

PART –V

37 REGULATIONS FOR GAOTHANS AND CONGESTED AREAS¹

37.1 Front Open Spaces- The minimum setback from existing or proposed road shall be as under: -

- a) For streets 7.5 m to less than 12.0 in width
..1.0m.
- b) For streets 12.0 m. and above in width
..1.5m.
- c) For streets less than 7.5 m. in width no set-back shall be prescribed subject to condition that no lane shall be less than 4.5 m. in width clear of structural projections. For lanes less than 4.5 m. wide a set-back of 2.25 m. shall be prescribed from the Center line of such lane, Streets less than 4.5 m. wide shall be treated as lanes only when they serve as access to the properties fronting on them. Where such streets, despite their narrowness, form part of traffic circulation system, widening shall be proposed and normal set back mentioned above shall be applied.
- d) Structural projections such as balconies, cornices, weather sheds, roof projections etc, shall be allowed only in the setback distances prescribed above. Such projections will not be taken into consideration for calculation of built over area.

37.2 & 37.3 F.S.I of 1.30 for residential use and further 0.5 F.S.I for mixed user, if access road is more than 9.00mt wide.

37.4 Open spaces to be provided for the full Consumption of Built-up Area,- Normally the open spaces to be left at the sides and rear shall be to consume the built-up area permissible for the occupancy in the zone, provided that higher coverage that is required under these Bye-laws would be permissible in case of new

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

construction on upper floor with ground floor already constructed. The Authority may permit smaller set-back and permit additional floor area to the limit of 10 sq.m. over & above the permissible built-up area with a view to avoid structural difficulties or great hardship, provided light and ventilation of adjoining buildings or part thereof not affected adversely.

Permission may be granted for the construction of building for the following purpose only.

- a) Residential houses
- b) Dispensaries, medical or allied clinics
- c) Shops selling provisions of day-to-day requirements like vegetables, toiletries, general provision stores, stationary etc. and not more than 15 Sq.m. in area.
- d) Small Scale Service Industries, Which do not create nuisance on account of smoke, smell, dust, noise, glare or any other factor and having power, floor area and employment requirement of not more than 5 HP, 25 Sq.m. and 5 persons respectively, may be permitted in gaathan subject to a No Objection Certificate from concerned Ward Officer of Municipal Corporation.

37.5 The minimum dimension of the living room shall be 2.75 mtrs.

37.6 The minimum carpet area of a dwelling unit shall be 11 sq.m. Nahani may be permitted within the allowable carpet area of 11 Sq. mtrs, provided the remaining portion is at least 9.5 Sq.m.

37.7 In preparing building plans care shall be taken to provide the following, viz -

- a) Windows space for light and ventilation equal to at least $\frac{1}{8}^{\text{th}}$ of the floor area of the room.
- b) Soak pits for drainage, water where there are no under ground drains.
- c) Soak pits and privies shall be at least 7.5 mtrs. away from private wells and 15 mtrs. away from the public wells.

37.8 No plot shall be sub-divided without the permission of the planning Authority.

37.9 In Gaothan area for Educational, Medical, religious land-use - FSI permissible is normally 1.00. But for the benefit of the community, with the prior approval of the Municipal Commissioner, the FSI specified may be permitted to be exceeded to maximum of 50% than permissible for buildings used for education, medical, religious purposes, subject to payment of premium as decided by the Government and without condonation in margin and parking. However, further 50% FSI may be exceeded if access road is more than 9.0 mt.

38. **REGULATIONS FOR DEVELOPMENT OUTSIDE CONGESTED AREAS AND OUTSIDE GES SCHEMES.**

38.1 (1) GCR (Ground Coverage Ratio), FSI (Floor Space Index), VPR (Volume to Plot Area Ratio).

38.1 (1a) The floor Space Index shall be in relation to the land use as defined by Regulation 3.77 and shall not exceed the following that is to say:

Land Use	Maximum Permissible FSI
A. Residential	FSI=1.00
B. Business or Mercantile or Residential use in Predominately Commercial Zone OR Business or Mercantile use wholly or in combination with the residential use in any other zone mentioned in Regulation, other than Regional Park Zone and No Development Zone, provided that, in case of combination, Business or mercantile use shall not be less than 10% of the admissible FSI. Provided further that the area of all such plots taken together in the zone from Node shall not exceed 15% of the area of the relevant zone from the Node,	
i. For plots of area below 1000 sqm.	FSI =1.00
ii. For plots of area 1000 sqm. and above & fronting on minimum 15 m. wide road.	FSI= 1.50

Note: 1.) The benefit of this amendment mentioned at (ii) above may be extended to plots of land leased out or agreed to be leased out by CIDCO earlier with different (lower) FSI, in Zones other than predominantly Commercial Zone,

provided further that all other DCR provisions including parking are fully complied with.

2.) All plots leased by CIDCO with F.S.I. 1.50 and fronting on roads less than 15.00 m., if any, prior to the publication of the draft D.C.R. shall be exempted from the 15.00 m. Road Width Criteria.

BB. Starred category Residential Hotels in any zone other than RPZ, Woodland Corridor, Marshalling Yard & Recreational Zone,FSI=1.5

Provided that with the previous approval of Government and subject to payment of such premium as may be fixed by Government and subject to such other conditions as it may specify, the FSI of maximum 2.00 may be permitted on independent plots and under one establishment as approved by the department of tourism subject to further that no condonation in the required marginal open spaces, parking spaces and any other requirements of D.C. rules except the height, shall be allowed in case of grant of such additional FSI.

C. Educational, Medical, religious and social including land-use for the benefit of the community.FSI=1.00

However, with the previous approval of the Municipal Commissioner the FSI specified may be permitted to be exceeded to maximum of 100% *than* the permissible, for buildings used for Educational and Medical purposes only

D. Industrial - a. Service Industry FSI=0.50
b. Other Industrial Development.FSI=1.00

ADDITIONAL FSI TO BIOTECHNOLOGY UNIT - The Municipal Commissioner may permit additional FSI to be exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 51% stake of these bodies or lessees of the public bodies having plots exclusively used for Biotechnology units, subject to terms and conditions as may be specified. Provided that, such additional FSI is allowed in respect of any Biotechnology unit as aforesaid, with due considerations to the other provisions laid

down under DCRs, and also subject to payment of premium as may be determined by the Government from time to time.

E. Assembly (such as Drama Theatres, Cinema Theatres, - Meeting Halls and other places of Congregation) in all zones except RPZ (Regional Park Zone) **FSI=1.00**

EE. Assembly (such as Drama Theatres, Cinema Theatres, Meeting Halls and other places of Congregation) in RPZ. As per the Appendix No. IX.

