

PART- IV

17. CLASSIFICATION OF DEVELOPMENT

Without prejudice to the meaning assigned to "development" in the Act, "development" shall be classified as:

- a. Building Operations
- b. Requirement of site
- c. Means of access
- d. Other aspect of development
- e. Layout and sub-division
- f. Erection of Hoarding
- g. Mining and Quarrying Operations
- h. Development of land notified for acquisition
- i. Group Housing scheme or plotted development scheme.
- j. Solar Water Heater System
- k. Rain Water Harvesting System

18. BUILDING OPERATIONS

Development of buildings for the various land uses classified in Regulation No. 17 above shall be governed by the following regulations:

18.1 Scrutiny Fee:¹

A person applying for permission for carrying out building operations on any land shall with his application pay to the Corporation Scrutiny Fee at the following rates:

¹ *The regulations were modified and sanctioned on 21/07/2008*

18.1 (1)

Regulation No.	Description	Scale of Scrutiny Fees
18.1 (1)	a) To construct or reconstruct a building b) For additional land/or alteration to the existing building where additional area is proposed	a) For Residential 40/- per 10 m ² or part thereof with a minimum of Rs.400/- b) For Commercial 80/- per 10 m ² or part thereof with a minimum of Rs.800/-
18.1 (1)	c) For alterations and amendment of plans where no additional area is involved for sanctioned proposals.	a) For Residential 40/- per 10 m ² or part thereof with a minimum of Rs.400/- b) For Commercial 80/- per 10 m ² or part thereof with a minimum of Rs.800/-
Rule 4	In case of the proposal for Medical, Educational, Religious purpose run by Charitable Institution which are duly registered, fees shall be charged at ½ of the basic scale.	Subject to minimum of Rs. 400/- in case of Regulation 18.1(1) a & b. In case of Reg.No.18.1(1) c minimum rates shall be Rs.250/-
Rule 5	In case of proposal for industrial, business and commercial building, cinema theatre and entertainment halls, hotel and lodging house fees shall be charged at	Double the basic scale subject to a minimum of Rs.1600/- for the cases falling under 18.1(1) a & b. in case of proposal under 18.1 (1) c the rates shall be charged at 2 and half times the basic scale subject to a minimum of Rs.1000/-

RULES

1. Fees will be charged for compound wall, storage tank and uncovered structures at the rate of Rs. 200/- per proposal, if proposal received separately.

2. For the purpose of working out the proposed built up Area, sanctioned built up area for the proposal will be taken as the basis for charging fees
3. The above scale of fees shall be considered as basic scale and will be applicable for dwelling houses only.
4. In case of the proposal for Medical, Educational, Religious purpose run by charitable institutions which are duly registered, fees shall be charged at 1/2 of the basic scale subject to a minimum of Rs.200/-
5. In case of proposal for Industrial, business and Commercial buildings, Cinema Theatres and entertainment halls, hotels, and lodging houses fees shall be charged at double the basic scale subject a minimum of Rs.400/-.

For the purpose of this clause, a residential building with even a single shop will be treated as a commercial building; similarly watchman's Quarter's in industrial premises shall be considered as an Industrial Building.

6. Only the affected built up area would be consider and not entire built up area of the plot.

18.1(2)

Scale of Scrutiny fees

Purpose	Scale of Scrutiny Fee (Rs.)	
	A' for purely residential occupancies	B' for occupancies other than residential
i) Where application for revalidations is submitted within one month of expiry of C.C.	800/-	2000/-
ii) Where application for revalidation is submitted after expiry of one month but before expiry of 3 months of C.C.	800/- + 800/- (late fee)= 1600/-	2000/- + 2000/- (late fee) = 4000/-
ii) Where application for revalidation is submitted after expiry of three months of valid date of C.C. but in any case not later than 4 years from the date of approval.	1600/- + late fee at 500/- per month or part thereof to the period beyond 3 months of valid date	4000/-+ late fee at 1000/-per month or part thereof to the period beyond 3 months of the valid date
iv) Where application for revalidation is submitted before the date of expiry of CC	400/-	1000/-

18.1(3)

Purpose	Scale of Fees
i) For the Layout proposal	For Residential Rs.1 per sq. m. of gross plot area subject to a minimum of Rs.1000/- For Industrial, Business and Commercial Buildings, Cinema Theatre, Entertainment Hall, Hotels and Lodging Houses Rs. 1/- per sq. meter of gross plot area with minimum Rs. 2000/- For Medical, Educational, Religious purpose run by Charitable Institution Rs.1per sq. meter of gross plot area with minimum Rs. 1000/-
ii) For subdivision or amalgamation proposals	For Residential Rs. 1 per sq.m. of gross plot area with minimum Rs. 4000/- For Industrial, business and Commercial buildings, Cinema theatre, Entertainment Halls, Hotels and Lodging Houses Rs. 2/- per sq. meter of gross plot area with minimum Rs. 8000/-

Note : In case of proposal from Medical, Educational, Religious purpose, run by charitable Institution which are duly registered, fees shall be charged at 50% of the basic scale, subject to a minimum of Rs 250 for sub-division/ amalgamation proposal.

