</p> <p>Land uses and manner of development:.....</p> | The APPENDIX – “C” is amended and attached herewith . |
| | <p style="text-align: center;">APPENDIX – “D” (Regulation No. 88 & 92)</p> <p style="text-align: center;">OPEN SPACES AREAS AND HEIGHT LIMITATIONS.</p> | |
| 1. | AS APPLICABLE IN THE CONGESTED AREAS (GAOTHAN). | The word Gaothan is replaced by Thick populated area . |
| | <p>1.1 FSI. / Marginal Distances: Generally congested area shall be intended mainly for residential purpose excepting areas reserved for public purposes or municipal purposes in the Development Plan and areas in which it could be expedient to acquire for the said purposes but not so designated. All other users as listed out under residential use in land use classification order shall be permitted in the Congested Areas which shown on Development Plan.</p> | <p>i) The title of this rule is changed as Residential.</p> <p>ii) In the last sentence, after the word which the word are is included.</p> <p>iii) After the words congested areas, the words /Thick populated area are included.</p> |
| | 1.2 Residential : | The title “Residential” is replaced by “FSI. / Marginal Distances” . |

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| | <p>1.2 b) Front Open Space:</p> <p>The minimum set back from existing or proposed road shall be as under:</p> <table><tr><td>(i)</td><td>For streets 7.5 m. to less than 12.0 m. in width</td><td>1.0m</td></tr><tr><td>(ii)</td><td>For streets 12.0 m. and above in width</td><td>1.5m.</td></tr></table> <p>(i) For lanes less than 4.5 m. in width in congested area, set back of 2.25m. from the centre line of such lane shall be provided. For street more than 4.5 m. in width and less than 9 m. in width set back of 4.5 m. from centre line of the street shall be provided clear of structural projections. Where such streets despite their narrowness, from part of traffic circulation system widening shall be proposed and normal set back of 1.5 m. from the edge of existing street shall be provided.</p> | (i) | For streets 7.5 m. to less than 12.0 m. in width | 1.0m | (ii) | For streets 12.0 m. and above in width | 1.5m. | <p>In Sr.No.1 of this Table under sub-rule 1.2(b), the words "7.5 m. to" are deleted.</p> <p>In this Sub-rule (i), following changes are made-</p> <p>i) The word less than 9 m. is replaced by the word less than 7.5 m,</p> <p>ii) after the word narrowness, the word from is replaced by the word form</p> <p>iii) In last sentence of this sub-rule, the words 1.5 m. from the edge of existing street are replaced by the words as mentioned in the table above</p> |
| (i) | For streets 7.5 m. to less than 12.0 m. in width | 1.0m | | | | | | |
| (ii) | For streets 12.0 m. and above in width | 1.5m. | | | | | | |
| | <p>1.3 Other buildings such as fully commercial, offices and like fronting on 12m and above roads:</p> <p>a) Floor Area Ratio: Maximum Floor Area Ratio shall be 2.25.</p> <p>b) Open Space : A clear open space of 3.0 m. all around the building shall be provided.</p> | <p>In this Sub-rule, the figure 2.25 is replaced by the figure 2.00</p> | | | | | | |
| | <p>2. AS APPLICABLE IN AREAS OUTSIDE THE CONGESTED AREA (GAOTHAN):</p> <p>A) Residential Buildings:</p> <p>(i) Floor Space Index: The permissible FSI shall be 1.00 subject to marginal open spaces and provisions in Regulation No.66.</p> <p>(i) The provisions as given in Table No.19-A & B, hereunder, shall apply for residential buildings, residential-cum-office or shop buildings permissible in non-gaothan areas and residential buildings permissible in industrial areas.</p> <p>(ii) Minimum distance between main and subsidiary building: A clear distance of at least 3.00 m subject to the open space required for the taller building shall be left between the main building and any subsidiary building such as an outhouse, garage etc. constructed in one building plot.</p> <p>(iii) Number of main and subsidiary buildings in a plot: Only one main building either a tenement house or a block of flats or a dwelling house together with such</p> | <p>The word Gaothan is replaced by Thick populated area.</p> | | | | | | |

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| | <p>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 minimum size of building plot as laid down under the Table No.12 is up to a plot admeasuring 900 sqm in area.</p> | | | | | |
| | <p style="text-align: center;">TABLE NO. 19-A. (Paragraph 2-A in Appendix-D)</p> | | | | | <p>In this Table No.19-A, following changes are made</p> <p>i) In column No. 5 of Sr.No.1, after the words plot boundary the words or as required by the Government circular / resolution of P.W.D. are included.</p> <p>ii) In Column No.2 of Sr.No.4 the word below is deleted.</p> <p>iii) In Column NO.2 of Sr.No.5, the word below is deleted and after the figure 12 m. the words & below are included.</p> |
| | Sr. No. | Category and road width and Description or housing | Minimum size of the plot fronting on the road in Sqm. | Frontage minimum in M. | Min. set back from the road in front in M. | Maximum Tenement destiny |
| | 1 | 2 | 3 | 4 | 5 | 6 |
| | 1 | National Highway/ State Highways or roads as specified by the Municipal Commissioner. | 750 | 18.0 | Residential buildings 25 m. from the centre line of existing or proposed road, or 4.5 m from plot boundary , whichever is more. | 250 / Ha. |
| | 2 | M.D.R./ O.D.R. & Other roads 24 m wide and above | 600 | 18.0 | 6.0 | 250 /Ha. |
| | 3 | Roads of width below 24 m and above 15 m | 500 | 15.0 | 4.5 | 250 /Ha. |
| | 4 | Roads of width below 15 m and above 12 m | Above 250-500 (With provision to develop two semi- | 12.0 | 4.5 | 250 /Ha. |

