

MIDC DC Rules

**Revised Development
Control Regulations 2009
Maharashtra Industrial Development Corporation**



Maharashtra Industrial Development Corporation

Revised Development Control Regulations 2009

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PART-I: ADMINISTRATION

PREAMBLE

Maharashtra Industrial Development Corporation (hereinafter referred to as “MIDC”), incorporated under Section 3 of the Maharashtra Industrial Development (MIDC) Act, 1961, appointed as a Special Planning Authority (SPA) for the “notified areas“ as defined under Sub Section 1A of Section 40 of the Maharashtra Regional & Town Planning (MRTP) Act, 1966 (hereinafter referred to as “Act”), in exercise of the powers conferred under Clause (d) of Sub Section 3 of Section 40 of the said Act, makes the following development control regulations (DCR) for the notified areas under MIDC.

1. Short Title, Jurisdiction and Commencement

1.1. Title

These regulations shall be called the Development Control Regulations for the notified areas of MIDC, 2007 (hereinafter referred to as “these regulations”).

1.2. Jurisdiction

These regulations shall apply to all developmental activities in the notified areas under jurisdiction of MIDC.

1.3. Commencement

These regulations shall come into force from the day they are published in the official gazette with the prior sanction of the State Government. Till such time more stringent provisions of these regulations and the regulations in force shall be applicable.

1.4. Repeal and Saving

The Development Control Regulations for the notified areas of MIDC, 1999 sanctioned by the State Government No. TPB/4375/353/CR-135/95/UD-11 dated 7-1-1999 shall stand repealed upon coming in to force of these Regulations.

Nothing in these regulations shall apply or effect any plan already approved or building constructed or under construction as per the approved plan and any action taken in accordance with the Development Control Regulations for the Notified Areas of MIDC, 1999, unless in the opinion of MIDC such building is unsafe or constitutes a hazard to the safety of the occupants either in the property or adjacent property.

2. Definitions

In these Regulations, unless the context otherwise requires, the terms and expressions shall have the meaning indicated against each of them.

Terms and expressions not defined in these Regulations shall have the same meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) or the Maharashtra Industrial Development Act, 1961 and the rules framed there under, and the National Building Code (NBC) of India 2005, as amended from time to time, as the case may be, unless the context otherwise requires.

- 2.1 “Accessory building”** means a building separated from the main building on a plot, and put to one or more accessory uses.
- 2.2 “Accessory use” means** use of the building subordinate and customarily incidental to the principal use.
- 2.3 “Accredited Architect”** means an architect, who has been empanelled by MIDC in accordance with Regulation 15.2 of these Regulations.
- 2.4 “Accredited Town Planner”** means a Town Planner, who has been empanelled by MIDC in accordance with Regulation 15.3 of these Regulations.
- 2.5 “Act”** means the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966); as amended from time to time.
- 2.6 “Addition and/or alteration”** means change from one occupancy to another, or a structural change, such as addition to the area or height or the removal of part of a building or a change to the structure, such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of ingress or egress, or a change to fixtures or equipment, as provided in these Regulations.
- 2.7 “Advertising sign”** means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or giving information regarding or to attract the public to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part of or is connected, with any building, or is fixed to a tree or to the ground or to any poll, screen, fence, hoarding or displayed in space; or in or over any water body included in the limits of ‘notified area’.
- 2.8 “Air-conditioning”** means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.
- 2.9 “Amenity”** means roads, streets, open spaces, parks recreational grounds, play grounds, gardens, sports complex, parade ground, markets primary schools, secondary schools, Colleges, Polytechnics, Clinics, dispensaries, hospitals, police station, fire station, parking lots, water supply, electric supply, street lighting, sewerage, drainage, public works and includes other utilities, services and conveniences.

- 2.10** “**Approved**” means approved by MIDC.
- 2.11** “**Atrium**” means a sky lighted naturally/ artificially ventilated area in buildings, with no intermediate floors, often containing plants and used as circulation space or an entrance foyer.
- 2.12** “**Balcony**” means a horizontal projection, including a parapet, hand-rail balustrade, to serve as a passage or sitting out place.
- 2.13** “**Basement or cellar**” means the lower storey of a building below, or partly below the ground level.
- 2.14** “**Biotechnology Unit**” shall mean and include Biotechnology (BT) units which are certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.
- 2.15** “**Building**” means a structure, constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes -foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms; verandahs, balconies, cornices, projections; part of a building or anything affixed thereto; any wall enclosing or intended to enclose land or space, signs and outdoor display structures; tanks constructed for storage of chemicals or chemicals in liquid form, except tents / Shaminas and tarpaulin shelters erected for temporary purposes for ceremonial occasions, with the permission of MIDC.
- 2.16** “**Building line**” means the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, if any.
- 2.17** “**Built-up area**” means the area covered by a building on all floors including cantilevered portion, if any, except the areas excluded specifically under these Regulations.
- 2.18** “**Cabin**” means a non-residential enclosure constructed of non- load bearing partitions.
- 2.19** “**Canopy**” means a projection over any entrance.
- 2.20** “**Carpet area**” means the net usable floor area within a building excluding the area that is covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations.
- 2.21** “**Chajja**” means a structural overhang provided over opening on external walls for protection from the weather.
- 2.22** “**Chief Executive Officer**” means the Chief Executive Officer appointed by the State Government under sub-section (1) of Section 12 of the Maharashtra Industrial Development Act, 1961.