F. If the intended development is within the scheme for allotment of land to the project affected land holders in the defined area contiguous to the villages or within the scheme of allotment of 12.5% land to the project affected land holders 15% of such F.S.I. may be utilized for commercial area and FSI permissible shall be..... **FSI=1.50**

G. Other Uses in Regional Park Zone: Appendix No. – IX

H. Information Technology Land use is permitted in any land use zone other than Regional Park Zone and the maximum permissible FSI in the respective zone will be applicable.

Provided that, the Corporation may permit an addl. FSI, in the Navi Mumbai Municipal Corporation area, to the extent of 100% over and above the FSI to the plots sold exclusively for I.T. / I.T.E.S. development, at an additional premium in accordance with the regulation No. 46.1 (A)

38.1 (1b) The GCR of the following land uses shall not exceed 0.5; unless otherwise specified in Special Development Control Regulations.

- 8. Industrial,
- 9. Storage.

38.1 (1c) The VPR for the following land use shall not exceed 4 M.

- 9. Storage.

38.1 (1d) The VPR for the following land use shall not exceed 2 M:

9. Storage land use within the area exclusively earmarked for Service Industry and allied land uses as stated in sub regulation hereunder.

1. Predominantly Residential Zone and
2. Predominantly Commercial Zone,
3. No Development Zone.

38.1 (1e) If the area of plot under development for Residential Land use is 1000 Sqm. or above, the tenement densities shall be as follows:

- (i) For dwelling units with built-up area of more than 30 sq.m. The minimum and maximum densities on the net plot area shall be 100 tenements per hectare and 300 tenements per hectare respectively.
- (ii) For dwelling units with built-up area upto 30 sq.mtrs; the maximum density shall be 550 tenements per hectare of the net plot area.
- (iii) If the area of plot under development is within the scheme for allotment of land to the project affected land holders in the defined area contiguous to the villages or within the scheme of allotment of 12.5% land to the project affected land holders, the maximum density shall be 550 tenements per hectre of the net plot area, irrespective of the size of dwelling unit.

38.1 (1f) The volume of plinth shall not be considered in the calculation of volume of building provided further that in case of building permitted for land use of storage, the height of the plinth shall not be less than lorry loading height.

38.1 (g) Permissible F.S.I. for Bus Depot, Bus Terminal, Truck Terminal, Parking lots & Electric sub Station and such other public utility plots shall be 1.00.

39. **Fitness Center:**

In every residential building, constructed or proposed to be constructed for the use

of a Co-operative Housing Society or an Apartment Owners Association, a fitness centre will be permitted subject to following conditions.

- (i) The area of such centre shall be equivalent to 2 (two) percent of the total area of the building, however, it shall not be less than 20 sq. mt. and not more than 200 sq. mt.
- (ii) The centre shall not be used for any purpose other than for fitness centre & gymnasium activities.
- (iii) The fitness centre activities shall be confined to the members of the concerned housing society only.
- (iv) The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularisation of already built up structures constructed without permission.
- (v) The ownership of the structure for Fitness Centre shall vest with the concerned society or association.

40. **EXCLUSION FROM FSI COMPUTATION ¹**

The following shall not be counted towards computation of floor space index.

- a) A basement as provided in Regulation 42.4 (t) or cellar and area under a building constructed on stilts up to two levels used as a parking space or recreation space, store room, air conditioning plant room. (i.e. ancillary use to principal user). Area of Multifloor Parking with three side open and upto 2.40 mt floor height after leaving the required marginal distances,
- b) Electric cabin or sub-stations, Watchmen's Booth with maximum area of 1.6 sq.mt. and minimum width or diameter of 1.2 m. and Pump House with maximum area of 10.00 sq.mt. and minimum width or diameter of 3.00 m.
- c) Areas covered by staircases (but excluding internal steps, staircases & passages), lift and lift passages, against payment of premium as per land rates decided by the Municipal Commissioner from time to time.

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

- d) A Rockery, well and Well structures, plant nursery, water pool, swimming pool (if uncovered), and area of fire escape stairways and cantilever fire escape passages and refuge area for buildings more than 24m. in height according to fire officer's requirement, overhead water tank on top of buildings.
- e) Balconies (As per the provisions of regulations No. 42.4(e).
- f) Association/ Society office cum letter box room in Residential & Shopping cum Residential as per the following norms:

Size of Society / Association Office:

	No. of Tenements	Permissible built up area for office
1.	Tenements upto 16	20 sq.m.
2.	Tenements more than 16 & upto 150	25 sq.m.
3.	Tenements beyond 150	30 sq.m.

Note : The built- up areas mentioned above are inclusive of toilet facility.

- g. Any covered antenna/ dish antenna / communication tower used for telecom or ITE purposes. Any covered antenna/ dish antenna/ communication tower will be allowed to be erected free of FSI if used for Telecom (basic cellular or satellite telephone) or ITE purposes, which shall include equipment relating to earth station, LOKRE-Sat, Routes, Transponders and similar IT related structures or equipment.
- h. Areas of structures permitted in recreational open space under clause of sub-regulation (2) of Regulation No. - 27
- i. Areas covered by features permitted in open spaces as listed in Regulation 43.5
 - a. Area of the sanitary block(s) consisting of a bathroom and water closet for each wing of each floor of a building, of prescribed dimensions deriving access from a common passage as provided in sub-regulation (a), (b) & (c) of Regulation 42.3 for the use of domestic servants engaged in the premises.

- b. Area covered by---
 - i. Lofts
 - ii. Meter rooms
 - iii. Porches / Canopies
 - iv. Podiums
 - v. Air-conditioning plant rooms.
 - vi. Service floor of height not exceeding 1.5 m. below beam with the special permission of the Municipal Commissioner.
- c. Area of fitness centre, including toilet facilities in an existing or proposed co-op. Housing society or the apartment owner Association in accordance with the provision under Regulation No. - 39
- d. Any semi-permanent structure upto 20 sqm of built up area for installation of telephone connectors / concentrators in case of applicants who would provide suitable proof of being authorized by the Department of Telecommunications, Govt. of India, for setting up of cellular mobile telecommunication systems.
- e. Area of Cupboards in accordance with provision specified under regulations No. – 42.4 (I). Any additional area beyond the prescribed limit in the regulation No. 42.4 (I) shall be included in computation of F.S.I.
- f. Area of Projected (Pocket) terraces: In accordance with the provision of regulation No. – 43.5(ii)
- g. Area of Flowerbeds with minimum and maximum sunk slab of 30 cm and 50 cm respectively , below floor level and the width of flowerbed shall be maximum of 0.60 m. However, the length of the Flowerbed shall not exceed the length of openings such as door and windows provided further that two flowerbeds will be allowed per tenement. More than the above stated area of such flowerbed shall be computed into F.S.I.