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| | | | detached buildings) | | | | | |
| | 5 | Roads of width below 12 m. | Above 125-250 | 8 to 12 | 3.0 | 250 /Ha. | | |
| | 6 | Row Housing on roads of width 12 m. and below. | Above 25-125 | 4 to 8 | 2.25/ 1 m from pathway. | 300 /Ha. | | |
| | 7 | Row housing for EWS/LIG for public housing | As per Appendix “B” | | | | | |
| | <p><i>Note 3: In case of group housing scheme net plot area shall be 3/4th of the gross area and number of permissible tenements shall be calculated accordingly. If plot which is put to use for Group Housing is from sanctioned layout then irrespective of its area net plot area will be full plot area. If there are two or more buildings minimum marginal distance between them shall be 4.5m.</i></p> <p><i>Note 6: For the sake of calculation, area of plot less than 2125 sq. m. including specified area shall be treated as net plot area. For plots with area more than 2125 sq. m., the net area shall be as per the Regulation-66(3).</i></p> | | | | | | <p>At the end of Note-3, the words "or as per height whichever is more" are included.</p> <p>In Note-6, the portion "area of plot less than 2125 sq.mt. including specified area shall be treated as net plot area. For plots with area more than 2125 sq.mt. " are deleted.</p> | |
| | <p>2.1 Specific Development Control Rules for Characteristic Specified Areas within Corporation Limit.</p> <p>Notwithstanding the provisions of the forgoing Regulations the Specific Areas in Nanded Waghala City Municipal Corporation as listed below shall have open spaces and rules for Area and Marginal open spaces as given in Table No.19-C below;</p> <table><tr><td>Table No. 19-C.....</td></tr></table> | | | | | | Table No. 19-C..... | <p>Appendix – D, 2.1 is Deleted.</p> |
| Table No. 19-C..... | | | | | | | | |

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| | <p>9) BUILDING IN COMMERCIAL ZONE:</p> <p>(a) Means of access: When two or more buildings are constructed in the same plot, every building shall be provided with independent means of access of not less than 6 m. width. The means of access shall not be considered as part of marginal open spaces required to be left around the buildings.</p> <p>(b) Built-up area: Maximum Built up Area shall be half of the plot size.</p> <p>(c) Floor Space Index: Maximum permissible FSI shall be 1.5 for commercial cum residential user and 1.33 for purely commercial user. For the purpose of FSI net area of land excluding open space and areas covered by internal roads shall only be considered.</p> <p>(d) Open spaces: Marginal open spaces along periphery of land or plot shall be 4.5 m. minimum, provided that in case of land of land / plots fronting on classified roads, set back prescribed under Ribbon Development Rules or 4.5 m. whichever is more shall be observed excluding congested area where marginal distance shall be as per sub-regulation 1 of this regulation and Ribbon Development.</p> <p><i>Note: The provisions of note under 5 (a) of Cinema shall apply for front and side open space in case of storage building.</i></p> <p>12) SETBACKS FROM STATE/NATIONAL HIGHWAYS AND ROADS MORE THAN 60 M. IN WIDTH:</p> <p>Setback from certain roads</p> <p>No construction work of building shall be undertaken within 7.5 m. from the boundary of the State/ National Highway and other roads 60 m. or more in prescribed width.</p> | <p>In Sr.No.c of this rule, the figure 1.5 is replaced by figure 1.00 and the words "and 1.33 for" are replaced by the word "or".</p> <p>Sub-rule 12 is amended as below: “ The setback shall be as per the Ribban Development rules of the of Public Works Department of the Government.”</p> |
| E | <p>APPENDIX – “E” (Regulation No. 97 & 186)</p> <p>GENERAL GUIDELINES AND PROCEDURES FOR OBTAINING CIVIL AVIATION N.O.C. INCLUDING LIST OF DOCUMENTS TO BE PROVIDED ALONG WITH THE APPLICATION FOR N.O.C. PURPOSE AND UNDERTAKINGS TO BE GIVEN.</p> | <p>Appendix E is deleted.</p> |

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| F | APPENDIX –“F” [Regulation 101(7)] REGULATIONS FOR LOW COST HOUSING SCHEMES OF THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY FOR ECONOMICALLY WEAKER SECTION (EWS) AND LOW INCOME GROUPS (LIG). Schedule B..... | Schedule B of the Appendix F is deleted. |
| G | APPENDIX – “G” [Regulation No. 101 (8)] | Appendix G is deleted. |