- 2.23 “Chimney”** means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.
- 2.24 “Chowk”** means a fully or partially enclosed space permanently open to the sky within a building at any level; an “inner chowk” being enclosed on all sides and an “outer chowk” having one unenclosed side.
- 2.25 “Convenient shopping”** means shops, each with a carpet area not exceeding 20 Sq.m except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping. It includes –
- i Food-grains or ration shops, each with carpet area not exceeding 50 Sq.m,
 - ii Paan shops and Tobacconists,
 - iii Shop for collecting and distribution of clothes and other materials for cleaning and dyeing establishments,
 - iv Tailor or danner shops,
 - v Groceries, confectioneries, wine and general provision shops, each with a carpet area not exceeding 50 Sq.m,
 - vi Hair dressing saloons and beauty parlors,
 - vii Bicycle hire and repair shops,
 - viii Vegetable and fruits shops,
 - ix Milk and milk products shops,
 - x Medical and dental practitioner’s dispensaries or clinics, pathological or diagnostic clinics and pharmacies, each with a carpet area not exceeding 50 Sq.m,
 - xi Florists,
 - xii Shops dealing in ladies ornaments such as bangles etc.,
 - xiii Shops selling bakery products,
 - xiv Newspaper, magazine stalls and circulating libraries,
 - xv Wood, coal and fuel shops, each with a carpet area not exceeding 30Sq.m
 - xvi Books and stationery shops or stores,
 - xvii Cloth and garment shops,
 - xviii Plumbers, electricians, radio, television and video equipment repair shops and audio/video libraries,
 - xix Restaurants and eating houses each with a carpet area not exceeding 50sq.m,
 - xx Shoes and sports shops each with a carpet area not exceeding 75Sq.m. with the approval of MIDC.
- MIDC may from time to time add to, alter or amend the above list.
- 2.26 “Contiguous holding”** means a continuous piece of land in one ownership/leaser irrespective of separate property register cards/possession receipts of plots.
- 2.27 “Corridor”** means a common passage or circulation space including a common entrance foyer.

- 2.28** “**Courtyard**” means a space permanently open to the sky within the site around a structure.
- 2.29** “**Development**” with grammatical variation means to carry out the building, of engineering, mining or other variations in, or over, or over/under land or water, or to making of any material change, in any building, or land, or in the use of any building or land or any material or structural change in any heritage building or its precinct and includes demolition of any existing building, structure or erection or part of such building, structure or erection and redevelopment, and layout and subdivision of any land and “to develop” shall be construed accordingly.
- 2.30** “**Drain**” means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps, gullies, floor traps used for drainage of buildings or yards appurtenant to the buildings within the same curtilage. A drain includes an open channel or conveying surface water or a system for the removal of any liquid.
- 2.31** “**Existing building**” means a building or structure existing authorisedly before the commencement of these Regulations.
- 2.32** “**Existing use**” means use of a building or a structure existing authorized before the commencement of these Regulations.
- 2.33** “**External wall**” means an outer wall of a building not being a partition wall, even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.34** “**Fitness Centre**” in a building means and includes the built up premises provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by MIDC from time to time.
- 2.35** “**Floor**” means the lower surface in a storey on which one normally walks in a building and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.
- 2.36** “**Floor Space Index (FSI) / Floor Area Ratio (FAR)**” means the quotient of the ratio of the combined gross covered area (plinth area) on all floors, excepting areas specifically exempted under these Regulations, to the total area of the plot viz.

$$\text{FSI/FAR} = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

- 2.37 “Footing”** means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.38 “Foundation”** means that part of the structure which is in direct contact with and is transmitting loads to the ground.
- 2.39 “Front”** means the space between the boundary line of a plot abutting the means of access/road/street and the building line. Plots facing two or more means of accesses/roads/streets shall be deemed to front on all such means of access/roads/streets with accesses/roads/streets having more width shall be considered as main frontage for deciding side and rear margins.
- 2.40 “Gallery”** means an intermediate floor or platform projecting from a wall of an auditorium or a hall, providing extra floor area, and/or additional seating accommodation. It also includes the structures provided for seating in stadium
- 2.41 “Garage-Private”** means a building or a portion thereof designed and used for the parking of vehicles.
- 2.42 “Garage-Public”** means a building or portion thereof, designed other than as a private garage, operated for gain, designed and/or used
- 2.43 “Grantor”** In respect of “Notified Area” means MIDC, where MIDC has executed the Agreement to Lease or License in favour of its allottee.
- 2.44 “Ground Coverage Ratio (GCR)”** means the ratio of covered area to the total plot area.
- 2.45 “Habitable room”** means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used.
- 2.46 “Height of a building”** means the vertical distance measured, in the case of flat roofs, from the average level of the ground around and continuous to the building to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and, in the case of gables facing the road, the mid-point between the eaves level and the ridge.
- 2.47 “Height of a room”** means the vertical distance measured from the finished floor surface to the finished ceiling. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.

- 2.48 “Heritage Building”** means a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the Planning Authority in whose jurisdiction such building is situated.
- 2.49 “Heritage precinct”** means an area comprising heritage building or buildings and precincts thereof or related places.
- 2.50 “Hoarding”** means any surface or structure erected on ground or any portion of roof of a building or on or above the parapet, with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for purpose of advertising or to give information regarding or to attract the public to any place, person, public performance, article of merchandise whatsoever.
- 2.51 “Home occupation”** means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and/or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. “Home Occupation” may also include such similar occupations as may be specified by MIDC and subject to such terms and conditions as may be prescribed.
- 2.52 “Ledge” or “Taand”** means a shelf-like projection supported in any manner, except by vertical supports, within a room itself but without a projection of more than half a meter.
- 2.53 “Lessor”** in respect of “Notified Area” means MIDC where MIDC has executed the Lease in favour of its allottee.
- 2.54 “Lessee”** in respect of Area means the allottee in favour of whom Lease has been granted by MIDC.
- 2.55 “Licensed Engineer”** means a qualified engineer and licensed by any Municipal Corporation or Class A / Class B Municipal Council to sign building plans and documents connected with Development Permission.
- 2.56 “Licensee”** In respect of “Notified Area” means the allottee in favour of whom MIDC has executed Agreement to Lease.
- 2.57 “Lift”** means a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.

