

## **APPENDIX V**

[Regulation No. 54. 2]

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### **NAVI MUMBAI MUNICIPAL CORPORATION FIRE PROTECTION ( CONTROL IN NMMC ) REGULATIONS.**

#### **1. SHORT TITLE, EXTENT AND COMMENCEMENT:**

These regulations may be called Navi Mumbai Municipal Corporation Fire protection (Control) in Navi Mumbai Municipal Corporation. Regulation, 1984.

They shall apply to development on any land in the site of Navi Mumbai Municipal Corporation as designated by the State Government under the Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966). In particular, they shall apply to buildings, which are more than 15 M in height and to special buildings like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq.m.

- 1.1 They shall come into force with immediate effect.

#### **2.0 DEFINITIONS:**

- 2.1 Words and expressions not defined in these Regulations shall have the same meaning or sense as is assigned in the MR&TP Act 1966 and DCR for Navi Mumbai Municipal Corporation. 1994
- 2.2 Combustible Materials: A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 Method of test for Combustibility of Building Materials.
- 2.3 Enclosed Staircase: A staircase separated by fire resistance walls and doors from the rest of the building.

- 2.4 Exit: A passage, channel or means of access from any building storeys or floor area to a street or other open space of safety.
- 2.5 Fire Lift: One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.6 Fire Proof Door: A door or shutter fitted to a wall / opening and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 2.7 Fire Resistance: The time during which it fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809 - 1966 Fire Resistance Test of Structures.
- 2.8 Lift Well: Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weight(s), including the lift pit and the space for top clearance.
- 2.9 Non-combustible: A material, which does not burn nor add heat to a fire when tested for combustibility in accordance with good practice.
- 2.10 Travel Distance: The distance from the remotest point on a floor of a building to a place of safety be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.
- 2.11 Escape Route: Shall mean any corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can eventually be reached.
- 2.12 Hazardous Material: Being defined as the material which is highly combustible or explosive or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions and the storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, poisonous, laminate or corrosive gases or may produce explosive moistures of dust or fine particles subject to spontaneous ignition.

### **3. GENERAL REQUIREMENT FOR ALL OCCUPANCIES:**

- 3.1 Open Spaces on Road Sides.
- 3.2 For every building, having height between 15 M to 24 M there shall be minimum clear open space of 4.5 M on the sides fronting roads having width not less than 20 M.

### **4. CONSTRUCTION:**

- 4.1 Building Materials:
  - 4.1.1 Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material. Interior finish materials (wall paneling, floors, coverings etc) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS 1642 - 1960 (Class-1). Ceiling linings shall be of non-combustible or of plaster - board.
  - 4.1.2 Stairs and corridors shall not contain combustible materials.
  - 4.1.3 Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceilings 2 hours to 4 hours.
  - 4.1.4 Internal walls and partitions (Fire Sections) walls separating corridors areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than two hours. There shall be no openings in such walls other than for doors or delivery batches with fire resistance not less than half an hour to one hour.
  - 4.1.5 Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

### **5. STAIRCASE ENCLOSURE:**

- 5.1.1 One lift and one staircase shall be considered as 2 exits required as fire exits as per these rules, for buildings having height of between 15 M and 24 M.

5.1.2 The internal enclosing walls of staircase shall be brick or RCC construction having fire resistance of not less than two hours. All enclosed staircases shall have access through self-closing doors of at least half an hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action doors closure.

5.1.3 The staircase enclosure on external walls of the building shall be ventilated to atmosphere at each landing.

5.1.4 Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and openable sashes at each landing level with area not less than 0.5 sq.m. on the external walls shall be provided. The roof of the shaft shall be at least 1 M above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm w.g. by an electrically operated blower / blowers shall be maintained.

5.1.5 The mechanism for pressurising the staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatic fire alarm operates.

5.1.6 (a) The maximum travel distance that shall be permitted from the farthest exit on a floor to the staircase shall be as follows:

Residential buildings.	22.5 m.
Commercial buildings	30.0 m.
All other buildings.	22.5 m.