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| H | <p style="text-align: center;">“APPENDIX – “H” (Regulation No. 102)</p> <p>TRANSFERABLE DEVELOPMENT RIGHTS.</p> <p>REGULATIONS FOR THE GRANT OF TRANSFERABLE DEVELOPMENT RIGHTS (TDR’S) TO THE OWNERS / DEVELOPERS AND CONDITIONS FOR GRANT OF SUCH RIGHTS.....</p> <p>2) In case small plots (below the category of narrow plot) original or after road construction or road widening or after giving reservation land to the Corporation/Authority, as per D.C. rules, after deducting front, rear and side margin, the remaining space is less than what is required for minimum sizes of rooms, or the sites which are falling in requirement of sites as per regulation 54 shall also be eligible for the award of Transferable Development Rights (TDRs) in the form of Floor Space Index (FSI) to the extent and on the conditions set out below.</p> <p>3) Subject to the Regulation - 1 above, where a plot of land is reserved for any purpose specified in Section 22 of Maharashtra Regional and Town Planning Act, 1966, which also includes designated parking areas/parking complexes/parking lots, the owner will be eligible for Development Rights Certificate (DRCs) to the extent stipulated in Regulations 8 & 9 given below and after the said land is surrendered free of cost as stipulated in Regulations 8 & 9 in this Appendix and after completion of the Development or Construction as per these rules, if he undertakes the same.</p> <p>6) Transfer of Development Rights will be also granted to the owner of the plot which is under occupation of slum dweller. Where the plot is occupied by Slum Dweller and area is notified as slum. The Competent Authority shall be entitled to redevelop the said plot by preparation of a scheme as contemplated under Maharashtra Slum Area (Clearance and Development), Act 1971. The owner of the plot shall surrender the plot to the Corporation free of cost and against that, the Commissioner shall issue a certificate for F.S.I. of the said plot to the owner of the said plot as per the procedure. The owner will be able to use said T.D.R. certificate for the respective zones. After surrender of the plot, the Slum Rehabilitation Authority (S.R.A.) shall either grant the lease for 30 years on nominal rent to the Promoter or Co-operative Society as per the scheme for construction of tenements for slum dwellers on such conditions, as they deem for as per Scheme.</p> <p>9) When an owner or lessee also develops or constructs the built up area on the surrendered plot at his cost subject to such stipulation as may be prescribed by the Commissioner, to his satisfaction and hands over the said developed / constructed amenity, free of cost or as the case may be to the Commissioner / Appropriate authority, he may be granted by the Commissioner a further DRCs in the form of FSI equivalent to the area of construction / development done by him, utilization of which etc. will be subject to the Regulation contained in this Appendix.</p> | <p>Following changes are made in Appendix H-</p> <p>At the beginning of Sr.No.2, after the words in case, the word of is included.</p> <p>In Sr.No.3, after the word reserved the words, in development plan are included.</p> <p>Sr.No.6 is deleted.</p> <p>In Sr.No.9, a) the words equivalent to the area of are replaced by the words worked out with respect to construction incurred in, b) after the word by him, the words and ready</p> |
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| | <p>13) DRC shall not be valid for use on receivable plots in the areas listed below, (Identified in the limits of Nanded Waghala City Municipal Corporation)</p> <p>(a) In areas included in congested area / Gaothan areas as shown in the Development Plan.</p> <p>(b) Area in Green Zone / No Development Zone / Agricultural Zone and blue zone (prohibitive zone) and red zone (restrictive zone) as specified in the Development Plan or as specified by Irrigation Department where the same has not been shown in the Development Plan.</p> <p>(c) On the plots for housing schemes of slum dwellers for which additional F.S.I. is permissible.</p> <p>14) The DRC's in the Nanded Waghala City Municipal Corporation area shall be issued as below:</p> <p>(1) Area under Nanded Waghala City Municipal Corporation is divided in 3 Sectors i.e. A, B & C.</p> <p>(a) Sector-"A" shall include all congested areas as shown distinguishly on sanctioned Development Plan of Nanded Waghala City Municipal Corporation and village Gaothan within original city limits of NWCMC. In case any disputes regarding the boundaries of Zones the decision of the Commissioner will be final and binding upon all the parties._Part Sector A deleted & included in Sector B as shown on map (Page No. 327). Deleted areas Shivaji Nagar, Doctor lane, Dilip sing Colony, NTC Mill etc. the area are deleted reason are most of area road widening in JNNURM Projects. Hence the above area achieved the potential commercial development status & also NTC Mill area proposed to be deleted since taken after in BSUP area & is not likely to be congested area.</p> <p>(b) Sector-"B" shall include all remaining areas of sanctioned development plan of Nanded Waghala City Municipal Corporation. Included area as above.</p> <p>(c) Sector-"C" shall include new extended areas of Nanded Waghala City Municipal Corporation and T.D.R. shall be applicable only after the publication of Development Plan of the said area under Section 26 of Maharashtra Regional and Town Planning Act, 1966. Similarly areas defined officially as Congested/Gaothan in Sector "C" will attract the provisions of Sector "A"_The development plan finalizing process is long aggression process & the construction process is given this area existing land use. Hence it is proposed to allow TDR in the Zone to avoid irregular unplanned construction. However TDR generation & loading be permitted of road development under various scheme</p> | <p>rechner value of the land acquired are included.</p> <p>After Sr.No.13c, new entry at Sr.No. 13d is included as follows-</p> <p>13d) Any other plots and uses where additional F.S.I. is permissible as per Rule No.101.</p> <p>In Sr.No. 14 (1) (a), the word "distinguishly" is corrected as "distinctly."</p> <p>In Sector B, at Sr.No.14 (b) the words "included area as above" are replaced by the words "excluding the area under sector A and the industrial area as shown on sanctioned T.D.R. zone plan".</p> <p>Entry of Sector-C at Sr.No.14 (c) is deleted, Sector C will be allowed for generation of TDR after the development plan of this area is published under Section 26 of the M.R. & T.P. Act, 1966.</p> <p>Entry at Sr.No.14 (2) is deleted .</p> |
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| <p>(2) TDR generated in Sector “A” due to Road widening shall only be permitted on the same plot subject to limitation of FSI permissible. However TDR generated in Sector “A” due to Road widening and by any other reservations may be allowed to be used in any other zones however same shall be factored in proportionate to the value of land generating & receiving TDR on the basis of prevailing rates of Ready Reckoner</p> <p>(3) T.D.R. loading in Sector “B” & “C” shall be factored in proportionate to the value of TDR generating land on the basis of prevailing Ready Reckoner rates in TDR generating zone and receiving zone.</p> <p><i>Note1: Plan showing proposed zones is enclosed herewith.</i></p> <p><i>Note2: All receiving plots shall front on minimum 6 m. wide road.</i></p> <p>15) DRC’s shall not be valid for use on receivable plots in the areas listed below;</p> <p>a) In the congested area and the specified areas shown on Development Plan.</p> <p>d) In case of specified areas where allowable FSI is 2.00, DRC’s shall be allowed to be used to such an extent so that the total F.S.I. does not exceed 2.</p> <p>k) While granting TDR no relaxation will be given in marginal open spaces, tenement density, height, parking spaces and relevant provisions as applicable under sanctioned Development Control Regulation, however this will not be applicable to the buildings constructed before 31st December 2009</p> | <p>In TDR Zone (B) proposed at Sr.No.14 (3) in this DCR is amended on the basis of provisions regarding TDR as sanctioned for Kalyan-Dombivali Municipal Corporation.In this connection, the condition of 6 m. wide road mentioned in Note-2 of this sub-rule is amended as follows-</p> <p>Note 2 below Sr.No.14(3) is replaced by following - In zone-B, T.D.R. will be allowed as follows :</p> <table><tr><td>Roads having width 9.0 m. & below 12.0 m.</td><td>Maximum 40 % of Net plot area.</td></tr><tr><td>Roads having width 12.0 m. & below 15.0 m.</td><td>Maximum 60 % of Net plot area.</td></tr><tr><td>Roads having width 15.0 m. & above</td><td>Maximum 80 % of Net plot area.</td></tr></table> <p>At the end of Sr.No.15a), the words & Sector - A above are included.</p> <p>Sr.No.15 d) is deleted.</p> <p>i) In Sr.No.15 k) the words "tenement density" are deleted.</p> <p>ii) After Sr.No.15 k), new entry as Sr.No.15 L) is included as per Rule No. 9(e) of the notification of Development Plan, Nanded-Waghala Municipal Corporation (Excluded Part) sanctioned by Government on 3.8.2006 as follows- 15 L) D.R.C.s shall not be used on the plots fronting on the</p> | Roads having width 9.0 m. & below 12.0 m. | Maximum 40 % of Net plot area. | Roads having width 12.0 m. & below 15.0 m. | Maximum 60 % of Net plot area. | Roads having width 15.0 m. & above | Maximum 80 % of Net plot area. |
| Roads having width 9.0 m. & below 12.0 m. | Maximum 40 % of Net plot area. | | | | | | |
| Roads having width 12.0 m. & below 15.0 m. | Maximum 60 % of Net plot area. | | | | | | |
| Roads having width 15.0 m. & above | Maximum 80 % of Net plot area. | | | | | | |