- 2.58 “Loft”** means a shelf like projection supported in any manner whatsoever, except by means of vertical supports within a room itself. The width of a loft shall not be more than 1M provided that if clear height between the top of the loft and the ceiling directly above it is not more than 1.5m, lofts wider than 1 M may be permitted.
- 2.59 “Mezzanine floor”** means an intermediate floor not being a loft between the floor and ceiling of any storey.
- 2.60 “MIDC”** means the Chief Executive Officer of Maharashtra Industrial Development Corporation or any other officer/officers duly authorized by him/her to perform any of the duties and functions under these Regulations.
- 2.61 “MID Act”** means The Maharashtra Industrial Development Act, 1961 (Mah Act No III of 1962)
- 2.62 “Multi-Storied Building” or “High-rise Building”** means a building above 15 Mtr. of height and above the average surrounding ground level and contiguous to the building as prescribed by NBC 2005, as amended from time to time.
- 2.63 “National Building Code of India 2005”** means the book containing Development control Rules, General building Requirements and Fire Prevention and Life Safety Measures to be implemented in the buildings, places, premises, workshops, warehouses and industries, published by the Bureau of Indian Standards, from time to time, with or without amendments
- 2.64 “Occupancy” or “Use”** means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy buildings being those in which more than one occupancy are present in different portions of the buildings.
- 2.65 “Open Space”** means an area forming an integral part of a land left permanently open to the sky.
- 2.66 “Owner”** means a person who receives rent for the use of the land or building or would be entitled to do so if it were let, and includes -
- i An authorized agent or trustee who receives such rent on behalf of the owner;
 - ii A receiver, executor or administrator, or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner;
 - iii An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes;
 - iv A mortgagee in possession; and
 - v Lessee/ Licensee of MIDC,

- 2.67** “**Parapet**” means a low wall or railing built along with the edge of roof or a floor.
- 2.68** “**Parking space**” means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 2.69** “**Plinth**” means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.70** “**Plinth area**” means the built-up covered area measured at the floor level of the basement or of any storey whichever is larger.
- 2.71** “**Plot**” means a portion of land held in one ownership and numbered and shown as one plot enclosed by definite boundaries.
- 2.72** “**Plumbing Engineer**” means a person having Diploma in civil engineering or an equivalent qualification as approved by AICTE, a certificate of plumbing or in sanitary engineering recognized by the IEI or AICTE and a certification to the effect that he has a minimum of 3 years experience.
- 2.73** “**Porch**” means a covered surface supported on pillars or otherwise with wall only on one side, for the purpose of a pedestrian or a Vehicular approach to building.
- 2.74** “**Registered Architect**” means a qualified architect who is duly registered with the Council of Architecture under the Practising Architects Act, 1972.
- 2.75** “**Registered Structural Engineer**” means a qualified Engineer who is duly registered member of The Institutions of Engineers (India) with minimum five years of experience in structural design (in case of persons holding post graduate qualification experience required will be three years).
- 2.76** “**Road/Street**” means any highway, street, lane, pathway, alley, stairway, passage-way, carriageway, footway, square, place or bridge, over which the public have a right of passage, whether existing or proposed and includes all bunds channels, ditches, storm-water drains, service corridors for Sewage lines, Nallas, Electric Lines, culverts, sidewalks, traffic islands, road-side trees and hedges, retaining walls, fences, barriers and railings.
- 2.77** “**Road/Street-level or grade**” means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.
- 2.78** “**Road/Street line**” means the line defining the side limits of a road/street.

- 2.79 “Road width” or “Width of road/street”** means the whole extent of space within the boundaries of a road measured at right angles to the course or intended course of direction of such road.
- 2.80 “Row houses”** means a row of houses on adjacent plot with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.
- 2.81 “Semi-detached building”** means a building detached on three sides with open spaces as specified in these Regulations.
- 2.82 “Service road”** means a road/lane provided at the front, rear or side of a plot for service purpose.
- 2.83 “Service Floor”** means a floor provided for facilitating maintenance and/or termination/diversion of services like water supply, drainage, electricity supply, telecommunication lines and accommodating mechanical/electrical devices, apparatus like air handling units, air conditioning ducts etc.
- 2.84 “Special building”** means-
- i A building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an exhibition hall, theatre museum, a stadium, malls, multiplexes, fuel stations, a “Mangal Karyalaya“ or where the built-up area of such a user exceeds 500 Sq.m in the case of mixed occupants:
 - ii an industrial building;
 - iii a hazardous building;
 - iv a building of a wholesale establishment;
 - v a residential hotel building or centrally air-conditioned building which exceeds-
 - a. 15 m in height, or
 - b. a total built-up area of 500 Sq.m
- 2.85 “SEZ Act”** means the Special Economic Zone Act, 2005, enacted by the Central Government.
- 2.86 “Special Economic Zone”** means geographical area notified as Special Economic Zone by Govt. of India under the SEZ Act, 2005.
- 2.87 “Stair-cover”** means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather, and not used for human habitation.
- 2.88 “Storey”** means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

- 2.89 “Tenement”** means an independent dwelling unit with a kitchen or a cooking alcove.
- 2.90 “Theatre”** means a place of public entertainment for the purpose of exhibition of motion pictures and/or dramas and other social or cultural programs.
- 2.91 “Town Planner”** means a person who is a member of the Institute of Town Planners, India (ITPI).
- 2.92 “Tower-like-structure”** means a structure in which the height of the tower-like- portion is at least twice that of the broader base.
- 2.93 “Unauthorized developments”** means the development done or undertaken or in progress without prior approval of MIDC.
- 2.94 “Unsafe Building”** means buildings which are structurally and constructionally unsafe or in sanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare , by reason of inadequate maintenance, or dilapidation or abandonment.
- 2.95 “Volume to plot area ratio (VPR)”** means the ratio of volume of building measured in cubic metres to the area of plot measured in square metres and therefore expressed in metres. However, the volume of plinth shall not be considered in the calculation of volume of building. Provided further that in case of a building permitted for the land-use of storage, the height of the plinth shall not be less than lorry-loading height.
- 2.96 “Water closet (W.C.)”** means a privy with an arrangement for flushing the pan with water, but does not include a bathroom
- 2.97 “Water course”** means a natural channel or an artificial channel formed by training or diversion of a natural channel meant for carrying storm and waste water.
- 2.98 “Water Course, Major”** means a water course which carries storm water discharging from a contributing area of not less than 100 hectares. The decision of MIDC on the extent of the contributing area being final. A minor water course is one which is not a major one.
- 2.99 “Wholesale establishment”** means an establishment wholly or partly engaged in wholesale trade and manufacturer wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.
- 2.100 “Window”** means an opening, other than a door, to the outside of a building, which provides all or part of the required natural light. Ventilation or both to an interior space.

Note: Wherever there is conflict between definitions given in the Development Control (DC) Rules above and the definition given by National Building Code, the definition given in the National Building Code shall prevail.