(b) Main staircases in buildings of following occupancies shall have a minimum width as specified below :

i. Residential building.	110 cms.
ii. Hotels etc.	150 cms.
iii. Business & Mercantile bldgs.	150 cms.
iv. Educational & Public assembly Buildings.	200 cms.

v. Institutional building.

200 cms.

## **6. LIFT ENCLOSURES**

- 6.1 The walls enclosing lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sq.m. in clear area. Lift motor rooms shall preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.
- 6.2 Landing doors in lift enclosures shall open in the ventilated or pressurised corridor / lobby and shall have fire resistance of not less than one hour.
- 6.3 The number of lifts in one lift bank shall not exceed four. Shafts for fire lift in a lift bank shall be separated from each other by a brick masonry or RCC wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.
- 6.4 If the lift shaft and lift lobby are in the core of the building, a positive pressure of not less than 2.5 mm and not more than 3 mm w.g. by an electrically operated blower / blowers shall be maintained in the lift lobby and positive pressure of not less than 5 mm w.g. shall be maintained in the lift shaft. The mechanism for pressurising the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operate. The mechanism shall have facilities to operate manually (for building more than 24 m in height).
- 6.5 Exit from the lift lobby if located in the core of the building shall be through a self-closing smoke stop door of half an hour fire resistance.
- 6.6 Lifts shall not normally communicate with basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is separated from the rest of the basement areas, by fusible link operated fire resistance door of two hours fire resistance.
- 6.7 Exit from lift lobby shall be through a self-closing smoke stop door.

- 6.8 Grounding switch / switches at ground floor level to enable the fire service to ground the lift /car / cars in an emergency shall be provided (for building more than 24 m in height).

**7. EXTERNAL WINDOWS:**

In case of centrally air-conditioned buildings area of the open able external windows on a floor shall be not less than 2.5% of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of a fireman's axe).

**8 LIFTS AND FIRE LIFTS:**

- 8.1 Provisions for a fire lift shall be made as per the following details in buildings more than 24 M only.

- a) To enable Fire Services personnel to reach to the upper floors with the minimum delay, one of the lifts shall be so designed so as to be available for the exclusive use of the Fireman in emergency and be directly accessible to every dwelling / let able floor space on each floor.
- b) The lift shall have loading capacity of not less than 545 kgs (8 persons lift). The lift shall have a floor area of not less than 1.4 sq.mt.
- c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shafts. In case of failure of normal electric supply, it shall be capable of changing over to alternate supply manually through a change over switch.
- d) The operation of a fire lift is by simple toggle or 2-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will control only. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.

- e) The words "FIRE LIFT" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f) For buildings above 24 M in height, collapsible gates shall not be permitted for lifts and shall be solid doors with fire resistance of one hour.
- g) Lifts shall not be provided in the staircase well.
- h) The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute or 91.5 meters per minute whichever is less.

8.2 For residential buildings the above provisions shall not be mandatory except the provision at 8.1 (d) and 8.1 (g).

## **9. BASEMENTS**

9.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basements ceiling levels. Inlets and extracts may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level have to be laid. Stall boards and pavement lights should be in positions easily accessible to the Fire Brigade and clearly marked 'SMOKE OUTLETS' or 'AIR INLET' with an indication of area served at or near the opening.

9.2 The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self

closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m additional staircases at proper places shall be provided.

- 9.3 In multi - storey basements, intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.
- 9.4 Mechanical extractors for smoke venting system from lower basements levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have a considerably higher performance than the standard units. It should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 550 degree C.
- 9.5 Kitchens working on gas fuel, departmental stores and shops shall not be permitted in basement/ sub-basement.