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| | <p>18) a) The FSI on receiving plot shall not exceed more than 0.80 earned either by way of DR in respect of reserved plot by way of DR in respect of land surrender for road widening or construction of new roads.</p> <p>b) In the matter of cases wherein the vacant (open) areas under Acquisition for road or road widening out of the plots, wherein the entire potential of the plot is already consumed, the TDR's as per sanctioned DCR would not be permissible.</p> <p>19) Notwithstanding anything contained in these Regulations the utilisation of TDR on receivable plot shall be as given below (any one of the following combination as the case may be).</p> <p>i) Only reservation TDR = 0.80</p> <p>ii) Only slum TDR = 0.80</p> <p>iii) Only Road TDR of the very said plot = 0.80</p> <p>or combination of any above subject to maximum @ 0.80 for eg.</p> <p>1) Reservation TDR +Slum TDR = 0.80</p> <p>2) Reservation TDR +Slum TDR +Road TDR of the very said plot = 0.80</p> <p>3) Road TDR + Slum TDR = 0.80</p> <p>4) Road TDR + Reservation TDR = 0.80</p> <p>20) TDR will be granted and DRCs will be issued only after the reserved land is surrendered to the Corporation where it is Appropriate Authority, otherwise to the State Government as the case may be, free of cost and free of encumbrances, after the owner or lessee has levelled the land to the surrounding ground level at the cost of the owner and to the satisfaction of the Commissioner, or the State Government (where Corporation is not appropriate authority). The cost of any transaction involved shall be borne by the owner or the lessee.</p> | <p>following roads upto a depth of 40.00 mts. From the existing road boundary/widening:-</p> <ol style="list-style-type: none">1) Nanded - Deglur State Highway.2) Nanded - Hingoli State Highway (including Bye-pass road).3) Nanded - Hingoli 60 m. wide Diversion Road4) Nanded - Purna 60 m. wide Diversion Road5) Old Purna Road (Anandnagar Road)6) Workshop to Habib Talkies Road. <p>In Sr.No.18 (a), after the words reserved plot the word or is included.</p> <p>In Sr.No.19 iii), the words maximum @ are replaced by the words maximum of.</p> <p>In Sr.No.20, the following portions are deleted.</p> <p>a) "where it is ...as case may be"</p> <p>b) "or the state Government.... appropriate authority".</p> <p>This rule is amended as follows :</p> <p>The FSI of the portion of the plot affected by road widening or proposed new road may be used on the</p> |
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| | <p>21) The Commissioner may permit additional FSI on 100 percent of the area required for the widening or construction of new roads proposed under the development plan or those proposed under the Bombay Provincial Municipal Corporation Act, 1949, excluding areas of internal means of access, if the owner (including the lessee) of such land surrenders such land for road widening or new road construction without claiming any compensation in lieu thereof and hands over the same to the Corporation free of encumbrances and after the owner or lessee has levelled the land to the surrounding ground level at the cost of the owner, and to the satisfaction of the Commissioner.</p> <p>When an owner or lessee or Power of Attorney Holder/Authority Holder also develops or constructs the road on surrendered land at his cost subject to such stipulations as may be prescribed by the by the Commissioner to his satisfaction and hands over the said developed/constructed road to the Commissioner free of cost, he may be granted by the Commissioner additional FSI equal to 25% of the area of this construction/development done by him (this modification will not apply in cases where road FSI is utilised and also full occupation certificate is granted).</p> <p>Such 100% FSI on land so surrendered to the Corporation and/or FSI towards road area constructed, will be utilised on the reminder of the land up to a limit of 40% in respect of plots situated in Congested area of the Corporation and 60% in respect of plots situated in outside congested area of the plot remaining after such surrender and the balance FSI remaining thereafter shall be utilised as a Development Rights in accordance with regulations governing Transfer of Development Rights (TDRs) in Appendix-H, or the full FSI of land surrendered to the Corporation may be allowed to be used as Development Right in accordance with the Regulations governing Transfer of Development Rights (TDRs) in this Appendix. Thereafter the road land shall be transferred in the City survey records in the name of the Corporation and shall vest it in becoming part of Public Street as defined in Chapter XIV- ROADS, of the Bombay Provincial Corporation Act, 1949.</p> <p>However, such FSI on receiving plots, prescribed in Regulation No.184, shall be allowed to be exceeded by 100% of the gross plot area without deducting the required public amenity/utility space.</p> <p>24) The surrendered reserved land for which a DRC is to be issued shall vest in the Corporation or the State Government, if the Appropriate Authority is other than the Corporation, and such land shall be transferred in City Survey Records in the name of the Corporation or the State Government as the case may be and shall vest absolutely in the Corporation or the State Government. The surrendered land so transferred to the State Government in respect of which the Corporation is not the appropriate authority, may on application thereafter be allotted by the State Government in favour of the concerned authority which may be State or Central Government Department, Authority or Municipal Corporation or any other Public Authority or Organization on appropriate terms as may be decided by the State Government.</p> <p>]</p> <p>25) Whenever, the Appropriate Authority submit their demand for land reserved for them in the Development Plan or the land owner serves the purchase notice for such land the Municipal Corporation can grant the TDR for such</p> | <p>same plot upto 40 % of the remaining plot area and the balance FSI shall be used elsewhere as per TDR rules applicable.</p> <p>Sr.No.24 is amended as follows-</p> <p>"The surrendered reserved land for which a DRC is to be issued shall vest in the Corporation and such land shall be transferred in City Survey Records in the name of the Corporation and shall vest absolutely in the Corporation"</p> <p>The following words are inserted at the end of thi paragraph no 25 as follows :</p> <p>“ and the provisions of section 79 of Bombay Provincial Munciple Corporation Act. 1949 (Disposal of immovable properties) will be applicable.”</p> |
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| | <p>reservation and take possession of such land subject to condition that the concern Appropriate Authority (other than the Govt. Department) shall deposit at least 75% of land cost as per prevailing rates of ready Reckoner and subsequently take possession of such reserved land after payment of 100% land cost as per the prevailing rates of ready Reckoner. However, for the sites reserved for State Government the Municipal Corporation shall hand over the served land free of cost to concern State Govt. Department.</p> <p>27) The Commissioner / Appropriate Authority shall draw up in advance and make public from time to time in respect of a phased annual program (allowing a 10 % variation to deal with emergency development) for utilization of TDRs in the form of Development Rights prioritising revised (draft or sanctioned) development plan reservations to be allowed to be surrendered and indicating the areas for their utilization on receiving plots. Notwithstanding this, in urgent cases, the Commissioner / Appropriate Authority may for reasons to be recorded in writing grant DRs, as and when considered appropriate and necessary.</p> <p>30) TDR will be allowed for road lands surrendered, without any encumbrance, free of cost to the Corporation under JNNURM project / Nagarothan / any project where in road widening is under Taken/any other development project undertaken by the Planning Authority.</p> <p>31) As Per Government Gazette dated 3rd August 2006, Appendix “I -1, Rule No. 9(e), D.R.C.s shall not be allowed on the plot facing major six roads up to depth of 40 mt. is deleted & TDR loading be allowed since this road widening under JNNURM/MSRDC Road Projects.</p> <p>32) The TDR is applicable for NWCMC as Per Government Gazette dated 3rd August 2006, Appendix “I -1, at the time of preparation of this revised DCR, the whole Appendix is changed as per the Nanded City conditions. & same are incorporated as above.</p> | <p>In Sr.No.27, (a) the word “utilization” is replaced by the word “generation” (b) The portion i.e. “/ Appropriate Authority” is deleted.</p> <p>Sr.No. 30 is kept in abeyance.</p> <p>Sr.No.31 is kept in abeyance.</p> <p>Sr.No. 32 is deleted.</p> |
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| J | <p style="text-align: center;">APPENDIX –“J”</p> <p>(Regulation No. 17 and 173)</p> <p>ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR BUILDINGS MORE THAN 15 M. IN HEIGHT AND BUILDINGS COVERED BY REGULATION 17.</p> <p>7.3 In multi- storey basements, intake ducts may serve all basement level but each basement and basement compartment shall have separate smoke outlet duct or ducts.</p> <p>7.5 Kitchens working on gas fuel, departmental stores, and shops shall not be permitted in basement / sub – basement.</p> <p>10. 5 Transformers:-</p> <p>a) If transformers are housed in the building below the ground level it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A kerb (stilt) of a stable height is provided at the entrance in order to prevent the flow of oil from ruptured transformer into other parts of the basement. The direct access to the transformer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than 4 hours.</p> <p>e) They shall not be housed no upper floors.</p> | <p>Sub-rule 7.3 is deleted.</p> <p>In sub-rule No. 7.5 the word sub-basement is deleted.</p> <p>Sub-rule 10.5 (a) is deleted.</p> <p>In sub-rule 10.5 (e) the word no is substituted as on</p> |
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| K | <p style="text-align: center;">APPENDIX –“K”</p> <p>(Regulation No.178)</p> <p>REGULATION FOR DEVELOPMENT OF SPECIAL TOWNSHIP IN AREAS WITHIN NANDED-WAGHALA CITY MUNICIPAL CORPORATION LIMIT.....</p> <p>5. <u>SPECIAL CONCESSION:</u></p> <p>h) Floating FSI:</p> <p>There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.</p> | <p>In Sr.No. K (5), h), the word “Floating” is replaced by the word “ Gross” everywhere..</p> |
| M | <p style="text-align: center;">APPENDIX – “M”</p> <p style="text-align: center;">(Regulation No.180)</p> <p style="text-align: center;">ADDITIONAL PROVISIONS FOR SAFETY IN NATURAL HAZARD PRONE AREAS.</p> <ul style="list-style-type: none">1. | <p>Appendix - M is deleted..</p> |
| O | <p style="text-align: center;">APPENDIX - “O”</p> <p style="text-align: center;">(Regulation No.182)</p> <p style="text-align: center;">REGULATIONS FOR CONSERVATION OF HERITAGE BUILDINGS / PRECINCTS / NATURAL FEATURES.</p> <p>This Regulation (</p> <p>13.1 There shall be a Heritage Conservation Committee for the area under jurisdiction of Corporation. The Committee shall comprise of the following members:-</p> <p>(i) Retired Secretary to the Government of Maharashtra with relevant experience nominated by Government of Maharashtra</p> <p style="text-align: right;">Chairman</p> | <p>The entry at Sr.No.13.1 (ii) is deleted.</p> |