3. Procedure for Securing Development Permission

3.1. Necessity of Obtaining Development Permission

Subject to the provisions of Section 43 of the Act, no person shall erect or re-erect a building or alter any building or carry out any development or redevelopment including temporary construction, on any plot or land or cause the same to be done without obtaining prior development permission from MIDC.

3.2. Application for Development Permission

Subject to the provision of Section 44 of the Act, any person intending to carry out any development on any land shall make an application in writing to MIDC in prescribed Form No.1 enclosed in the appendix IX.

3.3. Particulars and Documents to be Submitted along with Application

The following particulars and documents shall be submitted along with the application viz.

- a. Copy of letter of allotment from MIDC
- b. Copy of lease agreement/ownership document
- c. Copy of demarcation plan
- d. Latest Copy of registration of Architect with Council of Architecture and in case of Town Planner registration with Institute of Town Planners, India.
- e. A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500 showing the following details wherever applicable.
 - i) The boundaries of the plot.
 - ii) The position of plot in relation to neighboring street.
 - iii) The name of the streets in which the plot is situated.
 - iv) All the existing buildings and other development standing on over or under the site.
 - v) The position of building and of all other buildings which the applicant intends to erect.
 - vi) The means of access from the street to the building or the site and all other buildings which the applicant intends to erect.
 - vii) Open space to be left around the buildings to secure free circulation of air, admission of light and access for scavenging purposes.
 - viii) The width of the street (if any) in front and of the street at the side or rear of the building.
 - ix) The direction of north point relative to the plan of the buildings.
 - x) Any physical features such as trees, wells, drains, etc.

f. **Detailed Plan** (in quadruplicate) showing the plans, sections and elevations of the proposed development work to a scale 1:100 showing the following details wherever applicable:

- i) Floor plans of all the floors (including with the service floors) together with the covered area, clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift-wells including escalator spaces.
- ii) The use of all parts of the building.
- iii) Sizes of footings, thickness of basement walls, wall construction, floor slabs and roof slabs with their materials. The sections shall indicate the height of building and height of rooms and also the height of the parapet and the drainage and slope of the roof. At least one section should be taken through the staircase.
- iv) The building elevations from all the streets.
- v) Details of service privy, if any.
- vi) Terrace plan indicating the drainage and slope of the roof.
- vii) The north point relative to the plans.
- viii) All structural calculations with necessary drawings.
- ix) All plumbing services with necessary details.
- x) Rain Water Harvesting plan
- xi) All provisions related to Active and Passive Fire Protection requirements adhering to Part IV of National Building Code 2005 i.e. Fire & Life Safety.

Note: Only one set of plans under “e” and “f” above may be submitted initially for scrutiny.

g. **In the case of a Layout of land or plot**

- i) Site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
- ii) Plan (in quadruplicate) drawn to a scale of 1:500 showing:
 - a. Sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its, use according to prescribed regulations,
 - b. Width of the proposed streets and
 - c. Dimensions and areas of open spaces provided in the layout for the purpose of garden or recreation or like purposes.
- iii) A plan showing location of road signage with typical details of signage in terms of their sizes and contents.

h. **Landscape Plan** (in quadruplicate) to a scale of 1:250 showing various landscape features such as trees, hedges, paved areas, etc. The plan shall Show, in particular, the type and number of existing trees, the trees to be felled, the trees to be transplanted and the proposal for planting of new trees.

- i. **Rain Water Harvesting Plans** (in quadruplicate) showing the arrangement of Rain Water Harvesting,
- j. **Specifications:** Specifications, both general and detail, giving type and grade of materials to be used for development.
- k. **Certificate of Supervision:** Certificate in the prescribed form (Form 2 in the Appendix IX) by the Registered Architect *or Engineer* undertaking the supervision and any other consultant.

3.4. Notations to be followed for Preparation of Plans:

- a. The following notations shall be used for plans referred to in regulation 3.3 above.

Table 1: Notations for Preparation of Plans

Sr. No.	Item	Site Plan	Bldg. Plan
1.	Plot Line	Thick Black	Thick Black
2.	Existing Street	Green	-
3.	Future Street, if any	Green dotted	-
4.	Permissible building Lines	Thick dotted	-
5.	Open spaces	No colour	No colour
6.	Existing work	Blue	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched
8.	Proposed work	Red	Red
9.	Drainage& Sewerage Work	Red dotted	Red dotted
10.	Water Supply Work	Black dotted	Black dotted thin
11.	Recreation ground	Green Wash	--
12.	Gas Supply Line	Violet Dotted	Violet dotted Thin
13	Water Based Fire Protection Systems	Blue dotted	Blue dotted

- b) Wherever applicable, schedules of rooms, apertures and floor areas shall be submitted along with the drawing in accordance with the forms enclosed in Appendix IX.

4. Development works to be Planned, Designed, Submitted and Supervised by Registered Professionals

4.1. Architect / licensed Engineer

The plans, specifications and notifications referred to in 3.3 and 3.4 above shall be prepared and duly certified by the Registered Architect or Licensed Engineer having valid license from the nearby urban local body where the proposed development is intended.

4.2. Town Planner

The layout plans or sub-division schemes for areas above 5 Ha., requiring infrastructure planning shall be prepared and duly signed by a qualified Town Planner who shall be a Member of the Institute of Town Planner, India (ITPI). However this clause may not be applied to manufacturing industrial units.

4.3. Structural Engineer

The plans showing structural details shall be prepared and duly signed by the Registered Structural Engineer.

The plans showing structural details shall be prepared & duly certified under the hand of Structural Engineer possessing requisite qualification as per Regulation No.2.75.

In respect of structural stability of each development work, each owner shall notify the name & address of the registered Structural Engineer in the form enclosed Form and the Structural Engineer shall convey his acceptance as per Form 12 enclosed. The Structural Engineer shall submit form of supervision as per form No. 13 enclosed, & on completion of the development, the Structural Engineer shall issue a certificate of stability of the structure, as per Form No.14 enclosed (Appendix IX).

4.4. “Plumbing Engineer”

The Plans showing plumbing arrangements shall be prepared and duly signed by the Plumbing Engineer.

5. Development Permission Fees

5.1. Scrutiny Fees

A person applying for permission to carryout any development on any land shall with his application pay to MIDC the Scrutiny Fees at the rates notified by MIDC from time to time.