18.1(4) Rs.25/- per 100m² proposal and amendment thereof, if the intended development is within the scheme for allotment of plots of land to the project affected landholders in the defined area contiguous to the villages.

18.1(5) The scale of fees can be permitted to be revised with the approval of the Corporation.

18.2 Security Deposit:¹

The applicant shall deposit and keep deposited an amount as a Security for the due

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

performance of the conditions attached to the permission granted under the Commencement Certificate. The amount shall be deposited alongwith the application, and shall be calculated at the following rates:

- 18.2.(1) Rs. 10/- per Sq.M. of the total floor area proposed to be constructed for all the land-uses except in case of development for hospital, dispensary, school or college.
- 18.2 (2) Rs.10/- per Sq. M. of the total floor area of the development for hospital, dispensary, school or college or for any other purpose which the Corporation may specify by general or special order. The total amount to be deposited in such cases shall not exceed Rs.1000/-.
- 18.2 (3) Rs.500/- for every 100 Sq. M. of plot area or part thereof if the intended development is within the scheme for allotment of plots of land to the project affected land holders in the defined area contiguous to the (12.5% Scheme)
- 18.2 (4) These rates are liable to be revised after every 5 years from the date on which these rules come into force.
- 18.2 (5) The deposit shall carry a simple interest of 6 percent per annum accruing from month to month, the period of less than a month, being disregarded. The Security Deposit shall be refunded with accrued interest after the grant of the Occupancy Certificate.
- 18.2 (6) The Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the provisions of these regulations and conditions attached to the permission conveyed by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.
- 18.2 (7) The scale of fees can be permitted to be revised with the approval of the Corporation.

19. REQUIREMENTS OF SITE

No piece of land shall be used as a site for the construction of buildings-

- (a) If the Municipal Commissioner considers that the site is unsanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;
- (b) If the site is within 9m. from the edge of the water mark of a minor water course, or 15m. from the edge of the water mark of a major water course, unless arrangements to the satisfaction of the Municipal Commissioner are made to drain the flow and the water course;

Provided that where a watercourse passes through low-lying land without well-defined banks, the Municipal Commissioner may permit the owner of the property to restrict or divert the watercourse to an alignment and cross section determined by him (Municipal Commissioner).

- (c) If the site is not drained properly or is incapable of being well drained;
- (d) If the building is proposed on any area filled up with carcasses, excreta, filthy and offensive matter, till the production of a certificate from the Municipal Commissioner to the effect that it is fit to be built upon from the health and sanitary point of view;
- (e) If the use of the said site is for a purpose which in the Municipal Commissioner's opinion may be a source of danger to the health and safety of the inhabitants of the neighborhood;
- (f) If the Municipal Commissioner is not satisfied that the owner of the building has taken the required measures to safeguard the construction from constantly getting damp.
- (g) If the building is nearer to the center line of a National Highway, State Highway or Major District Road than 24.5m. in the case of residential buildings and 36.5 m. in the case of other buildings.
- (h) If it is situated-

- i) Within 2438 m. from an international civil airport unless the application for development permission is accompanied by a certificate of consent from the Civil Aviation Authorities.
- ii) Within 1829 m. from any other civil airport unless the application for development permission is accompanied by a certificate of consent from the Civil Aviation Authorities.
- (i) For assembly use for cinemas, theatres, places of public worship, residential hotels, lodging and boarding houses, unless the site has been previously approved by the Commissioner and the Commissioner of Police.
- (j) Unless it derives access from an authorised street/means of access described in these regulations:
- (k) For industrial use other than a service industry unless the application is accompanied by a no objection certificate from the appropriate officer of the Industries Department of the Government of Maharashtra according to the prevailing Industrial Location Policy.
- (l) If the proposed development is likely to involve damage to or have deleterious impact on or is against urban aesthetics or environment or ecology and/or on historical/architectural/aesthetical buildings and precincts or is not in the public interest.