- Notes :**
- i. Above provision of (e) Cupboards, (f) Pocket Terraces and (g) Flowerbeds shall apply to all land uses except industrial & service industrial uses, without prejudice to the provision under these regulations.
 - ii. The above elements viz. flowerbed, cupboards and pocket terraces shall carry the same meaning as defined in the national building code (NBC)

and be permitted upon payment of additional premium as may be determined by the corporation from time to time.

41. Premium not chargeable¹ –

Premium will not be charged for:

- i) Area covered by staircase, lift and lift passage on the stilt floors, basement, service floors, Refuse areas, and such areas and floors excluded from FSI Computation.
- ii) Staircase room and lift and lift machine room on the terrace floor.

Notes.

- a) Staircase, lift and lift passage area calculations should be inclusive of wall thickness subject to that the said walls are not common with the habitable rooms.
- b) For lift lobby area calculations the length of lobby should be equal to width of the lift including walls of the lift and its width should not exceed depth of the lift.

REQUIREMENTS OF PARTS OF BUILDING

42. ROOM SIZES:

42.1 For the Residential Land Use the sizes of rooms shall not be less than those stipulated below:

- a. One Room Dwelling units:
 - i) The carpet area of a one room dwelling unit shall not be less than 9.5 sq.m. A nahani admeasuring 0.9 m x 0.9 m. may be provided in addition to the minimum carpet area.
 - ii) If the one room dwelling unit includes a WC or bathroom, their sizes shall be as per regulation 42.3 (a), (b) & (c)

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- iii) If WCs and bathrooms are to be provided in common, they shall be governed by the following provisions.

One WC and Bathroom shall be provided for every four dwelling units or part thereof.

One general washing place of area not less than 2.25 Sq.mt. shall be provided for every four dwelling units, or part thereof.

All these facilities shall be available on the same floor on which the dwelling units are located.

b. Dwelling units with two or more rooms.

- i) The total carpet area of a two room dwelling unit shall not be less than 20 sq.mt.
- ii) The total carpet area shall be apportioned as living room and kitchen in such a way that the carpet area of the living room shall not be less than 10.5 sq.mt. and the carpet area of the kitchen shall not be less than 4.5 sq.mt.
- iii) The dimension of the living room shall not be less than 2.4 M and that of the kitchen shall not be less than 1.7 M.
- iv) The carpet area of any other room, provided in addition to the living room and kitchen shall not be less than 7.5 sq.mt. and the dimensions of such room shall not be less than 2.4 M.

42.2 The carpet area of room in buildings for all the other land uses shall not be less than 7.5 sq.mt. and the dimensions of such room shall not be less than 2.4.M.

42.3 The minimum sizes of bathrooms and the WCs shall be as follows, for buildings of all land uses:

- a. **Bathroom:** The internal dimensions of a bathroom shall not be less than 1.20M x 1.20 M.
- b. **Water Closet (WC):** The internal dimensions of WC shall not be less than 0.90 M x 1.20 M.
- c. **Combined Toilet:** The internal dimensions of a combined bathroom and WC shall not be less than 1.2 M x 2.1M.

42.4 Room sizes for other than Residential use and parts of Building.

- a. **Shop size:** The internal dimensions of a shop shall not be less than 2 mtrs. and area should be minimum 6 sq. mtrs.
- b. **Class room size:** In a educational building no classroom shall admeasure less than 38 sq. mtrs. with a minimum dimensions of 5.5 mtrs.
- c. **Office size:** The internal dimensions of an office shall not be less than 3 mtrs. and area should be minimum 9.5 sq. mtrs.

42.4 **Height of Room:**

- 42.4 (a) i) The height of a room in any building shall not be less than 2.6 M.
- ii) Wherever the height of a room in any building shall be 4.27 M or more, the FSI of such a room shall be calculated at 1.50 times its area.
- Provided that, nothing contained herein shall apply to a room intended to be applied to assembly land use, industrial land use and storage land use as defined in clauses 5, 8 and 9 respectively of Sub-Regulation 3 of Regulation 16.
- iii) In case of plots earmarked for residential Bungalow, semi-detached or Row Houses, depending upon the size of the plot and with a prior written permission of the Municipal Commissioner, floor area up to 30% of the plot area, may be allowed to have clear internal height of more than 4.27 m., without counting the same twice for computation of F.S.I.

- iv) In case of Assembly halls, Residential hotels of 3 star category and above, institutional, educational, industrial, hazardous or storage occupancies, departmental stores, including entrance halls and lobbies of all the aforesaid categories, the maximum permissible height shall be 7.2 m.
- v) For Commercial Land use, double height up to 50 sq. m. carpet area shall be permissible for each plot.

42.4 (b) The height of bathrooms, WCs and Store Rooms in buildings of all land uses shall not be less than 2.20 m.

42.4 (c) **Height of Room for I.T / I.T.E.S.**

Any telemetric equipment storage erection facility can have a height as required for effective functioning of that structure.

42.4 (d) **Lofts and Mezzanines:**

The following regulations shall apply to buildings of all the Land uses:

- a) A loft shall be permitted only on one of the walls of the room. The minimum height below the loft shall be 2.10 M. and that above it shall not be more than 1.5m. If it exceeds 1.5 m. the area of loft shall be counted towards F.S.I. calculations.
- b) Loft may be provided over kitchen, habitable rooms, bathrooms, water closets and corridor within a tenement in residential buildings, over shops, and in industrial buildings, subject to the following restriction.

Sr. No.	Rooms over which permitted	Coverage (percentage to area of room below)
1.	Kitchen/ Habitable room	25
2.	Bathroom, water closet, corridor	100
3.	Shop	33 ½
4.	Industrial	33 ½

- c) A mezzanine floor shall be permitted within a room provided that the carpet area of such room is not less than 27 sq.m. and the area of the mezzanine floor does not exceed 30% of the carpet area of the room in which it is located. The height above and below the mezzanine floor shall not be less than 2.4 M and 2.6 M respectively. The area of mezzanine floor shall be counted towards FSI.