5.2. Development Charge

Any person who intends to carry out any development or change any use of any land or building for which the development permission is required under these Regulations, whether he has applied for such permission or otherwise has commenced carrying out any such development or has carried out any change in such use or who has applied to the Competent Authority for grant of Occupancy Certificate shall pay to the Competent Authority the development charge in accordance with the provisions laid down in Section 124 A to L of MR & TP Act, 1966 and in accordance with the directives of the State Government for levy of such charges.

5.3. Charges for Stacking of Building Materials on Public Roads

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

Table 2 : Charges for Stacking of Building Materials on Public Roads

(a)	For construction residential building.	Rs.5/- per Sq.m per week
(b)	For construction non-residential building.	Rs. 10/- Sq.m per week

Note:

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

6. Decision of the MIDC

- 6.1. On receipt of the application for development permission, MIDC shall communicate its decision whether to grant or refuse permission to the applicant as per the provisions of Section 45 of the Act.
- 6.2. The Commencement Certificate, granting the permission with or without conditions shall be in Form 3 enclosed in the Appendix IX.

7. Deviations during Construction

If during the construction of a building, any departure of a Substantial nature from the sanctioned plans is intended by way of internal or external additions, which violate any provisions regarding general building requirements, structural stability and fire safety requirements of the bye-laws, sanction of the Chief Executive Officer shall be obtained. A

revised plan showing the deviations shall be submitted and the procedure laid down for the original plans hereto before shall apply to all such amended plans.

8. Development undertaken on behalf of Government

As per the provision of Section 58 of the Act the Officer-in-Charge of any Government Department or Office or Authority shall inform in writing to MIDC of the intention to carry out development of any land for its purpose along with the following documents and plans.

- a. A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500
- b. Detailed Plan (in quadruplicate) showing the plans, sections and elevations of the proposed development work to a scale of 1:100.
- c. In the case of a layout of land or plot:
 - i. A site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
 - ii. A plan (in quadruplicate) drawn to a scale of 1:500 showing:
 - iii. Sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
 - iv. Width of the proposed streets and
 - v. Dimensions and areas of open space provided in the layout for the purpose of garden or recreation or like purposes.

9. Permission for Temporary Construction

The MIDC may grant permission for temporary construction for a period not exceeding 6 months in aggregate, unless otherwise specified, for the following types of activities:-

- i. Structures for protection from the rain or covering of the terraces during the monsoon only, i.e. between 15th May and 15th November.
- ii. Pandals for ceremonies, religious functions, sale of crackers, seasonal goods etc. Subject to approval of CFO(Chief Fire Officer) & FA(Fire Advisor)
- iii. Structures for Exhibitions/ Circuses etc. Subject to approval of CFO(Chief Fire Officer) & FA(Fire Advisor)
- iv. Temporary site office, labour camps and watchman chowkie/boths within the site, only during the phase of construction of main building.
- v. Asphalt Mixing / RMC (Ready Mix Concrete) plant for a period not exceeding 15 days at a stretch subject to a maximum limit of 60 days in a calendar year.

The above activities may be permitted subject to

- a. The condition that for such temporary construction fees should be recovered at the rate of Rs.50/- per Sq.m of such covered area of temporary construction. Equal amounts as fees shall be payable as deposit, which will be refundable provided by the end of the stipulated period such temporary structures are removed without fail by the Allottee/ Licensee/ Lessee/ Owner. Failure to remove such temporary sheds will be liable for forfeiture of the deposit and any such failure continuing beyond stipulated period shall be liable for imposition of penalty which will be 3 times the rate of Rs.50/- per Sq.m
- b. That all the permitted structures are not constructed in the clear width of mandatory open space around building.

10. Responsibilities of the Applicant

10.1. Neither the grant of Commencement Certificate nor the approval of the drawing and specifications nor inspections made by MIDC during the carrying out of development shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of these regulations.

10.2. The Applicant shall:

- a. Permit authorized officers of MIDC to enter the plot for which the Commencement Certificate has been granted for carrying out development, at any reasonable time for the purpose of enforcing these regulations.
- b. Obtain, where applicable, from MIDC permission relating to building, zoning, grades, sewers, water mains, plumbing, gas pipeline, advertisements signs, signage blasting, street occupancy, electricity, highways and all other permits required in connection with the carrying out the development.
- c. Give at least seven working (7) days' notice to MIDC of the intention to commence the carrying out of development. (Form No.5).
- d. In case of building operations, give notice to MIDC on completion up to plinth level and seven working (7) days before the commencement of further work.(Form No.6).
- e. In case of Industrial plots which have been closed down and changing the use, the applicant has to submit a clearance certificate from the labour commissioner that the industry has paid all the dues to the employees.
- f. Give written notice to MIDC regarding completion of the development in Form No. 8 enclosed in the Appendix IX, duly signed by the Registered Architect.
- g. Obtain occupancy certificate from MIDC prior to any occupancy or use of the development so completed (Form No. 9).

- h. Keep available for inspection, during the carrying out of development and for such a period thereafter as required by MIDC, the records of the tests which are made on any material to ensure conformity with the requirements of these regulations.
- i. Keep pasted in a conspicuous place on the property in respect of which the permission to develop is granted, a copy of the Commencement Certificate.
- j. Keep during carrying out of development a copy of the approved plans on the premises where the development is permitted to be carried out.
- k. The owner shall submit a soft copy of all the sanctioned plans and as built plans in AutoCad Format before issue of the commencement certificate and the occupancy certificate respectively.

11. Inspection

- 11.1. Inspection at various stages – MIDC may at any time during erection of building or execution of any work or development make an inspection thereof.

12. Occupancy Certificate

12.1. Grant of Occupancy Certificate

The MIDC shall within 30 days from the receipt of completion certificate required under regulation No.10.2 (f) communicate its decision after the necessary inspection about the grant of occupancy certificate indicated in regulation 10.2 (g) and fulfillment of condition specified in Regulation 10.2(k)

12.2. Occupancy for a part of Building

Upon the request of the Owner, MIDC may issue an occupancy certificate for a part of the building before completion of the entire work as per development permission, provided, sufficient precautionary measures are taken by the Owner to ensure public safety and health safety. Provided further that the part of the building for which occupancy certificate is applied for, shall be functionally complete and conform to all requirements of these Regulations. This certificate may be granted by MIDC subject to the condition that the Owner indemnifies the Authority, on stamp paper of such value as decided by MIDC as per the proforma given in Appendix IX (Form No.10).