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| | <div> <div>(ii)</div> <div>The Deputy Municipal Commissioner of Nanded Waghala City Corporation.</div> <div>Vice-Chairman</div> </div> <div> <div>(iii)</div> <div>Structural Engineer having experience of 10 years in the field and membership of the Institute of Engineers.</div> <div>1 Member</div> </div> <div> <div>(iv)</div> <div>Architects having 10 years experience and membership of the Council of Architecture. (a) Urban Designer, (b) Heritage Conservation Architect, <i>Architects shall be those having experience in Conservation Architecture.</i></div> <div>2 Members</div> </div> <div> <div>(v)</div> <div>Director of Museum</div> <div>1 Member</div> </div> <div> <div>(vi)</div> <div>Environmentalist having in-depth knowledge and experience of 10 years of subject matter.</div> <div>1 Member</div> </div> <div> <div>(vii)</div> <div>City Historians having 10 years experience in the field.</div> <div>1 Member</div> </div> <div> <div>(viii)</div> <div>Assistant Director of Town Planning, Branch Office, Nanded</div> <div>1 Member</div> </div> <div> <div>(ix)</div> <div>City Engineer of the Municipal Corporation Secretary</div> <div>1 Member</div> </div> | |
| P | <div> <div>APPENDIX-“P”</div> <div>(Regulation No.183)</div> <div>REGULATIONS FOR INFORMATION TECHNOLOGY ESTABLISHMENTS.</div> </div> <div>1. Notwithstanding</div> <div> <div>1.6 ITEs to be allowed in No Development Zone:</div> <div>d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 400 Sqm.</div> </div> | <div>In Sr.No.1.6 d) for the figure “400 Sqm” read figure “4000 Sqm.”</div> |