42. 4 (e) Balconies:

- a) The minimum clear width of balconies in buildings (of all the land uses) shall be 0.50 m., provided that the aforesaid width need not be insisted upon through the length, in case of semicircular or any non-rectangular shaped balconies.
- b) The floor area of balconies to the extent of 15 percent built up area of the respective floor will be permitted free of FSI (in all the land uses excepting industrial and service industrial user). Any additional area beyond 15 percent shall be included in the floor area for computation of FSI.
- c) A balcony in a building may be permitted to be enclosed by an open grill and parapet grill, being above 0.9 meters without payment of additional premium.
- d) A balcony in a building may be enclosed otherwise upon the payment of additional premium as would be, decided by the Municipal Commissioner from time to time.

42.4 (f) Apertures for Light and Ventilation

The following regulations shall apply to all rooms in buildings of all land uses:

- a) All rooms shall be provided with one or more apertures such as windows, fanlights, skylights, louvered doors and the like, opening directly on to the external air or on to a covered unenclosed balcony not more than 2 M in width.
- b) The total area of such apertures inclusive of frames shall not be less than 1/6th of the carpet area of the room. The glazed portions of the apertures

may be partly fixed. The area of such partly fixed portions shall not exceed 33% of the total area of apertures. No portion of a room shall be considered to be lighted, if it is more than 7.5M away from the aperture directly lighting it.

- c) In case of building in which any portion of a room is more than 7.5M away from the aperture or where artificial ventilation is resorted to through air conditioning system, the illumination levels due to artificial lighting shall be as prescribed in the National Building Code Part VIII Clauses 4.1.2 and 4.1.2.2 or any modifications thereof. In all such cases a detailed plan showing proposed illumination arrangement shall be submitted for approval.
- d) For air conditioned premises the provisions as prescribed in part VIII Section 3 of National Building Code or any modifications thereof shall apply.
- e) The end-walls abutting plot boundary, especially, row houses, semi-detached houses, bungalows etc., may be allowed to derive light and ventilation from the adjoining public spaces, roads, gardens etc., subject to the following:
 - i. Such openings may be allowed subject to the condition that at least 0.5 m side margin be maintained on that end, in case the openings are on ground floor. No Door openings shall be allowed on the end walls abutting the plot boundary
 - ii. Such openings shall not generally exceed 15% of the total area of the end wall. These openings nevertheless, shall not be considered as main source of light and ventilation.
 - iii. Such an opening shall not vest any easement right on the part of the userer. The Corporation or CIDCO as the case may be, has freedom to carryout the activities as if no openings exist on the end-walls. The userer shall keep the openings solely at his own risk.

- iv. The construction shall be carried out such a way that the projection does not go beyond the plot boundary on ground floor.
- v. The corporation as the case may be, shall have the right to take suitable remedial measures and remove projections in the public spaces, without prejudice to the provisions laid under the Indian Easement Act.

Notwithstanding anything contained in the foregoing provisions, in case the openings are made on road or garden side, the premium, as the Corporation may prescribe, shall be levied.

42.4 (g)

Refuse Chutes:

The following provisions shall apply in case of refuse chutes, if provided:

- a) The refuse shall be collected in an enclosed chamber located at the bottom of the chute.
- b) The chamber shall be provided with sufficiently large refuse receptacle. The bottom opening of the refuse chutes shall be provided with lid, which can be closed when the receptacle is being removed from the chamber. The bottom chamber shall be provided with necessary draining arrangements so that water does not accumulate inside the chamber.
- c) The internal surface of the refuse chutes and the bottom chamber shall be non-absorbent and cleanable.
- d) No intake opening on a refuse chutes shall be greater in area than 60% of the cross sectional area of the chute and all such opening shall be fixed with approved fire resistant metal closures designed to close automatically on release.

- e) Every interior chute shall extend not less than 1 M above the roof and shall be covered with a sky light or shutter not less than one half of the area of the chute.
- f.) Every refuse chute shall be equipped at the top with spray equipment for washing down purpose and with an automatic sprinkler for fire protection.

42.4 (h) Inner and Outer Chowk:

The following regulations shall apply to buildings of all the land uses:

- a) Inner chowks shall be allowed only in buildings constructed on stilts. The Chowk shall be kept accessible at the ground level. However, Inner Chowks shall be permitted in row houses, semi-detached houses and bungalows, built on the ground but which are used only for residential land use.
- b) No dimension of an inner chowk on which doors and windows abut shall be less than 3 M.
- c) Inner chowk on which doors and windows abut shall have area at all levels of the chowk, of not less than the square of 1/5th height of the highest wall abutting the chowk. No room excluding a staircase, bathroom and WC shall be exclusively dependent for its light and ventilation on an inner chowk. If any room abutting an inner or outer chowk is exclusively dependent upon such chowk for its light and ventilation the dimensions of the Chowk shall be in accordance with Regulation 43.

Provided that when only bathrooms and Water Closets abut the chowk, chowks shall have a minimum dimension of 2.5 M and any area for any height.

- d) No length (as distinguished from its depth) of an outer chowk shall be less than 2.00 M.

42.4 (i) **Staircases:**

The following regulations shall apply to all the staircases in buildings of all land uses without prejudice to the provisions of Regulation 23.

- a) The width of the staircase shall not be less than 1.0 M.
- b) The width of tread without nosing shall not be less than 25 C.ms.
- c) The height of riser shall not exceed 19.5 C.ms and they shall be limited to 12 per flight.

42.4 (j) **PODIUM ¹**

This is an open to sky platform, may be built at one floor level, but not over 7.5 mts. from the road level in a residential development of large holding of 20,000 sq.mtrs. or above, subject to providing adequate open spaces from the boundary of the plot and clearance from fire officer. Refer (Appendix – IV & IV A) of these regulations.

R. G. ON PODIUM

The recreational open spaces (Layout R.G.) can be provided on the podium and to be developed as lawn/garden.

PODIUM FOR PARKING IN HIGHRISE BUILDINGS

- i) The developers provide either basements under the ground or provide podium at first floor level to accommodate required number of parking spaces.
- ii) In order to encourage the provision of adequate parking spaces, podium for the High Rise Buildings may be permitted on the plots less than 2 hectares by leaving 1.5 mtrs. open spaces from the sides and rear boundary of the plot and required open spaces in the front as per these regulation, provided the columns supporting the podium would be circular in the shape and further subject to clearance from Fire Officer. The approach ramps, however, may be permitted touching the side boundary.

42.4 (k) **Lifts:**

The following regulations shall apply to lifts in buildings of all land uses without prejudice to the provision of Regulation 23.

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

- a. If the height of building exceeds 15 m., at least one lift shall be provided in the building.
- b. Where, the height of a building exceeds 24 meters, at least two lifts shall be provided in the said building.