12.3. Occupancy for high-rise buildings

For all high rise buildings (Above 15 m) and all special buildings MIDC shall issue occupancy certificate only after ensuring that the buildings comply with the provisions of MIDC Fire Protection and Life Safety Regulations 2007.

13. Unsafe Buildings

All unsafe buildings shall be considered to constitute a danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt with by the owners of such buildings as otherwise directed by MIDC.

14. Clearances from other Authorities

Specific approvals/clearances shall be obtained from authorities like Maharashtra Pollution Control Board, Director of Industries, Chief Controller of Explosives, Inspectorate of Boilers and Smoke Nuisance, Civil Aviation Department etc. as may be applicable and the same shall be submitted to MIDC at the time of obtaining development permission.

15. Procedure for fast track Approval

15.1. The MIDC may permit to undertake development on fast track, without obtaining prior permission if the same is undertaken/supervised by an empanelled Accredited Architect/Accredited Town Planner, subject to the following:

- 15.1.1.** Any person intending to undertake any construction on his land/plot shall inform in writing to MIDC of the intension to carry out such development along with the following documents:
- a) Document showing ownership of the land.
 - b) Undertaking to be given by the Accredited Architect as per the format given in Appendix IX.
 - c) One set of drawings showing site plan, building plans and one cross section.
- 15.1.2.** The applicant/owner may, thereafter, commence the work at site and carry out the work up to plinth level. However, under no circumstances, further work shall be undertaken by the applicant/owner without first obtaining formal development permission as required under these Regulations.
- 15.1.3.** The works undertaken under this provision shall be in conformity with these Regulations and the Accredited Architect shall be held personally responsible in case of any violation and shall be liable for such action as may be decided by MIDC including termination from empanelment.

15.2. Eligibility criteria for empanelment of Accredited Architects:

- a. The Architect shall have the minimum qualification as prescribed under the Architects Act, 1972.
- b. The applicant shall be a registered member of the Council of Architecture.
- c. He shall have at least ten years experience as a Practicing Architect.

- d. He shall have an excellent track record in designing and supervising buildings and shall have executed projects worth Rs.5 crore per annum for the past three years.
- e. The applicant shall deposit and keep deposited an interest free amount of Rs. one lakh with MIDC throughout the period of empanelment. The deposit amount is liable to be revised from time to time

15.3. Eligibility criteria for empanelment of Accredited Town planners:

- a. The applicant shall be a registered member of the Institute of Town Planners, India.
- b. He shall have at least ten years experience as a Professional Planner.
- c. He shall have an excellent track record in planning and supervising development projects and shall have executed projects worth Rs.5 crore per annum for the past three years.
- d. The applicant shall deposit and keep deposited an interest free amount of Rs. One lakh with MIDC throughout the period of empanelment.

15.4. Procedure for empanelment of Accredited Architects / Town Planners.

MIDC shall empanel accredited Architect / Town Planners, in the months of January and July of each calendar year. Application for Empanelment as Accredited Architect / Town Planner Shall be in Form No 15 Given in Appendix IX.

16. Discretionary Powers

- a. *“In specific cases, where clearly demonstrable hardship is caused, Chief Executive Officer may for reasons to be recorded in writing by special permission, permit any of the dimensions prescribed in these rules to be modified except those relating to Floor Space Indices front margin parking requirements unless otherwise permitted under these rules, provided that the relaxation will not affect the health, safety fire safety, structural safety & public safety of the inhabitants of the buildings and the neighborhood”*
- b. The Chief Executive Officer may, from time to time, add or alter or amend Appendix I except where same are prescribed in the MR & TP Act, 1966 or in the MID Act, 1961.

PART II - DEVELOPMENT CONTROL REGULATIONS

A - MACRO CONTROL

17. Classifications of Land uses and permissible land uses

17.1. Classification of land-uses

For the purpose of these Regulations the land-uses have been classified into following groups:

- 1) Assembly
- 2) Bio-technology
- 3) Business
- 4) Educational
- 5) Floriculture
- 6) Industrial
- 7) Information Technology
- 8) Institutional
- 9) Mercantile
- 10) Nanotechnology
- 11) Residential
- 12) Storage
- 13) *100mtr wide green belt shall be provided on either side of the river. Following user shall be allowed within green belt area.*
 - 1) *Fuel wood plantation*
 - 2) *Furniture & structural wood plantation*
 - 3) *Bamboo plantation*
 - 4) *Grass & fodder plantation*
 - 5) *Sericulture without processing*
 - 6) *Horticulture development*
 - 7) *Fruits & berries plants*
 - 8) *Nurseries development*
 - 9) *Plantation of Medical & aromatic plant*
 - 10) *Water obstruction works*

17.2. Unless the context otherwise specifies:

- 17.2.1. "Assembly Land-use"** includes any land where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, and include buildings of drama and cinema theatres, Multiplexes, Drive-in-theatres, assembly halls, city halls, town halls, auditorium, exhibition

halls, museums, “Mangal Karyalayas“, skating rings, gymnasium, stadium, restaurants, eating or boarding houses, places of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation, and recreation piers.

- 17.2.2. “Biotechnology Land-use”** Includes any land which is used for development of Bio-technology Unit, as certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.
- 17.2.3. “Business Land-use”** includes any land which is used for transaction of business and/or keeping of accounts and record thereof; offices, banks, professional establishments, court houses being classified as business buildings if their principal function is transaction of business and/or keeping of books and records.
- 17.2.4. “Educational Land-use”** includes any land-used for a school or college or educational institution recognized by the appropriate Board or University, or any other competent authority, involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental there to such as a library or a research institution, it shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.
- 17.2.5. “Floriculture Land-use”** includes any land-used for farming of flowers, treatment, storage, packaging, and preservation of flowers.
- 17.2.6. “Industrial Land-use”** includes any land wherein products or material are manufactured and/or fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies, factories, food processing units, grape processing units, and apparel manufacturing units.
- a. **Service Industry Class-A** means any industry which is engaged in producing, servicing or repairing goods or articles for consumption by persons residing in the neighborhood and which fulfills the following three conditions:
- i. the number of persons employed in any establishment does not exceed 9,
 - ii. The maximum power requirement of such establishment does not exceed 10H.P and
 - iii. The floor area occupied by such establishment does not exceed 50 Sq.m and shall include particularly any industry mentioned in Appendix I.

b. **Service Industry Class-B** means any industry which is engaged in producing, servicing or repairing goods or articles for consumption in the neighborhood and which fulfills the following three conditions:

- i. The number of persons employed in any establishment does not exceed 20,
- ii. The maximum power requirement of such establishment does not exceed 20 H.P., and
- iii. The floor area occupied by such establishment does not exceed 250 Sq.m and shall include particularly and industry mentioned in Appendix I.