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| Q | <p style="text-align: center;">APPENDIX – “Q” (Regulation No.184)</p> <p style="text-align: center;">CONVERSION OF INDUSTRIALLY ZONED LANDS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT (EXCEPT TEXTILE MILL LANDS).</p> <p>B. With the previous approval of the Commissioner, any open land or lands or industrial lands in the Industrial Zone may be permitted to be utilised for any of the permissible users in Residential Zone (R-1 zone) or Residential Zone with shop line (R-2 zone) or for those in the Commercial Zone (C-1 & C-2 zone) subject to the following conditions:-</p> <p>(i) The conversion of Industrial Zone to Residential / Commercial Zone in respect of industries which are not in operation shall not be permitted unless No Objection Certificate from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between Management and Workers have been made, is obtained.</p> <p>However, in respect of any open land in the industrial zone, where industry never existed, NOC from Labour Commissioner is not required.</p> <p>(iv) In such layouts of sub-divisions having area more than 5 Ha. 25% land shall be provided for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary. The land under public utility/amenity shall be handed over to the Planning Authority with proper access, basic land development & shall always be open for general public without any restriction. These areas will be in addition to the recreation open space as required to be provided under these regulations. Provided that, at least 50% of land out of the total provided public amenity/utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc.</p> <p>Note:</p> <p>i) Conversion from industrial zone to Residential/Commercial Zone shall be applicable to the part area of the land holding subject to the condition that total area of entire land holding shall be considered for deciding the</p> | <p>In Sub-rule B(i), "(C-1 & C-2 zone)" is deleted.</p> <p>In first paragraph of Sr.No.B) i), at the end following sentence is included- "provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner" and the second paragraph from "however not required" is deleted.</p> <p>i) Following portion in the third paragraph of Sr.No. B) iv) is deleted and rest of the paragraph is renumbered as new Sr.No.v) "Provided that ... recreational ground etc".</p> <p>In Note-i, following changes are made- a) The words "Part area ... that total area of" are</p> |

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| | <p>percentage of the land to be reserved for public amenity/utility spaces, as per the said regulation.</p> <p>iv) Converted land would be entitled for receiving 1.5 FSI for exclusively residential / commercial use & 2.00 FSI would be permissible for mixed residential & commercial use subject to payment of premium to be decided by the Municipal Commissioner.</p> | <p>deleted.</p> <p>b) The words "shall be... the said regulation" are deleted and replaced by the words "and layout shall be approved for the entire land holding and not in part".</p> <p>In Note-iv), the figure 1.5 is replaced by 1.0 and the portion "for exclusively... the Municipal Commissioner" are deleted.</p> |
| S | <p>APPENDIX – “S”</p> <p>(Regulation 4.38 & 188)</p> <p>SPECIAL REQUIREMENTS OF CLUSTER PLANNING FOR HOUSING.</p> <p>GENERAL:.....</p> | Appendix S is deleted. |
| T | <p>APPENDIX – “T”</p> <p>(Regulation No.189)</p> <p>Regulations for the Grant of Transferable Development Rights (TDR) to the Owners / Lessees of Heritage Buildings / Heritage Precincts and conditions for grant of such rights.....</p> <p>1</p> | Appendix T is deleted. |
| U | <p>APPENDIX – “U”</p> <p>(Regulation No.194)</p> <p>SPECIAL REGULATIONS FOR BUILDINGS VULNERABLE TO MANMADE DISASTERS.</p> <p>1. APPLICABILITY</p> | Appendix U is deleted. |
| X | <p>APPENDIX – “X”</p> <p>(Regulation No.198)</p> <p>GUIDELINES FOR HARDSHIP PREMIUM AND COMPOUNDING FEE</p> | Appendix X is deleted. |

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| | COMPOUNDING FEE / HARDSHIP PREMIUM | |
| Z | <p align="center">APPENDIX- “Z” (Regulation No. 1.5 & 200)</p> <p align="center">DEVELOPMENT CONTROL REGULATIONS BEYOND CORPORATION LIMITS UPTO 10 KM.</p> <p>For proper and coordinated development in the fringe areas around Nanded Waghala City Municipal Corporation limits, following Development Control Regulations are proposed.....</p> | Appendix Z is deleted. |
| | <p align="center">APPENDIX –“Z-1” (Regulation No. 148.1)</p> <p align="center">NUMBER AND TYPE OF LIFTS FOR DIFFERNT OCCUPANCIES.....</p> | Appendix Z-1 is deleted. |

(M.M.Patil)
Under Secretary to Government

Rule No. 59.1 :MEANS OF ACCESS

59.1.1 Every plot / building whether existing or proposed, shall have means of access as required in these Regulations.

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

59.1.3 Width of Means of Access:-

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

Table
MEANS OF ACCESS

| Sr. No. | Length of Means of Access in mt. | Width of Means of Access in mt. |
|----------------|---|--|
| (i) | upto 100 | 9.00 |
| (ii) | 100 to 300 | 12.00 |
| (iii) | more than 300 | 15.00 |

NOTE -1 The means of access shall be clear of required marginal open spaces from the existing building line.