19.1 Additional restrictions on construction / reconstruction:

- a) **Distance from electric lines:**
No portion of bldg. shall be allowed to be erected or re-erected or any additions or alternations made to a building on a site within the distance mentioned below, in accordance with the current Indian Electricity Rules or within the distance which may be laid down by the said rules as amended from time to time between the building and any overhead electric supply line;

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

Explanation : For the purpose of this regulation the minimum clearance of distance shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

(b) Distance from Railway:

Subject to the requirements of set-backs from roads, side and rear marginal open spaces under the relevant Regulations, no new construction of a building or reconstruction of an existing building shall be allowed within a distance of half the height of the said building from the railway tract boundary and in any case at least 3 m. away from such a boundary.

(c) Distance From Water Course

No Development whether by filling or otherwise shall be carried out within 15M on either side of the bank of a major watercourse. Provided that where a watercourse passes through a low lying land without any well-defined banks the applicant may be permitted by the Corporation to restrict or direct the watercourses to an alignment and cross section as determined by the Corporation.

(d) Control of Air & Water Pollution

No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health.

Without prejudice to the generality of the above provision the Corporation may after the scrutiny of the information furnished in Form No. 1 and any other information, stipulate certain measures to control the air borne emissions and liquid effluents from the factories. These measures shall be stipulated as conditions of the Commencement Certificate.

20. **MEANS OF ACCESS**

20.1 Approaches to buildings.

For residential land use, the width of the approach from the street to building shall not be less than:

- a. 1M provided its length is not more than 3 M and / or the floor area of the building served does not exceed 150 sqm.
- b. 2M if its length is more than 3 M but does not exceed 9M and/or the floor area of the building served is more than 150 sqm but does not exceed 800 sqm.
- c. 3.5M if its length is more than 9M and/or the area of the building served exceed 800 sqm.

20.2 **Internal Streets**

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

20.2.1 For residential land use the width of the internal street shall not be less than 6M, the minimum paved width being 3M, provided that the length of the street does not exceed 85M and/or the area of the plot served is not more than 3000 sqm.

20.2.2 For land uses other than residential the width of the street shall not be less than 11M.

20.3 The Corporation shall have the right to specify the location of the access either for the approaches to the building or for the internal streets from a public road.

20.4 The approaches to buildings and internal streets shall be paved, drained and lighted to the satisfaction of the Corporation.

20.5 The approaches to buildings shall be free from any obstruction. No portion of any building or structure shall project over the approach below a height of 2.25 metres from the approach.

21. GATES & BOUNDARY WALLS

21.1 Detailed drawings of gates and boundary walls shall be submitted alongwith the application for development permission.

21.2 The height of boundary wall measured from the surrounding ground level or the adjoining kerb level shall not exceed 1.50 M.

21.3 In case of plots at the junction of streets, no fence or boundary wall together with the grill facing the streets shall be raised to a height more than 0.8M from the kerb for a length of 9M from the junction of the streets.

21.4 In case of development requiring special security measures, a solid boundary wall may be permitted to a height of 2.5M above the surrounding ground level or the adjoining kerb level, with prior approval of the Corporation.

22. TREE PLANTATION

22.1 The development in any plot of land shall be such as to preserve, as far as practicable existing trees, where trees are required to be felled, 2 trees shall be planted for every tree to be felled.

22.2 Every plot of land shall have at least 1 tree for every 100 sqm or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.

22.3 Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall supersede the sub-regulation 22.2 above.

23. OTHER ASPECTS OF DEVELOPMENT

- 23.1 The following aspects of development shall be governed by the provisions of the National Building Code of India, 1970 - Indian Standard Institution or any modifications thereof:
- i. Fire protection.
 - ii. Building Materials.
 - iii. Structural Designs.
 - iv. Constructional Practice and Safety.
 - v. Building services.
 - a. Electrical Services
 - b. Air Conditioning and Heating
 - c. Installation of lifts and escalators
 - vi. Plumbing Services
 - a. Water Supply
 - b. Drainage and Sanitation
 - vii. Lightning Protection.
- 23.2 Notwithstanding anything contained in the preceding clauses, the Navi Mumbai Municipal Corporation Fire Protection (Control in Navi Mumbai) Regulations contained in Appendix V shall apply to any development of land as specified therein.
- 23.3 Special Development conditions mentioned in the lease agreement of plots allotted by CIDCO shall be taken into consideration while granting development permission.