## **10. SERVICE DUCTS**

- 10.1 Service ducts for electrical conduits, cables etc. shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have fire resistance of not less than two hours.
- 10.2 If the cross sectional area exceeds 1 sq.m. it shall be sealed where it passes a floor by carrying the duct through the floor. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.
- 10.3 A permanent vent shall be provided at the top of the service shaft of cross sectional area not less than 460 sq.cm. or 6.25 sq.m. for each 900 sq.cm. of the area of the shaft whichever is more.

## **11. REFUSE CHUTES AND REFUSE CHAMBERS:**

- 11.1 Hoppers to refuse chutes shall be situated in well-ventilated positions and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less

than two hours. The hoppers shall not be located within the staircase enclosure.

11.2 Inspection panel and hopper (charging station) opening shall be fitted with tight fitting metal doors, covers having a fire resistance of not less than one hour.

11.3 Refuse chutes shall not be provided in staircase walls, air-conditioning shafts etc.

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

11.5 Refuge Area:

a.) In multistory and high rise buildings at least one refuge area shall be provided on the floor immediately above 24 m.

b.) It shall be on the external walls as cantilevered projection or in any other manner.

c.) It shall have a minimum area of 15 sq. m. and minimum width of 3.0 m.

## **12. BUILDING SERVICES:**

12.1 Electrical Services:

a) The electric distribution cables / wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.

b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.

c) Separate circuits for water pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these

circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.

- d) The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
- e) Medium and Low-Voltage wiring running in shafts and within false ceiling shall run in metal conduit.
- f) An independent and well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply cable. The doors provided for the service room shall have fire resistance of not less than two hours.
- g) If the licensees agree to provide meters on upper floors, the licensees' cables shall be segregated from consumers' cable by providing a partition in the duct.
- h) PVC cables should have an additional sheeting or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.

12.2 Town Gas / L P Gas supply pipes: Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no inter connection of this shaft with the rest of floors.

12.3 Staircase and Corridor lighting:

- (a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.

- (b) The staircase and corridor lighting shall also be connected to alternate supply as defined in Byelaw No. 12.4 for building exceeding 24 m in height. For assembly, institutional buildings of height less than 24 m. the alternate source of supply may be provided by battery continuously trickle charged from the electric mains.
- (c) Suitable arrangements shall be made by installation double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- (d) Emergency lights shall be provided in the staircases / corridor for assembly and institutional buildings above 15 m. in height.

12.4(1) Alternate source of Electric Supply: A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump.

Where parallel HV/LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with competent fire authority as approved by the Fire Adviser to the Govt. of Maharashtra.

12.4(2) The provision of generator set as above shall not be applicable to residential buildings less than 15 m.

#### 12.5 Transformers:

- a) If transformers are housed in the building between 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 curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other part of the basement. The direct access to the transformer room shall be provided preferably from outside. The switchgears shall be housed in a separate room separated from the transformer bays by a fire-resisting wall with fire resistance not less than four hours.

- b) The transformer if housed in basement shall be protected by an automatic high-pressure water spray system. (Emulsifier System).
- c) In case the transformers housed in the basements totally segregated from other areas of the basements by 4 hours fire resisting wall / walls with an access directly from outside it may be protected by carbon dioxide fixed installation system
- d) When housed at ground floor levels it / they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- e) They shall not be housed on upper floors.
- f) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame arrester.

#### **12.6 Air Conditioning:**

- a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with IS 655 - 1963 (Revised) and any revision thereof.

- c) Wherever the ducts pass through firewalls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete, glass wool etc.
- d) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material such as glass wool etc.
- f) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic Fire Dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually or automatically.
- g) Air ducts serving main floor areas, corridors etc. shall not pass through the stair wall.
- h) The air handling units shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floor.
- i) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given from J to O.
- j) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
- k) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
- l) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment / shop on every floor.

- m) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operating of a smoke detectors.
- n) The air filters of the air-handling units shall be of non-combustible materials.
- o) The air handling unit room shall not be used for storage of any combustible materials.