In no case, development on plots shall be permitted unless it is accessible by the public street of width not less than 6 m

Provided further that for all industrial buildings, theatres, cinema houses, stadia, assembly halls, educational buildings, markets, other buildings which attract large crowd, the means of access shall not be less than 12 m. serving upto a length of 200 m, and for length higher than 200 m., the width shall not be less than 15 m.

Further in no case, the means of access **shall** be lesser in width than the internal access ways in layout and sub-division.

59.1.3.1 Pathways: - The approach to the buildings from road / street / internal means of access shall be through paved pathway of width not less than 1.5 m. provided its length measured from exit way of the building is not more than 20 m. from the main / internal means of access. If the length is more than 20 m., then regular street as provided in above Table of means of access shall be ordinarily necessary.

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

59.1.3.3 In the interest of general development of an area, the Commissioner may require the mean of access to be of larger width than that required under regulation No. **59.1.3** .

59.1.3.4 In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots,

the Commissioner may take steps including improvement under, the provision of relevant Act to declare it as a public street.

59.1.3.5 Notwithstanding the above, in partially built up plots, if the area still to be built upon does not exceed 5000 sq. m. an access of not less than 4.5 m. may be considered as adequate means of access.

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

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

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

59.1.5. Access from the Highways/ important roads: Generally the plot / building along Highway and important roads shall derive access from service road. However, highway amenities like petrol pump; hotel etc. may have an access direct from Highways and such other roads having a width of 30 m. or more. The above will

be subject to the provisions of State Highways Act, 1965 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.

59.1.6. For building listed below in (d), 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 9 m. and one end of this street shall join another street of width not less than 9 m. in width subject to Regulation No.59.1.3.
- (b) The approach to the building and open spaces on its all sides (see Regulation No. 15.1 up to 6 m. width and the layout for the same shall be done in consultation with the Fire Officer, Fire Brigade Authority and the same shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tones. The said open space shall be kept free of obstructions and shall be motorable.
- (c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.
- (d) The list of buildings :
 - (i) multistoried buildings which are more than 15m. height;
 - (ii) special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous;
 - (iii) mixed occupancies with any of the aforesaid occupancies having area more than 500 sq. m..

APPENDIX-“C”

[Regulation No. 81(v)]

LAND USES AND THE MANNER OF DEVELOPMENT

MANNER OF DEVELOPMENT OF RESERVED / DESIGNATED SITES IN DEVELOPMENT PLAN (ACCOMMODATION RESERVATION PRINCIPLE)

The use of land situated within the municipal limit which has been designated or reserved for certain purpose in the development plan shall be regulated in regard to type and manner of development / redevelopment according to Table given below. When owner is allowed to develop the designation / reservation, he should have exclusive ownership/ title of the land without any restriction under ULC or any other Act or regulation in force.

Table

THE MANNER OF DEVELOPMENT OF RESERVED / DESIGNATED SITES

| Sr. No. | Reservation / designation | Person / Authority who may develop | Conditions subject to which development is permissible |
|----------------|---|---|--|
| (1) | (2) | (3) | (4) |
| 1 | Residential (R) | | |
| | (a) Housing the Dishoused | Planning Authority/ Owner | Planning Authority may acquire the reserved land or the Commissioner may allow the owner to develop the reservation, subject to handing over of 25% land to Planning Authority free of cost. If the owner agrees to handover 25% land alongwith 25% built up area to the Planning Authority free of cost, then he shall be entitled to utilise permissible FSI of his entire plot without deducting the area handed over free of cost. This shall be applicable for the sites mentioned in (a) to (f). Where Appropriate Authority is other than the Planning Authority Appropriate Authority/ |
| | (b) Municipal Staff Quarters /Municipal Housing | Planning Authority/ Owner | |
| | (c) Govt. Staff Quarters | Appropriate Authority/ Owner | |

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|-----------|--|------------------------------|--|
| | (d) Police Quarters | Appropriate Authority/ Owner | Government/Departments of State Government, then cost of land as per Ready Reckoner shall be paid to the Planning Authority by such authority and cost of construction to the owner/ developer. |
| | (e) Reservation similar as above | Appropriate Authority/ Owner | |
| 2. | Commercial | | |
| | (a) Shopping Center, Commercial Complex, Market and similar reservations | Owner | Municipal Corporation may develop the reservation OR The owner may develop the site with type, number and size of stalls/ shops prescribed by the Commissioner and subject to handing over 15% of built-up area to the Planning Authority free of cost. Thereafter, the owners shall be entitled to have the full permissible FSI of the plot without taking into consideration the area so hand over, for other permissible uses in adjoining zone. |
| | (b) Vegetable Market | Planning Authority/ Owner | <p>Municipal Commissioner may acquire the land and develop the same for Vegetable market.</p> <p style="text-align: center;">OR</p> <p>The Commissioner may allow the owner develop the reservation subject to handing over of 25% land to the Planning Authority free of cost. The owner shall be entitled to develop remaining area. for other permissible uses in adjoining zone.</p> |
| 3. | Industrial | | |
| | Industrial Estate or similar reservations | Planning Authority/ Owner | <p>Planning Authority may acquire the land and develop the reservation.</p> <p style="text-align: center;">OR</p> <p>The Commissioner may allow the owner to develop the reservation subject to handing over of 25% of land to the Planning Authority free of cost. The owner shall be entitled to develop remaining area for other permissible uses in adjoining zone.</p> |