24. LAYOUTS OR SUB-DIVISION OF LAND

Development of land in the form of sub-division or layout shall be governed by the following regulations:

- 24.1 Whenever land is proposed for sub-division, a layout of the entire area showing proposed sub-division with access road, open spaces, etc. shall be prepared and submitted for approval.
- 24.2 The provision of the access roads in any layout plan of land shall be as per the provisions of Regulation 20.

- 24.3 The parking, loading and unloading spaces wherever required under these regulations shall be indicated on the layout plan and other plans submitted along with the application for development.
- 25 **Cul-de-sacs** giving access to plot and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. will be allowed only in residential areas, provided that cul-de-sacs, would be permissible only on straight roads and further provided that cul-de-sacs end shall be higher in level than the level of starting point of such dead end road, The turning space in which road shall be not less than 81 sq.m. in area with a maximum width of 9m.
26. **INTERSECTION OF ROADS** - At junctions of roads the rounding off of intersection shall be done with the tangent length from the point of intersection to the curve being $\frac{1}{2}$ the road width across the direction of tangent as given below: -

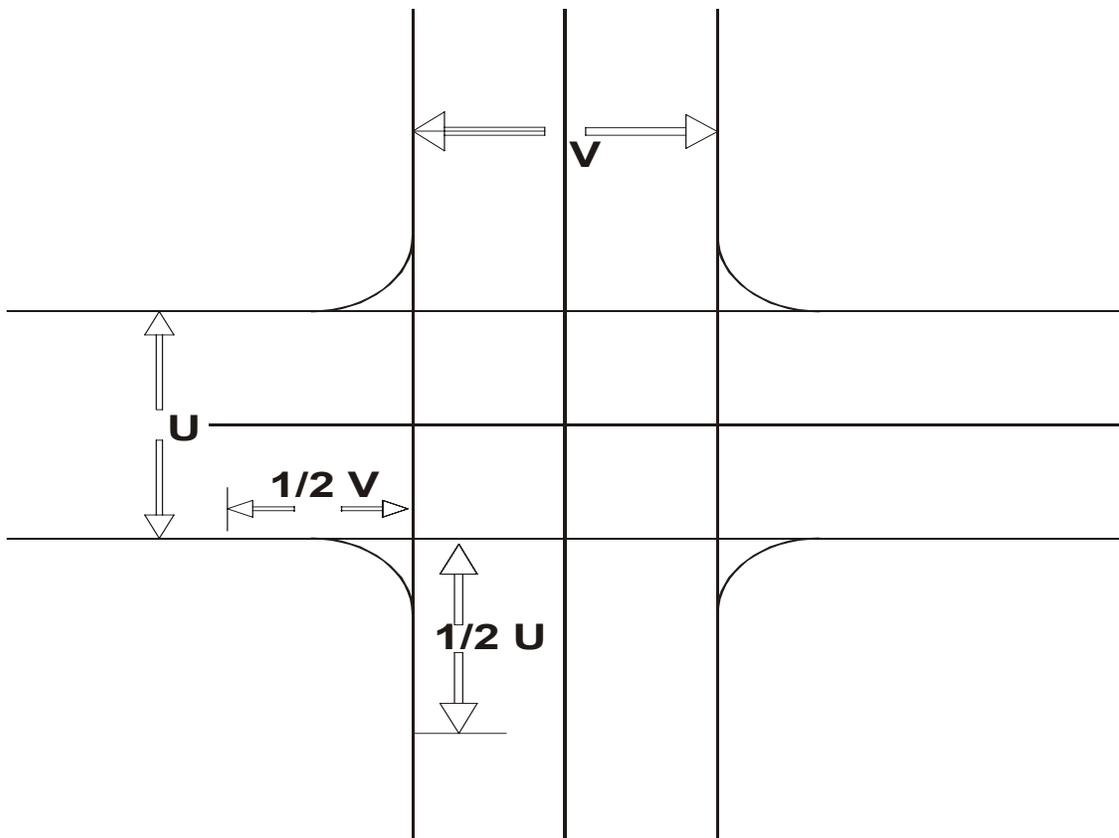


FIG. NO. 1 ROUNDING OFF INTERSECTION AT JUNCTION

27. OPEN SPACES

- 27.1 The open recreational spaces required to be provided in the lands allotted outside the Action Area for predominantly residential purpose shall be as per the relevant clause of the Agreement to Lease or 15% of the total plot area, whichever is more. The open recreational space provided shall be accessible and be at one place as far as possible.
- 27.2 The lessee of residential or residential-cum-commercial land will be allowed to construct structures/ buildings in the recreational open spaces for the following purposes: Electric sub-station, crèche, gymnasium, kindergarten or library, community hall, place of worship, milk/telephone booth or any other use as may be allowed by the Corporation at the time of allotment. Structures upto a height of Stilt + 1 / G+1 stories shall be permissible for these activities, provided that, the gross built-up area under these uses, shall not exceed 15% of the area of the open space provided as per Regulation 27.1 and on payment of necessary premium as may be determined by the Municipal Commissioner.
- 27.3 For purpose of computation of the FSI the total area of the plot shall be considered.
- 27.4 In case of large layouts, it is obligatory on the part of the owners to undertake development of open spaces within the layout as recreational community spaces and maintain the same. In the event of misuse the corporation reserves the right to takeover future maintenance of the open spaces and also declare same as public open space.

28. ROAD WIDENING AND CONSTRUCTION OF NEW ROADS:

The Municipal Commissioner may permit additional floor space index on 100 per cent of the area required for road widening or for 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 to the satisfaction of the Municipal

Commissioner. Such 100 per cent of the F.S.I. on land so surrendered to the Corporation will be utilizable on the remainder of the land upto a limit of 40 per cent outside gaothan area and 80% in the gaothan area of the area of the plot remaining after such surrender. Thereafter the road land shall be transferred in the City Survey records or Revenue records in the name of the Corporation and shall vest in it becoming part of a public street as defined in the Bombay provincial Municipal Corporation Act, 1949