17.2.7. “Information Technology Land-use” Information Technology land-use includes any land-used primarily for the development of computer software and hardware, IT enabled services and equipment relating to earth station, V-SAT, routes, transponders, covered and dish antenna, transmission towers and other similar I.T. related uses.

17.2.8. “Institutional Land-use“ includes any land used for Government, Semi-Government organizations or registered Trusts and used for medical or other treatment or for a hostel for working women or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or for infirmary and care of orphans, abandoned women, children and infants, convalescents, destitutes or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes “dharmashalas”, hospitals, sanatorium, custodial and penal institutions such as jails, prison, mental hospitals, houses of correction, detention and reformatories.

17.2.9. “Mercantile Land-use” includes any land-used as shops, stores, malls or markets for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.

17.2.10. “Nanotechnology Land-use” includes any land which is used for development of nanotechnology unit, as certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.

17.2.11. “Residential Land-use” includes any Land on which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining or both except any activity classified under group “institutional”.

17.2.12. “Storage Land-use“ includes any land-uses primarily for the storage or sheltering (including servicing, processing or repairs incidental to storage) of goods, wares,

or merchandise, vehicles, for example-warehouses, cold storages, freight/container depots, transit sheds, store houses, truck and marine terminals, garages, hangers (other than aircraft repair hangers), and grain elevators

Note: The decision of MIDC about the land-use groups of any function shall be final and conclusive.

17.3. Permissible Land Uses

17.3.1. The following Land-uses /activities shall be permissible in the Notified Areas of MIDC including SEZ Areas, for which MIDC has been appointed as Special Planning Authority.

- a) Light Industries, Extensive Industries, Heavy and Large Scale Industries with residences for essential staff* (As per the lists attached in Appendix I)
- b) Obnoxious and hazardous industries only in the areas exclusively earmarked for this purpose.(As per list attached – Appendix I)
- c) Service Industries including Flatted Factories
- d) Storage buildings with residences for essential staff.*
- e) Biotechnology
- f) Information Technology
- g) Nanotechnology
- h) Floriculture, Agricultural activities, Nursery, Amusement Park, Exhibition Grounds, Open spaces, Playground, Zoological gardens, Nature Reserves, Sanctuaries, and such other open recreational uses.
- i) *Any other user as has been permitted by Govt. of India while approving SEZ project.*

17.3.2. In addition to the above, the following land-uses maybe permitted as supporting activities in the Notified Areas of MIDC.

- j) Residential
- k) Educational
- l) Institutional
- m) Assembly
- n) Business
- o) Mercantile

Note: The Plot area under all such support activity /uses taken together shall not exceed 20% of the total plotted area of any notified area of MIDC. *Apart from above 10% may be allowed for essential staff quarters in each plot area more than 0.4 Hect.(1 acre) in non chemical industrial plot only.*

18. Floor Space Index (FSI) / Floor Area Ratio (FAR), Ground Coverage Ratio (GCR) and Volume to Plot Area Ratio (VPR)

18.1. The maximum permissible Floor Space Index, Ground Coverage Ratio and Volume to Plot Area ratio shall be in relation to land area and land-use/activity; as stipulated below in Table no 3.

Table 3 Permissible FSI / VPR

Sr.	Land-use	Max. Permissible FSI / VPR
1.	Industrial a) All Industrial uses including Chemical, Flatted Factories b) Service Industry	1.0 1.0
2.	Storage a) General b) Within Service Industries Area	4M (VPR) 4M (VPR)
3.	Information Technology a) In the existing and already developed areas wherein the infrastructure in terms of roads, water and other services are already laid and the plot have been already allotted. b) In the areas which are proposed to be developed or redeveloped or the areas which are partially developed in terms of infrastructure such as roads water and power supply, covering less than 50% of the Notified area.	1.0 1.5
4.	Bio Technology a) In the existing and already developed areas wherein the infrastructure in terms of roads, water and other services are already laid and the plot have been already allotted.	1.0

Sr.	Land-use	Max. Permissible FSI / VPR	
	b) In the areas which are proposed to be developed or redeveloped or the areas which are partially developed in terms of infrastructure such as roads water and power supply, covering less than 50% of the Notified area.	1.5	
5	Nanotechnology		
	a) In the existing and already developed areas wherein the infrastructure in terms of roads, water and other services are already laid and the plot have been already allotted.	1.0	
	b) In the areas which are proposed to be developed or redeveloped or the areas which are partially developed in terms of infrastructure such as roads water and power supply, covering less than 50% of the Notified area.	1.5	
6.	Residential Including Residential Hotel	1.0	
7.	Business and Mercantile use		
	a) In notified areas situated within the Municipal corporation limits	1.0	For plots less than 1000 Sq.m
		1.5	For plots of 1000 Sq.m and above
	b) All other areas	1.0	
8.	Assembly	1.0	
9.	Medical Institution	1.0	
10.	Educational, Religious and Social	1.0	

Note:

- i For the purpose of computation of FSI the gross plot area shall be considered for all land-uses.