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| 4. | Transportation | | |
| | (a) State Transport Depot | M.S.R.T.C. | |
| | (b) State Transport Stand | M.S.R.T.C. or Private Bus Operators' Association or as the case may be. | |
| | (c) Truck Terminal | Planning Authority/ Owner | <p>Planning Authority may acquire the land and develop the reservation.</p> <p style="text-align: center;">OR</p> <p>The Commissioner may allow the owner to develop the reservation subject to handing over of 25% of land to Planning Authority free of cost. The owner shall be entitled to develop remaining area for other permissible uses in adjoining zone.</p> |
| | (f) Parking | Planning Authority/ Owner | <p>The Planning Authority may acquire the land and develop, operate and maintain the parking space.</p> <p style="text-align: center;">OR</p> <p>The Owner may be allowed to develop parking space according to the designs, specifications and conditions prescribed by the Commissioner subject to handing over of parking area equal to plot area, to Planning Authority free of cost.</p> <p>The operation and the maintenance of the facility will be decided by the Commissioner. Parking spaces may be in basement or open spaces or under the stilts or on upper floors with separate entry & exit. Full permissible F.S.I. of the plot, without deducting the area so handed over, would be available to the owner for other permissible user in that zone.</p> |
| 5. | Public - Semi-public | | |
| | (1) Institutional | | |

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| | (a) Dispensary | Planning Authority / Owner | <p>The Planning Authority may acquire and develop the amenity as a reservation.</p> <p>OR</p> <p>The owner may be permitted to develop the reservation subject to handing over to the Planning Authority free of cost, 15% built-up area for the amenity constructed according to the norms prescribed by the Commissioner. Thereafter, the owner will be entitled to have the full permissible F.S.I. of the plot for other permissible user in adjoining zone without deducting the FSI utilised for constructing the amenity. This will be applicable to all the categories mentioned in (a) to (f).</p> |
| | (b) Maternity Home | | |
| | (c) Hospital | | |
| | (d) Govt. Offices | | |
| | (e) Municipal Offices | | |
| | (f) Reservation similar to above | | |
| 6. | Educational | | |
| | (a) Primary School | Municipal Corporation / Owner/ Public Institution | <p>The Municipal Corporation may acquire and develop the site for primary school.</p> <p>OR</p> <p>A Public Authority, a Registered Public Trust or a Registered Society may be allowed to acquire and develop the land for primary School.</p> <p>OR</p> <p>The owner may be allowed to develop the reservation.</p> |
| | (b) High School | .Planning Authority / Owner/public Institution | <p>The Municipal Corporation may acquire and develop the site for high school.</p> <p>OR</p> <p>A Public Authority, a Registered Public Trust or a Registered Society may be allowed to acquire and develop the land for high School.</p> <p>OR</p> <p>The owner may be allowed to develop the high school.</p> |

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| | (c) College | Owner / Public Institution | The owner or public institution may acquire and develop the site for college. |
| | (d) Higher Education/ Educational Institution | Institution / Government | The owner or public institution may acquire and develop the site for higher education / educational institution. |
| 8. | Assembly and recreation | | |
| | (a) Auditorium | Planning Authority | The owner shall construct a cinema theatre of atleast 300 seat capacity of 33% or the existing capacity whichever is more and remaining F.S.I. may be allowed to be utilised for other permissible user subject to other D.C. Regulations and conditions as imposed by the Commissioner . |
| | (b) Open Air Theatre | Planning Authority | The Planning Authority may acquire the land and develop the reservation for the purpose. |
| | (c) Museum | | |
| | (d) Town Hall / Community Centre | | |
| | (e) Gymnasium / Gymkhana | | |
| | (f)Exhibition Hall | | |
| | (g) Stadium | | |
| | (h)Rock Garden | | |
| | (i) Play Ground | | |
| | (j) Recreational Ground | | |
| | (k) Club | | |

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| | (l) Garden | | |
| | (m) Park | | |
| | (n) Sports Complex | | |
| | (o) Library/ | | The Planning Authority may acquire, develop and maintain reservation or the owner may be permitted to develop the reservation subject to his handing over to the Planning Authority the 20% built-up space for library free of cost constructed according to norms prescribed by the Commissioner. The owner will be entitled to have full permissible F.S.I. of the plot without taking into account the area utilised for construction of reservation |
| 9. | Public Utilities | | |
| | (a) Water Reservoir | Planning Authority/ Appropriate Authority | <p>The Govt. department concerned may acquire, develop and maintain user.</p> <p style="text-align: center;">OR.</p> <p>The owner may be permitted to develop the facility subject to his handing over to the Planning Authority / Govt. Dept., the 25% required built-up space for the facility constructed according to the norms prescribed by the Planning Authority/ Govt. Dept. Thereafter, the owner will be entitled to the full permissible F.S.I. of the plot without deducting the area / FSI utilised for constructing the facility, for the use permissible in adjoining zone. This shall be applicable for the sites mentioned in . Where Appropriate Authority is other than the Planning Authority/ Government/ Departments of State Government, then cost of land as per Ready Reckoner shall be paid to the Planning Authority by such authority and cost of construction to the owner/ developer.</p> |
| | (b) Cattle Pound and Dairy Farm | | |
| | (c) Cremation Ground | | |
| | (d) Kabrasthan | | |
| | (e) Burial Ground | | |
| | (f) Fire Brigade Station | | |
| | (g) Drainage and Sewerage Disposal Scheme Work | | |
| | (h) Post Office/ | Planning | |

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| | Post and Telegraph Office | Authority/ Central Govt Dept. / Owner | |
| | (i) Telephone Exchange | | |
| | (j) Police Institute / Police Establishment /Police Station | | |

NOTE :

- 1) The above permissions for development of reservations/ designations shall be granted by the Commissioner of the Planning Authority, with prior approval of Appropriate Authority, if any.
- 2) In case of composite reservations/designations, the permission shall be granted in consultation with the Divisional Head of concerned division of the Town Planning Department and Appropriate Authority.
- 3) Where development of reservation is in a single building, then built area proportionate with land share may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, in consultation with Divisional Head of concerned division of the Town Planning Department.
- 4) The changes made by the Government in accordance with the above regulation in case of 'A' 'B' 'C' class Municipal councils and the revisions from time to time shall be applicable.