29. ENVIRONMENTAL CLEARANCE FOR NEW CONSTRUCTION PROJECTS: Any construction project such as residential building, New Township, Industrial Township, Settlement Colonies, Commercial Complexes, Multiplexes, Hospitals and Office Buildings, etc. shall require to take the environmental clearance as per the Notification of Ministry of Environment & Forest (Govt. of India) dated, 7th July 2004; amended from time to time, before obtaining commencement Certificate for the proposed Development project.

30. CONTROL OF ERECTION OF HOARDINGS:

30.1 Every Hoarding shall be designed so as to withstand the wind, dead, seismic and other loads as per the provisions of regulation 23. No variation in the height of hoarding shall be permitted, however, variation in length shall be allowed in multiples of 2.5M.

30.2 Sizes of Hoardings: Sizes of Hoarding along with various roads shall be governed by the following table:

Road width range in Metres	Height of Hoarding (width)	Max. Length of Hoarding
a. National highways And Roads more than 50 M in width.	3M	10.00M
b. 20M to 50M	3M	7.50M
c. 10M to 20M	2M	5.00M
d. Less than 10M	1M	2.50M

- 30.3 Maximum height of hoardings on ground: No hoarding shall be erected to a height exceeding 9 M above the ground. The light reflectors may, however, extend beyond the top of the hoarding. The lower base or the bottom of the hoarding shall be at a height of not less than 2.25 M from surface of ground below.
- 30.4 Distance from Road: A minimum distance of 3 M shall be maintained between the edge of the existing or proposed street, as stipulated by the Corporation.
- Distance from the junction of a road: The Hoarding along roads shall not be permitted within a distance of 100 M from the junction of the intersection of a road. This distance being measured between hoarding and the centre line of a junction.
- 30.5 Any hoarding which in the opinion of the Corporation is likely to be confused with an authorized traffic sign or signal shall not be permitted. No hoarding or part thereof including supports like poles, bamboos etc. required therefor - shall in any way, obstruct the free flow of pedestrians or vehicular traffic. Digging of roads for inserting poles to display hoardings shall not be permitted.
- 30.6 Any hoarding containing the word 'stop', 'look' 'danger' or other similar word that might mislead or confuse the traveler shall not be permitted.
- 30.7 Hoarding on roof:
- a. The size of hoarding on roof shall be 1 m. X 2.5 m or in exact multiples thereof subject to maximum of 3 m x 10 m.
 - b. (2) No hoarding on roof shall project beyond the existing building line of the building on which it is erected, shall extend beyond the roof in any direction.
- 30.8 Deposit and Fees:
- a. The fees for erection and maintenance of the hoarding be charged as given below:

Sr. No.	Scale of fees per annum p. sqm of hoarding area	
1	For a space upto 5.00 sqm	Rs. 500.00
2	For every additional 1.00 sqm	Rs. 125.00

- b. The fees for hoarding shall be paid by the applicant in advance, for a calendar year, or part thereof.

31. MINING AND QUARRYING

The following regulations shall govern the mining and quarrying operations:

- 31.1. a. The applicant shall deposit and keep deposited an amount as a Security Deposit for the due performance of the conditions attached to the permission granted under Commencement Certificate. The amount shall be deposited alongwith the application, and shall be calculated at the following rates.