### **13. BOILER ROOM:**

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

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

**14. HAZARDOUS OR INFLAMMABLE MATERIALS:**

- 14.1 No hazardous materials shall be allowed to be stored or kept in any part of high-rise building either as storage or for handling, processing or manufacturing etc.
- 14.2 Use of inflammable solvents for cleaning carpets etc. shall not be allowed inside the building.
- 14.3 No refuse dumps or storage places shall be permitted in the staircase walls.
- 14.4 Liquefied petroleum gas shall not be stored or used in basement.
- 14.5 Auto repairs and spray painting shall not be allowed in basement.
- 14.6 Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircase. There shall be no interconnection of this shaft with the rest of the floors.
- 14.7 Wooden or any other combustible materials shall not be used in staircases, lift lobby and such other places, which connect one floor to other.

**15. PROVISION OF FIRST AID FIRE FIGHTING APPLIANCES:**

- 15.1 The first aid fire fighting equipments shall be provided on all floors including basements, occupied terraces, lift rooms, meter rooms & transformer rooms in accordance with IS 2190 - 1992 or revision thereof. Recommendations for providing First-aid-Fire Fighting Arrangements in Public Buildings in consultation with the Competent fire authority as designated or authorised by the Corporation.

The fire fighting applicants shall be distributed over the building in accordance with prevailing IS: Code of practice for selection, installation and maintenance of portable first-aid fire applicants.

## APPENDIX - VI

[Regulation No. 46 (3)]

### “REGULATIONS FOR RECONSTRUCTION / REDEVELOPMENT ” <sup>1</sup>

- 1.a) These provision shall be applicable to following proposals:
- i. Reconstruction / redevelopment schemes undertaken by the Corporation / Owners for the existing residential developments. The FSI to be allowed for such proposal shall be FSI permissible under these regulation or the FSI consumed by the existing authorised building whichever is more.
  - ii. Reconstruction / redevelopment of buildings destroyed by fires, collapsed, demolished etc.  
Reconstruction in whole or in part of a building (not being a building wholly occupied by warehousing user) which has ceased to exist in consequence of accidental fire, natural collapse or demolition for the reason of the same having been declared unsafe by or under a lawful order of the Municipal Commissioner.
    - a) In case of reconstruction / redevelopment of buildings of CIDCO / NMMC having tenements size of less than 50 sq.mt. in outside congested areas, the total F.S.I shall be the authorizedly consumed F.S.I plus 50% incentive FSI, provided that total FSI of the new structure shall not exceed 1.5.  
In case of reconstruction / redevelopment of buildings having tenements of size less than 50 sq.mt., in gaathan area the total F.S.I shall be the authorizedly consumed F.S.I plus 50% incentive F.S.I provided that total F.S.I of the new structure shall not exceed 1.8, provided that access road to the building shall not be less than 9 mt.

<sup>1</sup> The regulations were modified and sanctioned on 21/07/2008

- b) The Committee Comprises of Municipal Commissioner, Superintendent Engineer, Public Works Department Thane, Dy. Director, Town Planning, Konkan Division and Chief Architect & Planner of CIDCO shall be set up and the said Committee shall decide the building, which are dangerous and dilapidated.

Note: -

- i) For the purpose of deciding the authenticity of the structure if the approved plans of existing structure are not available, the Municipal commissioner shall consider other evidence such as Assessment Record of city survey record or sanad
  - ii) In case where there are number of bldgs, on plot, in such cases, equivalent land component of the bldgs. which are declared unsafe shall be worked out and incentive F.S.I. shall be based on such land component.
2. Reconstruction of the new building on the plot should conform to the provisions of the development plan and these regulations. Reconstruction on the said plot not affected by the development plan proposal is permissible.
  3. The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by atleast 70 percent of the landlord / occupants (if any) in the original building within the meaning of the Bombay Rents, Hotel and lodging Houses Rent Control Act, 1947 and such agreement shall make a provision for accommodation for the said landlords / occupants in the new building on agreed terms and a copy of such agreement shall be deposited with the Corporation before commencement or undertaking reconstruction of the new buildings.
  4. The carpet area of part or parts of the new building intended to be used as office premises shall not exceed the carpet area of part or parts of the original building so used as office premises or for commercial use or 0.5 F.S.I. whichever is more.