42.4 (l) Projection of cupboards etc. ¹

The area of cupboards within the building line and cantilever projection in the setbacks of residential building may be permitted shall be exempted from covered area calculation subject to the following conditions.

- 1.) Width of the cupboards shall not be more than 3.00 mt.
- 2.) The cupboards shall be placed at floor level and the height of cupboard shall be 2.1 mt. Maximum.
- 3.) Cupboard on ground floor may not be permitted in the setbacks.
- 4.) If the cupboard is of cantilever type then it shall be allowed to be projected 60cm in the setbacks.

42.4 (m) Stilt –

A stilt portion shall be permitted. Provided the height of the stilt portion shall be minimum 2.4 m. and maximum 4.27 mt. and at least two sides of the stilt portion shall be open. The stilt portion shall not be used for any purpose other than for vehicles parking or for play field. Plinth of stilt shall not be more than 15 cm. from surrounding ground level.

42.4 (n) Size & Height of storeroom:

The area of a storeroom, if provided in a residential building shall not be more than 3 sq.mt. The height of a storeroom shall not be less than 2.2 m

42.4 (o) Size of Private Garage – The size of a private garage in residential buildings shall not be less than 2.5 m. x 5.5 m. or 2.3 m. x 4.5 m. as provided in regulation No. 44. The garage, if located in the side open space, shall not be constructed within 3.0 m. from the main building, but at least 7.5 m. away from the any access road.

42.4 (p) Size of Public Garage - The size of a public garage shall be calculated based on the number of vehicles to be parked as specified in regulation 44.

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- 42.4 (q) Height of Garage - The minimum headroom in a garage shall be 2.4 m.
- 42.4 (r) Plinth of Garage - The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.
- 42.4 (s) Set- back of Garage - The garage shall be setback behind the building line for a street or road on which the plot abuts and shall not be located affecting the access ways to the building. If the garage is not setback as aforesaid, the Municipal Commissioner may require the owner or occupier of the garage to discontinue use of premises or to take such other measures, as the Municipal Commissioner may consider necessary in order to prevent danger or obstruction to traffic along the street.

Note: Built – up Area of covered Private Garage & Covered Public Garage shall be computed in F.S.I.

42.4 (t) **Basement –**

- i) The basement shall be put only to the following uses and shall be constructed within the prescribed set-back and prescribed building lines and subject to maximum coverage on floor 1 (entrance floor)
 1. Storage of household or other goods or ordinarily non-combustible material.
 2. Strong rooms, bank lockers, safe deposit vaults etc.
 3. Air-conditioning equipments and other machines used for services and utilities of the building.
 4. Parking spaces.
 5. Users strictly ancillary to the principal user.
- ii) The basement shall not be used for residential purpose.
- iii) The basement shall have the following requirements-
 - a) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling.
 - b) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency

may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air conditioning systems.

- c) The minimum height of the ceiling of any basement shall be 0.9M and the maximum shall be 1.2 M. above the average surrounding ground level.
- d) Adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement.
- e) The walls and floors of the basement shall be water-tight and be so designed that the effect of the surrounding solid and moisture, if any, is taken into account in design and adequate damp proofing treatment is given, and
- f) For parking spaces in basement and or on upper floors for more than 10 cars 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 space.
- g) 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 fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provisions of Regulation No. 45.1 (b).

42.4 (u) Parapet – parapet walls and handrails provided on the edges of roof terraces or balcony shall not be less than 1.15 m. above the finished floor level and not more than 1.30 unfinished floor level in height.

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

42.4 (w) Porch – A porch, if any, shall be at least 1.5 m. away from the plot boundary. The size of the porch shall be 4.00 m. wide x 5.5 m length maximum, shall not be

counted towards FSI. A brick or concrete bund of 0.45 m. in height is permissible over a porch. The larger porch for mercantile/commercial, hotel and public building may be permitted with special permission by Municipal Commissioner.

42.4 (x) Meter Room – An independent and ventilated well lighted meter room (service room directly accessible from the outside) shall be provided on ground floor and/or on upper floors, according to the requirements of the electric supply undertaking. The door to the room shall have fire resistances of not less than two hours.

42.4 (y) Dead Wall- a) Building with partially dead wall with its required minimum open space required for dead wall and on said face partially with openings and required minimum space as per DCR are permissible.

b) Dead wall should be from ground floor to top floor without any opening.

42.4 (z) ¹ a) Plinth :- The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured.

(i) Main building – The height of the plinth shall not be less than 30 cm above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm above the high flood level.

(ii) Interior court-yards, covered parking spaces and garages:- These shall be raised at least 15 cm above the surrounding ground level and shall be satisfactorily drained.

b) Ramps :-

1) Ramps for pedestrians –

(i) General – The provision applicable to stairways shall generally apply to ramps.

¹ The regulations were sanctioned on 21/07/2008

A ramp in a hospital shall not be less than 2.25 m. wide. In addition, to satisfy the fire-fighting requirements, a ramp shall lead directly to outside open spaces at ground level or courtyards or other safe places. In multistoreyed, high rise and special building, access to ramps from any floor shall be through a smoke-stop door.

(ii) Slope – A ramp shall have a slope of not more than 1 in 10. It shall be of non slippery material .

iii) Handrail – A handrail shall be provided on both the sides of the ramp.

2) Ramps for basement or storeyed parking – For parking spaces in a basement and upper floors, at least two ramps of adequate width and slopped 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 of movement of fire-fighting vehicles.

c) Revas Projection :-

(i) A revas projection 1.20 m. in width may be permitted in the front open space when it faces a street 12.20 m. or more in width. To facilitate the construction of a staircase, such revas projection may be permitted in the side or rear open space provided that such open space is at least 4.5 m. and the revas projection is limited to a width of 0.75 m. and the length of the staircase landing. No revas projection shall be at a height less than 2.1 m. above the ground level.

(ii) A revas projection shall not be permissible in the side or rear open spaces of a tower –like structure.

(iii) The areas of all revas projections shall be taken into account for the computation of F.S.I.

d) Roof :-

(i) Effective drainage of rain water -- The roof of a building shall be so constructed of framed as to permit effectual drainage of the rain water therefrom by means of rain water pipes at the scale of at least one pipe of 10 cm. Diameter for every 40 sq.m. of roof area. Such pipes shall be 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.

(ii) Connecting rain water to drain or sewer – The commissioner may require rain water pipes to be connected to a drain or sewer through a covered channel formed beneath the public footpath to connect the rain water pipes to the road gutter or in any other approved manner.