Rs.250/- per 100 sqm of plot area or part thereof to be used for mining, quarrying or operating brick kiln.

- b. The deposit shall be refunded without interest after the expiry of the period mentioned in 31.4 below.
- c. The Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the provisions of these Regulations and conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

- 31.2 No mining and quarrying operations where no blasting is involved shall be permitted within a distance of 50M from any public road, railway, canal or any other building. No mining and quarrying operations, which involve blasting, shall be permitted within a distance of 200M from any public road, railway, canal or any other building.

- 31.3 No building operation shall be permitted on the plot on which mining and quarrying has been permitted without the prior approval of the Corporation.

- 31.4 The mining and quarrying operations shall be permitted for a stipulated period not exceeding three years from the date of Commencement Certificate at a time and shall be so prescribed in the Commencement Certificate.
- 31.5 The following shall govern the mining and quarrying operations and shall form conditions of the Commencement Certificate.
- a. The mining and quarrying operations shall not cause any nuisance to the people in the vicinity.
 - b. The mining and quarrying operations shall not cause depression, below the average ground level, if the operations are for the extraction of stone, earth or murum.

32. DEVELOPMENT OF LAND NOTIFIED FOR ACQUISITION

32.1 In case of land notified for acquisition under the Land Acquisition Act, 1894,, and where the land has not been acquired by Government/CIDCO, the Corporation may in its absolute discretion grant permission for temporary development.

Provided that the period of such temporary development shall not exceed 1 year and provided further that the applicant shall undertake to remove the development so executed on or before the date specified by the Corporation.

32.2 All the foregoing provisions shall apply mutatis mutantis to such development.

32.3 The permission may be renewed from time to time at the discretion of the Corporation.

32.4 Security Deposit:

- a. The applicant shall deposit and keep deposited an amount as Security Deposit at the rate of Rs. 50/- per sqm of the floor area of the proposed development for the due performance of the conditions of the permission granted under the Commencement Certificate.

- b. The amount shall be refunded, without interest; after the removal of the development with due compliance with the conditions of the Commencement Certificate.
- c. The Security Deposit shall be forfeited either in whole or in part at the discretion of the Corporation, for breach of any of the provisions of these regulations and conditions attached to the permission covered under the Commencement Certificate.

32.5 The permission for temporary development may be granted at the discretion of the Corporation with following conditions, viz.

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

33 GROUP HOUSING SCHEME OR PLOTTED DEVELOPMENT SCHEME:

33.1 In respect of the land developed or intended to be developed for the Group Housing Scheme or Plotted Development Scheme for the benefit of the Economically Weaker Sections of the society by the CIDCO or any other authority constituted by or under any law and approved by the Corporation, the Corporation may permit the development or redevelopment of such land or any part thereof, after varying or modifying the standard, specification, or dimension contained in the foregoing Regulations but subject to the extent of variation or modification shown herein below:

Explanation - I: "Group Housing Scheme" means a housing scheme, wherein dwelling houses are not constructed in separate individual plot, but where a group of building is proposed in one plot. It also means a scheme of constructing a

building or buildings with one or more floors, each floor consisting of one or more dwelling units and having common service facilities, provided that the land underlying such building or buildings is held in leasehold by one person only.

Explanation - II: "Plotted Development Scheme" means a scheme of constructing dwelling units with one or more floors and having partition walls or otherwise but having common service facilities, provided that the lands underlying such dwelling units are held in leasehold by more than one person.

33.2 Design of Building

33.2 (1a) In respect of the Plotted Development Scheme, the FSI shall be calculated with reference to the area of the plot held in one ownership.

33.2 (1b) In respect of the Group Housing Scheme the FSI shall be calculated with reference to the plot area as deducted by the area of layout roads required under Clause 33.3 (3) of this Regulation and by the recreational open space required under Regulation 33.3(5) and special Facilities and Public Utilities required under Regulation 33.3 (6).

33.2 (2) Sizes of bathroom and water closet (WC) - The internal dimensions of bathroom, WC, and combined toilet shall be as follow :-

- (a) Bathroom-1.0Mx 1.2 M
- (b) Water Closet (W.C.) 1.0 M x 0.9 M
- (c) Combined Toilet 1.0 M x 1.8 M

33.2 (3) Height of room

(a) The height of a room in any building shall not be less than 2.2 M at eaves in case of a sloping roof provided that the arithmetic average of the maximum height and the minimum height of the room under the same roof shall not be less than 2.6 M.