5. Building shall be reconstructed in accordance with these Regulations and all other Regulations and orders as applicable from time to time. The Municipal commissioner may exercise his powers under Regulation 14 for condonation of minor variations in respect of such reconstruction.
6. The maximum area of a residential tenement in the reconstructed building shall not exceed 70 sq.m or such larger area as may be decided by the Corporations in deserving cases.
7. The landlords ./ occupants of the original buildings shall furnish a duly stamped undertaking that he / they shall allot to all the occupants in the original building accommodation in the new building in accordance with these Regulations.
8. No construction or reconstruction shall be permitted on set back area or areas required for road widening and such area shall be handed over to the Municipal Corporation.
9. Reconstruction of partly collapsed / gutted / demolished buildings wherein the area of collapsed / gutted / demolished portion is not more than 25 percent of the total area of such building, will be permitted by the Corporation provided the FSI does not exceed the existing limit.

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**APPENDIX – VII**  
[Regulation No. 46 (4)]

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**Appendix-VIII**

**Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation**

Notwithstanding anything to the contrary contained in these Regulations or the Development Plan / Planning proposals, land in the possession of the Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index.

Provided that such development is subject to the general restrictions otherwise applicable to and also in accordance with the Government of Maharashtra, Home department, Resolution No. STC 3400/CR-148/TRA-1 dated 1st February 2001 as may be modified from time to time.

**Appendix – IX**  
**PERMISSIBLE USES IN REGIONAL PARK ZONE REGULATION 38.1(1a)EE <sup>1</sup>**

Sr. No.	Permissible Use	Maximum Permissible FSI
1.	Theatres, Motion picture house, Assembly halls, Auditoria, Exhibition hall, Museums, Restaurants etc. with minimum plot area of 2000 sq. mtr.	0.15
2.	Film and Video shooting sites with min. plot size of 5.0 ha. Subject to permanent built-up facilities with max. ground coverage of 10%	0.10
3.	Religious and other places of worships	0.10
4.	Crematoria and burial grounds with incidental structures	0.05
5.	Parks, Gardens, Ply Grounds, Golf Courses, Race Courses, Swimming Pools, shooting ranges, Camping grounds, facilities for Water Sports, Amusement Parks, Theme parks etc.	0.10
6.	Highway amenities such as parking lots including truck terminals, police check-posts, toll stations, Octroi nakas with proper lay-byes and subject to IRC codes and approval of Highway authorities (intersection, tree plantation, setbacks from road, advertising etc. controls to be detailed out )	0.10

**OTHER USES IN RPZ REGULATION 38.1 (1a) G<sup>2</sup>**

1.	Deleted	
2.	Farm Buildings	As per S.41 of MLR code 1966
3.	Single Family Houses on plot not less than 2000 sq.mt.	0.15
4.	Holiday Resorts & Homes with minimum plot size of 1.0 ha.	0.15
5.	Educational, medical, social, cultural, welfare and religious institutions along with ancillary facilities with min. plot size of 1.0 ha.	0.15
6.	Storage of non-obnoxious and non-hazardous goods ( subject to further detailing including transit godowns) with minimum plot area of 4000 sq.mt.	0.10
7.	Agriculture and allied activities	0.05
8.	Public utilities	0.15
9.	Public Utility and transportation corridors	0.05
10.	Highway amenities such as petrol pumps / service stations, Emergency repair services, Service shop and highway Restaurants	0.15

**Note:** The maximum height of buildings in RPZ shall be ground and three upper floors. However, increase of the same will be considered by the Corporation, particularly in case of Holiday Resorts & such other uses on case-by-case basis.

<sup>1</sup> The regulations were modified and sanctioned on 21/07/2008

<sup>2</sup> The regulations were modified and sanctioned on 21/07/2008

**ANNEXURE – E I**

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