(iii) Manner of fixing rain water pipes – Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut or formed in such walls or in such other manner as may be approved by the commissioner.

e) Terrace:- Terraces shall not be sub-divided and shall be accessible by a common staircase.

f) Septic Tank, :-

(i) Location and sub-soil dispersion,- A sub-soil dispersion system shall not be closer than 12 m. to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 2 m. to avoid damage to the structure.

(ii) Dimensions etc.-

(a) Septic tanks shall have a minimum inner width of 75 cm. A minimum depth of one metre below the water level and a per capita minimum liquid capacity of 85 litres. The length of the tanks shall be at least twice the width.

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

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

(d) The minimum nominal diameter of the pipe shall be 100 mm. Further, at junctions of pipes in manholes, the direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe.

(e) The gradients of land-drains, under-drainage as well as the bottom of dispersion trenches and soakways should be between 1:300 and 1:400.

(f) Every septic tank shall be provided with a ventilating pipe of at least 50 mm. diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a height of about 2 mt. when the septic tank is at least 15 mt. away from the nearest building and to a height of 2 mt. above the top of the building when it is located closer than 15 mt.

(g) When the disposal of septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90 cm. and not less than 100 cm. In depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.5 cm. of clean coarse aggregate.

The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees the entire pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooding of the pit to by surface run off. The inlet pipe should be taken down to a depth of 90 cm. from the top as an anti mosquito measure.

(h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. wide excavated to a slight gradient and shall be provided with a layer of washed gravel or crushed stones 15 to 25 cm. deep. Open joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 mt. and trenches should not be placed closer than 1.8 mt. to each other.

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

h) Canopy :- A cantilevered and un-enclosed canopy may be permitted over each entrance and staircase, if a clear distance of at least 1.5 m. is maintained between the plot boundary and the outer edge of the canopy. The minimum clear height of the canopy shall be 2.2 m.

43. OPEN SPACES AROUND BUILDINGS

43.1 The following regulations shall apply to buildings of all land uses except Industrial Land Use.

- a. The front, side and rear open spaces shall not be less than 3 M. in width where the height of building does not exceed 10 M.
- b. For height of building above 10 M and upto 24 M, in addition to the minimum width of the open spaces required for the height of 10 M, there should be an increase in the width of the minimum open spaces at the rate of 1 M per every 3 M or fraction thereof, for height above 10 M.
- c. For heights of buildings above 24 M and upto 30 M the minimum width of the open space shall be 10 M.

- d. For heights of buildings above 30 M in addition to the minimum width of the open space required for heights upto 30 M. There shall be an increase in the width of the open space at the rate of 1 M per every 5 M or fraction thereof. For heights above 30 M., the width of the open space need not exceed 16 M.
- 43.2
- a) If any interior or exterior open space is intended to be used for the purpose of light and ventilation by more than one building belonging to the same owner, then the width of such open space shall be the one required for the tallest building as specified in clause of 43.1 above. However, this distance shall be the clear distance without any projections like balcony etc.
 - b) The open space specified under (a) above may not be required to be provided if the end walls of buildings are to be left permanently blank without any openings. However, the minimum distance between any blank wall of a building and the plot boundary shall be 3 M if the building is up to 15 M in height, 4.5 M if the building is more than 15 M but not more than 24 M in height and 6 M if the building is more than 24 M in height.
- 43.3
- For buildings of residential land use following special provisions shall apply .
- a) For semi-detached buildings having not more than three storeys (10 M), the width of the front, rear and one side open space shall not be less than 3 M, 3 M and 1.5 M respectively. For row houses having not more than three storeys the width of the front and rear open spaces shall not be less than 3 M.
 - b) In case of row houses, wherein inner chowks are provided to derive main source of light and ventilation, in conformity with Regulation No. 42.4 (h) the building may be allowed to construct with a front margin of 0.5 m and a rear margin of 2.25 mtrs. In addition to this, 1.5 m side margin shall be provided for semi-detached buildings. Provided that the foundation of the end walls shall not, in any case, go beyond the plot boundary.

Notwithstanding anything contained herein above, the building should be provided with adequate light and ventilation provisions in accordance with Regulation No. 42.4 (f) and commensurate parking facilities under the stilts or the inner chowk with adequate maneuvering spaces.
 - c) In respect of row house plots of having depth of 9 m. or less, the minimum front and rear margins shall be 1.5 m. and 2.25 m. respectively.

43.4 Following regulations shall govern the opens spaces around buildings of industrial land use:

- a. For plots of area less than 800 Sq. Mt. minimum width of the front open space shall be 5 M and the minimum width of side and rear open spaces shall be 3 M.
- b. For plots of area between 800 Sq. Mt. and 1200 Sq. Mt. the minimum width of front open space shall be 5 M and the minimum width of side and rear open spaces shall be 4 M.
- c. For plots having an area of more than 1200 Sq. Mt. the minimum width of the front open space shall be 6.5 M and the minimum width of side and rear open spaces shall be 5 m.

43.5 Exemption to open spaces:

- (i) "Balconies shall be permitted to project in the open spaces to the extent of 1.5 mtrs. But the clear width of the open spaces *on ground floor* shall in no case be less than 3 mtrs".
- (ii) Double height projected (pocket) terraces: One pocket terrace projecting to a maximum of 1.5 m. from the building will be allowed per tenement, providing that such terraces are not enclosed by wall from three sides. Length of such pocket terrace shall not be more than the maximum width of that room or 3.0 m. whichever is less. The clear width of the open spaces on all floors shall in no case be less than 3 mtrs. from the outer edge of such terrace. More than the above stated area of such terraces shall be computed in the F.S.I.
- (iii) Projections 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, except a cornice, chajja, roof, weather shade more than 0.75_m and Flowerbed or cupboard more than 0.60 m as specified in these regulations shall overhang or project over the said open space.
- (iv) A Canopy or canopies each not exceeding 5 m. in length and 2.5 m. in width in the form of cantilever or supported and unenclosed, shall be permitted over the main entrance/entrances, providing a minimum clear height of 2.1 m. below the canopy. There shall be a clear open space of 1.5 m from the plot boundary to the canopy.

In one storied residential building, only one such canopy shall be permitted for each individual detached block. In more than one-storied residential buildings, two canopies shall be permitted over ground floor/higher floor entrance.