(b) The height of bath rooms and WCs shall not be less than 2.2 M

33.2 (4) Staircases-The following Regulations shall apply to the internal individual staircase only,

(a) Minimum width

- (i) For 2 Storied buildings: Straight Flight - 0.60M
- (ii) For 2 Storied building with winders - 0.75 m.
- (iii) For 3 Storied buildings: Straight flight - 0.75 m.

Riser - 20 Cms. (Max.) Maximum number of winders shall be 2 in a quarter landing.

(b) Tread-

- (i) For 2 storied building (G+1) - Minimum 22.5 cms

This could be reduced to 20 cms as the clear tread between perpend, with possibility of open riser as well as nosing and inclined riser to have an effective going of 22.5 cms.

33.2 (5)(a) Permissible height of building and open spaces around buildings:-

- (a) The maximum permissible height of any buildings shall be 10 M.
- (b) The front side and rear open spaces shall be governed by the following table No. 1:

33.2(5)(b)

TABLE - 1

Type of Development	Front		Side	Rear		Max. Height permissible
	Vehicular Road 6M and above	Pathway		Attached	Detached	

1	2	3	4	5	6	7
1. Ground floor Development						
a) Plotted (25 sqm to 40sqm)	1.50m	1.0M	Nil	Nil	1.5m	4M
b) Group Housing	1.5M	Distance between two buildings shall be min. 3.0 M. and distance between the bldg and plot boundary shall be 1.5 M.	Nil	Nil	Nil	4M
2. Ground+1 flr. Development -						
a) Plotted (25 sqm to 40 sqm)	1.5M	1.0M	Nil	Nil	1.5M	7M
b) Group Housing	1.5 M	Distance between two buildings shall be min.3.0M and distance between the building and the plot boundary shall be 1.5 M.	Nil	Nil	Nil	7M

3.Ground + 2 Floors Development						
a) Plotted		Not permitted				
b) Group Housing	3.0M	Distance Between two buildings shall be min. 4.5 M. and distance between the building and the plot boundary shall be min. 3.0 M.				10 M

Note: The above provision shall also be applicable to plots up to 60 Sqm in area if the depth of plot is less than 12.0 M.

- 33.3. Requirement of Layout: The development of land in the form of a layout shall be governed by the following regulations:
- 33.3.1 Plot- size minimum plot size shall be 25 Sq m.
- 33.3.2 Peripheral Roads - Peripheral network of the roads for the scheme area shall be retained as per Development Plan / Nodal Plan or as may be directed by the Corporation.
- 33.3.3 Layout roads.
- a) For lengths more than 70 M and up to 85 M with dead end, vehicular road of at least 6 M (right of way) with 4.5 M paved width shall be provided.
 - b) A loop road with maximum 170 M total length shall be permitted with 6 M right of way and 4.5 M paved width.
 - c) For roads more than 85 M dead end / 170 M loop road, the right of way shall be minimum 9 M and carriage width shall be 6 M up to maximum 250 M length.
 - d) For roads more than 250 M in length the minimum right of way shall be 11m. with carriage width of 7 M.

33.3(4) PATHWAYS

Length	Paved Width	Right of way
20	1.5	3M
30	2.0	3M
40	2.5	3M
50	3.0	3M
70	3.5	5M

Note: Dead end roads and pathways exceeding 30 M in length will not be accepted. Along open courts only paved pathways may be provided.

33.3 (5) Recreational Open Space: (a) The proportion of recreational open spaces to the net residential area in the layout shall be 10 percent.

PROVIDED that the proportion of such open spaces together with areas under school and playgrounds, where provided, shall be 8.5 per cent of the total gross area of the project. However, the percentage shall not be less than 9.5 per cent exclusive of the areas of roads (11 mtr and above) and other facilities such as schools, hospitals, markets, etc.

33.3(6) SOCIAL FACILITIES AND PUBLIC UTILITIES:

Social facilities and public utilities shall be provided as per planning brief totally approved by the Corporation. These shall include schools, community centers, plots for social and religious purpose, plot for shopping and markets, plots for ESR/ GSR, plot for electric sub-station, plot for sewage pump and any other purpose as approved by the Corporation.

34 SPECIAL AMENITIES AND FACILITIES FOR THE PARAPLEGIC / PHYSICALLY HANDICAPPED PERSONS:

34.1 These by-laws are applicable to all buildings and facilities used by the public.

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

- 34.2.1 Non-ambulatory Disabilities: Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 34.2.2 Semi-ambulatory Disabilities: Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arbitrates, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 34.2.3 Hearing Disabilities: Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 34.2.4 Sight Disabilities: Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is the insecure or exposed to danger.
- 34.2.5 Wheel Chair: Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050mm. X 750 mm.
- 34.3 Certain flats on the ground floor of the residential buildings constructed for the staff by any Private / Public company or corporation shall be reserved for the disabled persons.
- 34.4 Also, the scope of the set of bylaws shall extend to such reserved flats to promote Non-handicapping built environment.
- 34.5.a Access path/walk way: Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm while having even surface without any slope. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (Annexure attached). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided shall blend to a common level.

34.5.b Parking: For parking of vehicles of handicapped people the following provisions shall be made:

- i) Surface parking for two Car Spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 M. from building entrance.
- ii) The width of parking bay shall be minimum 3.60 Metre.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials or on audible signal devise or other devices which serves the same purpose shall be provided to guide visually impaired persons.

35. SOLAR ASSISTED WATER HEATING SYSTEM (SAWHS)

35.1 Unless the context otherwise requires, the following definitions shall be applicable for the purpose of these Regulation.

i)	Solar Assisted Water Heating System (SAWHS)	A devise to heat water using solar energy as heat source
ii)	“Auxiliary Back Up”	Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
iii)	“New Building”	Such buildings of hereinunder said categories for which construction plans have been submitted to competent authority for approval.
iv)	“Existing Building”	Such buildings which are licensed to perform their respective business

35.2 Solar Assisted Water Heating Systems (SAWHS)

“Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating Systems (SAWHS)

- a) Hospitals and Nursing Homes
- b) Hotels, Lodges and Guesthouses.

- c) Hostels of Schools, Colleges, Training Centers,
- d) Barracks of armed forces, paramilitary forces and police.
- e) Individual residential buildings having more than 150 sq.mt. Plinth area.
- f) Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- g) Community Centers, Banquet Halls, Baraat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use”.

35.3 Installation of Solar Assisted Water Heating Systems (SAWHS)

The following provisions shall be applicable for all the new buildings of categories mentioned in 35.2 for installation of Solar Energy Assisted Systems.

- a) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.
- b) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.
- c) The load bearing capacity of the roof should at least be 50 kg. Per Sq.mt. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.
- d) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning/Local Authority concerned.

The recommended capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

- e) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.
- f) Building permission for all the new constructions/buildings of the aforesaid categories shall be granted only if they have been complied with these provisions.

36. RAIN WATER HARVESTING :-

36.1 The following Provisions shall be applicable for Installation of Rain Water Harvesting Structures (RWHS).

- a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstructions/additions on plots having area not less than 300 Sq.mt in non-gaothan areas of the City shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in these Regulations given here below.
- b) Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater, at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 Sq.mt of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

36.2 Rain Water Harvesting in a building site includes storage or recharging into ground of rainwater falling on the terrace or on any paved or unpaved surface within the building site.

36.3 The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum of 1.00 mt. dia and 6 mt. Depth into which rain water may be channeled and allowed after filtration for removing slit and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rainwater harvesting for recharge of ground water may be done through a bore well, around which a pit of one-meter width may be excavated up to a depth of at least 3.00 mt. And refilled with stone aggregate and sand. The filtered rainwater may be channeled to the refilled pit for recharging the bore well.
- iii) An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rainwater may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rainwater may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rainwater after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 mt. Width x 1.20 mt. Length x 2.00 mt. To 2.50 mt depth. The trenches can be or 0.60 mt. Width x 2.00 to 6.00 mt. Length x

1.50 to 2.00 mt. Depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

- a) 40 mm stone aggregate a bottom layer up to 50% of the depth;
- b) 20 mm stone aggregate as tower middle layer up to 20% of the depth;
- c) Coarse sand as upper middle layer up to 20% of the depth;
- d) A thin layer of line sand as top layer.
- e) Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered.
The depth of wall below ground shall be such that the wall prevents lose soil entering into pits /trenches. The projection of the wall above ground shall at least be 15 cms.
- g) Perforated concrete slabs shall be provided on the pits/trenches.

- v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with course sand to allow percolation of rainwater into ground.
- vi) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.

36.4 The terrace shall be connected to the open well / bore well / storage tank/ recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with

mosquito (insects) proof wire net. For the efficient discharge of rainwater, there shall be at least 2 rain water pipes of 100 mm dia. mtr. for a roof area of 100 sq.mt.

36.5 Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

36.6 The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rainwater in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bi passing the first rainwater has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.