- 43.6 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 villages, or with the scheme of allotment of 12.5% land to the project affected land holders, the clear marginal open spaces within the plot required to be provided for the purposes of deriving light and ventilation shall be as follows :

Category	Area of the Plot fronting the road	Max. Permissible Height of bldgs. (in Mtrs.)	Min. Marginal Open Spaces (in m.)			
			Front	Side	Side - 2	Rear
Row Houses With or Without Common Walls	a) 40 M ² to Less than 150 M ²	13m	1.5	0.0	0.0	2.25
	b) 150 M ² to 300 M ²	13m	3.0	0.0	0.0	3.0
	a) 100 M ² to Less than 150M ²	13m	1.5	2.25	0.0	3.00
Buildings	b) 150M ² to Less than 300 M ²	13m	3.0	1.5	0.0	3.0
	c) More than 300 M ² to Less than 450 M ²	13m	3.0	3.0	0.0	3.0
Detached buildings	a) 450 M ² to Less than 1000M ²	13m	3.0	3.0	3.0	3.0
	b) 1000 M ² and above	—	As per Regulation No. 43.1 & 43.2			

Note: If parking space under stilt is provided, additional height of the building to the extent of the height of the stilt may be permitted.

44. CAR PARKING, LOADING & UNLOADING

44.1 One parking area for different modes and number of car spaces to be provided for various land uses shall be governed by the following table.

SR.NO	TYPE OF MODE	SIZE OF PARKING BAY
1.	Car	2.5 m x 5.0 m
2.	Scooter	2.5 m x 1.2 m
3.	Bi cycle	2.0 m x 0.7 m
4.	Truck	3.75 m x 10.0 m

☆ 44.2 Land use

1. Residential

car spaces

One parking space for every:-

- 4 tenements having carpet area upto 35 sq.mt each.
 - 2 tenements with carpet area exceeding 35 sq.mt each.
 - 1 tenement with builtup area exceeding 45 sq.mt. but not exceeding 60 sq.mt. each.
 - ½ tenement with builtup area exceeding 60 sq.mt.
- In addition to the parking spaces specified in (a, b, c & d) above, parking shall be provided to the extent of 10 percent of the number stipulated above, subject to minimum of one.

2. I. Star hotels

One parking space for every 40 sq.mt of total floor area.

II. lodging & restaurants.

One parking space for every 60 sq.mt. of total floor area of a lodging establishment.

- One parking space for every 12.5 sq.mt. of builtup area of restaurant including hall, dining room, pantry and bar.

3. Educational

One parking space for 35 sq.mt of builtup area of the administrative office area staff room, canteen, pantry, public service area in all other schools except bus parking area at this rate of one parking space for 100 students. In addition to the 10% area for two wheelers shall be provided.

4. Office(Govt. or Private) & business buildings.

One parking space for every 30 sq.mt of floor area upto 1500 sq.mt and for every 60 sq.mt. of additional space for areas exceeding 1500 sq.mt. of floor area.

☆ This regulation is modified and replaced by Government in U.D.D Mantralaya Mumbai under section 37(2) of the MR & TP Act, 1966 vide Notification No.TPB – 4308/3367/CR-282/08/UD-11, dated 26/10/2010 to be read with corrigendum No. TPB – 4308/3367/CR-282/08/UD-11, dated 26/04/2011 to the said notification.

5. Assembly
 - a) One parking space for every 12 seats/persons.
 - b) Without fixed seats, one parking space for every 15 sq.mt. of floor area.
 - c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.
6. Mercantile

One parking space for every 40 sq.mt of floor area upto 800 sq.mt. and one parking space for every 80 sq.mt. of space for areas exceeding 800 sq.mt.
7. Industrial

One parking space for every 70 sq.mt. floor area thereof to a minimum of two spaces in addition to a loading /unloading spaces.
8. Storage

One parking space for every 100 sq.mt. thereof to a minimum of two spaces.
9. Hospitals & medical institutions

One parking space for every 100 sq.mt. of total floor area. In addition, two parking space for ambulance parking measuring 10 mt. x 4 mt. for hospitals or medical institutions with bed strength of 100 and thereof four more beds, one ambulance, parking space for additional 50 beds each.
10. Cinemas & Theatres

One parking space for every 10 seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/theatre.
11. Shopping (not included under mercantile occupancy)

One parking space for 50 sq.mt of total floor area.
12. Stadia & clubs (included under assembly occupancy)

One parking space for every 75 seats plus additional parking as in these Regulations for occupancies like those of restaurants, etc. with such stadia or clubs.
- 44.3 (a) In addition to the above 10% of total parking spaces shall be provided for visitors parking and 10% for two wheelers parking. Further incase of plots exceeding 1000 sq. m. in area for all land uses except industrial and storage land use, suitable lay-bye [as shown in appendix No. II (A), (B) & III (A), (B) & (C)] shall be carved out for visitors parking in the front area within the plot by means of compound wall.
- 44.3 (b) On the ground floor minimum 3 mtrs. margin shall be kept from the rear edge of the lay- by subjective provision of Regulation 43.1 of the DCRs. The building from the 1st floor onwards may start from the rear edge of the lay-bye subjective provision of Regulation No. 43.1 of the DCRs.

- 44.4 Car parking spaces shall be clearly shown on the site plan alongwith the maneuvering space to the satisfaction of the Corporation.
- 44.5 The above standards for parking and loading ,unloading may be modified in Special Development Control Regulation for Action Area with due consideration of the common parking facilities provided in the layout of the action area.
- 44.6 In case of residential land use 25% of the open space around the building may be used for parking. In case of other land uses 50% of the open space around the building may be used for parking and loading, unloading, provided that a minimum distance of 3.0 m around the building shall be kept free from any parking and loading, unloading spaces.
- Notwithstanding the above, entire marginal open space around the building incase of residential plot up to 500 sq.mt. may be utilised for parking with adequate manoeuring spaces.
- 44.7. In addition to the above table, loading and unloading spaces shall be provided for mercantile, industrial and storage land uses as one space for every 100 sq.mt of floor area or part thereof upto 500 sq.mt and one for every 500 sq.mt or part thereof thereafter. The loading space shall be 3.75 m x 10.0 m.
- 44.8 Whenever the existing FSI is enhanced, building permission shall be given only after the provision of additional parking spaces corresponding to the revised total built-up area.
- 44.9 Guide lines for circulation space around parking spaces shall be followed as given in the Appendix II & II – A.

45 BUILDING REQUIREMENTS:

The specified facilities for the buildings for physically handicapped persons shall be as follows:

- 45.1 a) **APPROACH TO PLINTH LEVEL:** Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage.

This entrance shall be approached through a ramp together with the stepped entry.

- b) **RAMPED APPROACH:** Ramp shall not start within 1.5 mt. from plot boundary in case of buildings having height below 15 mtrs. In case of building having height of 15 mtrs. and above. It should not start within 4.5 mtrs. from the plot boundary.
- 45.2 **STEPPED APPROACH:** For stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800-mm high hand rail on both sides of the stepped approach similar to the ramped approach shall be made.
- 45.3 **EXIT / ENTRANCE DOOR:** Minimum clear opening of the entrance door shall be 900 mm and it shall not be provided with a step that obstructed the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.
- 45.4 **ENTRANCE LANDING:** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (hereinafter referred to as "the said guiding floor material"). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
- 45.5 **CORRIDOR CONNECTING THE ENTRANCE/EXIT FOR THE HANDICAPPED:**
The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:
 - a) "Guiding floor materials" shall be provided or devices that emit sound to guide visually impaired persons.
 - b) The minimum width shall be 1500 mm.
 - c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- 45.6 **STAIR WAYS:** One of the stairways near the entrance/exit for the handicapped shall have the following provisions:

- a) The minimum width shall be 1350 mm.
 - b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
 - c) Maximum number of risers on a flight shall be limited to 12.
 - d) Hand rails shall be provided on both sides and shall extend 300 mm. on both sides and shall extend 300 mm on the top and bottom of each flight of steps.
- 45.7 LIFTS: Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions. Clear internal depth: 1 100 mm
- Clear internal width : 2000 mm.
- Entrance door width : 900 mm
- a) A hand rail not less than 600 mm long at 1000 mm. above floor level shall be fixed adjacent to the control panel. Also, switch control shall be at an operating height equal to that of handrails.
 - b) The lift lobby shall be of an inside measurement of 1800 x 1800 mm or more.
 - c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 M/sec.
 - d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance / exist is either open or closed.
 - e) The lift meant for paraplegics/handicapped shall be available on each floor with proper signage.
 - f) Also, this lift in case of power failure or any such emergent situations shall reach to the nearest floor
- 45.8 TOILETS: One special W.C in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.
- a) The minimum size shall be 1500 x 1750 mm.

- b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.
 - c) Suitable arrangement of vertical/horizontal handrails with 50-mm. clearances from wall shall be made in the toilet.
 - d) The W.C. seat shall be 500 mm from the floor.
- 45.9 One of the washbasins in the toilet block on each floor shall be fixed at height of 75 cm above the finished floor level, with a tap. A similar arrangement has to be made for the drinking water facility.

46 ADDITIONAL FLOOR SPACE INDEX, WHICH MAY BE ALLOWED IN CERTIAN CATEGORIES.

- (1) A Building of Information technology/I.T.E.S:** The Commissioner as the case may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI as under (including for IT/ITEs units located in NDZ/Green Zone/Agriculture Zone proposed in the Development Plan or Regional Plan)
- (i) 100% additional F.S.I. shall be made available to all I.T./I.T.E.S units in public I.T. park
 - (ii) 100% additional F.S.I. shall also be made available to all registered I.T. / I.T.E.S. units located in private I.T. parks approved by the Directorate of Industries
 - (iii) Permission for erecting towers and antenna upto the height permitted bythe civil aviation department shall be granted by the concerned Municipal bodies at the time and as a part of approval of building plan itself.

General Terms and Conditions applicable for a development of I.T/ I.T.E.S. Units

- (i) Additional F.S.I. to I.T./ I.T.E.S. units would be available to I.T./ I.T.E.S. Parks duly approved by the Directorate of Industries.
 - (ii) The additional F.S.I. shall be granted upon payment of premium, which shall be paid in the following manner.
- A– For plots from the nodes where NMMC is planning authority and which are already disposed off for I.T./ I.T.E.S. with 1.5 F.S.I. the premium shall be recovered by CIDCO for additional F.S.I. @ 50% of the market value as may be

decided by CIDCO as per its pricing policy. Out of the total premium 25% shall be paid to Govt. and 25% to NMMC.

- B- For plots from the nodes where CIDCO is planning authority and which are already tendered with 1.5 F.S.I. for I.T./ I.T.E.S, the premium shall be recovered by CIDCO for additional F.S.I. @ 50% of market value as may be decided by CIDCO as per its pricing policy. Out of the total premium 25% shall be paid to Govt.
- C- For plots which are being disposed / tendered with 3.00 F.S.I. The CIDCO shall tendered out plots with 3.00 F.S.I. (1.5 + additional 1.5 F.S.I.) subject to condition (i) above and subject to condition that the base price for such plot shall not be less than 150 % of market value as may be decided by CIDCO. as per its pricing policy. CIDCO shall deposit 5% amount of total lease premium to Govt. and 5% to NMMC (Wherever NMMC is planning authority).
- D- Plots which are tendered with 3.00 F.S.I. after 20th May 2004 but before date of this order CIDCO shall deposit 5% amount of total lease premium to Govt. and 5% to NMMC. (Wherever NMMC is planning authority).
- (iii) In the event, if the developers come forward for provision of such off infrastructure at his own cost, then the respective planning authority or the MIDC., as the case may be, shall determine the estimated cost of works and shall also prescribe the standards for the work. After completion of the work the said planning authority/MIDC shall verify as to whether the same is as per prescribed standard and thereafter by deducting the cost of work, the balance amount of premium shall be recovered by the said Planning Authority/MIDC.
- (iv) Users/ Services ancillary to the I.T./ I.T.E.S. –
While developing site for I.T./ I.T.E.S. with additional F.S.I., ancillary users such as restaurants, gymnasium, small clubhouse, small guest house etc., as may be permitted by the Directorate of Industries shall also be allowed upto 20% of the permissible built-up area.
- (v) No condonation in the required open spaces, Parking and other requirement prescribed in these regulations shall be allowed in case of such additional F.S.I.

- (2) **Police Housing** – In cases of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters, the Municipal Commissioner may permit the Floor Space Index to be exceeded upto 1.5

Note : It shall be permissible to submit a composite scheme for the development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilization of permissible Commercial user under the Regulation 38; so that commercial potential of the plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 1.5 m.

In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user permissible under D.C. Regulation may be permitted upto 25% of the total permissible builtup area.

- (3) **¹Reconstruction of buildings destroyed by fire or which have been collapsed or which have been demolished. Etc.** – 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 has been 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 a lawful order of the Corporation is likely to be demolished for the reason of the same having been declared unsafe by or under a lawful order of the said Corporation duly certified by them, shall be allowed as specified in Appendix – VI of this Regulation.

- (4) **Deleted**

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