- ii Additional FSI for expansion of existing industries, additional FSI for IT/BT/Star category hotels/medical and educational institutions shall be governed by Regulation No. 18.2, 18.3 & 18.4 respectively.
- iii For chemical and such other industries, requiring storage of chemicals and gases, including hazardous materials, the area of land required for (a) the storage proper of such chemicals and (b) the compulsory safety area to be maintained all around such storages, shall be computed separately. In respect of such industries, having any storage of such hazardous materials/chemicals, total computed area of (a) & (b) above, shall deemed to have been utilized in so far as the ground coverage and the FSI in respect of that portion of land. Hence, that component of land shall be deducted from the total plot area and only balance area of the plot, shall be taken for the purpose of calculating the ground coverage and FSI permissible for the plot (indicated in Table 3). This rule shall also apply to the category of industries mentioned at (a) & (b) above, provided storage of such gases and hazardous materials, which require safety area, around such storage of material, is undertaken by such industries.
- iv In respect of plot-holders who had prepared master plan prior to 14.10.1993 (the date with effect from which MIDC was declared as a Special Planning Authority), covering maximum permissible ground coverage up to 0.5, as per the then prevailing rules, permission shall be granted for maximum ground coverage of 0.5, whereas as per these rules unit is already in production and reduction in ground coverage is causing hardships for the industrial expansion of the plot-holders, such permission shall be subject to the following conditions:
 - a. The plot-holder shall specifically provide parking space within the plot area itself and in no case, they vehicles coming to his/her unit shall be parked on the public Road / Roads.
 - b. The FSI for such type of cases shall be reduced further by 0.2, thus the maximum permissible FSI for such type of cases, should be 0.8 instead of 1.0.
- v Chemical plants have open type structures, without roof, shall deemed to have utilized, the ground coverage and FSI permissible, on erection of such plants, subject to the condition, that any additions or alterations to such open type plants, within the occupied area of the plant, by erection of additional tanks, vessels, pipelines and other structures which are incidental/essential to the said chemical plants shall be permissible. However, no separate FSI or ground coverage for the land occupied for such open type plants of chemical industries shall be permissible. Such open type chemical plants shall have all around the plant 10m road and the area covered within the external boundary of such road shall be treated as the area of chemical plant, and that a portion of plot shall deemed to be utilized in so far as the permissible ground coverage and FSI of the plot is concerned.

18.2. Additional FSI for Expansion of Existing Industries

In the case of existing factory building on the plots up to 1000 Sq.m in area, MIDC may permit additional FSI of 0.2 to allow expansion of its production capacity, duly approved by the Technical Advisor of MIDC. Provided that such grant of additional FSI shall be subject to payment of additional lease premium as prescribed by MIDC. Provided further that all the other provisions of these regulations including parking are complied with

18.3. Additional FSI for Pharma Industry

The MIDC may grant additional FSI to the pharma industries to the extent of 50% over and above the permissible FSI Provided that such grant of additional FSI shall be subject to payment of additional lease premium as prescribed by MIDC. Provided further that all the other provisions of these regulations including parking are complied with.

18.4. Additional FSI for IT / Bio-technology / Nanotechnology / Star Category Hotels/ Educational Institutions /Government and Semi Government/Medical Institution

18.4.1. The MIDC may grant additional FSI to Information Technology (IT), Bio-technology (BT), Nanotechnology (NT), Star Category Residential Hotels, and Medical and Educational Institutions over and above the permissible limits specified above, as under:

- a) IT/ITES plots - 100% over & above the permissible FSI to the plots in Public or Private IT parks, duly approved by the Director of Industries.
- b) Biotechnology / Nanotechnology – 100% over & above permissible FSI in respect of plots of Biotechnology / Nanotechnology establishments setup by MIDC or its Joint Venture companies having more than 51% stake of MIDC or the lessees of MIDC having plots exclusively used for Biotechnology / Nanotechnology.
- c) *Star Category Residential Hotels – 100% additional FSI will be permissible out of which 50% shall be granted by M.I.D.C. & 50% shall be granted with the prior approval of Govt.*
- d) *Medical and Educational Institutions – 100% additional FSI will be permissible out of which 50% shall be granted by M.I.D.C. & 50 % shall be granted with prior permission of the Govt.*
- e) Government, Semi-Government and Public Sector undertaking – 50% of the permissible FSI.

Provided that, the above additional FSI shall be granted subject to payment of additional premium as may be determined by MIDC from time to time. Provided

further that all the other provisions of these Regulations including parking are complied with.

18.4.2. 100% additional FSI shall be granted for buildings of gems and jewelry on independent plots in SEEPZ,(now a SEZ) Marol, MIDC, Mumbai, subject to payment of additional premium as may be determined by MIDC from time to time.

18.4.3. The land-uses where 100% additional FSI is permissible as per these Regulations, the plot should front a minimum of 18 Mtr. wide roads.

Note: The benefit of additional FSI as provided above shall not be available to the plots located within the SEZ / FTWZ areas wherein FSI on entire gross area (Global FSI) is applicable *provided that provisions in this note will not be applicable for user of IT/ITES, medical and educational institutions located within SEZ/FTWZ areas.*

18.5. FSI for Special Economic Zone:

The FSI for Special Economic Zones being developed by MIDC individually or as Joint Venture with other Public Body/ Private Agency shall be as under:

- i. The maximum permissible FSI on the entire gross area of the Special Economic Zone shall be 1.0. excluding areas under natural sites such as water bodies and existing highways if any.
- ii. Subject to above, there shall be no upper limit on FSI / Built-up Area for the development of individual plot.
- iii. The development potential for each plot shall be expressed in terms of permissible Built-up Area and shall be mentioned accordingly in the Agreement to Lease or Lease Agreement as the case may be.

Note: The above provision shall not be applicable to SEZ at MAROL, MIDC (SEEPZ) which is an already developed SEZ.

18.6. Exemption from computations of FSI/FAR

- I. The following shall not be counted towards computation of FSI:
 - a) All covered areas used as parking *in the same or separate Multistoried building constructed exclusively for parking* without servicing and repairing activity.
 - b) Facilities required for fire and life safety, as under
 - i. Fire escape staircase
 - ii. Fire lifts excluding lobbies

- iii. lift lobbies in case of fire tower (fire tower as per NBC 2005)
 - iv. Refuge areas
 - v. Fire escape passages/ Fire balconies
 - vi. Fire control rooms
 - vii. *Stair cases & Lift lobbies.*
- c) A basement or cellar used as a parking space or recreation space or AC Plant room
- d) An area under a building constructed on a stilt which is used as parking space or recreational space provided where there are no side walls on three or more sides of such a space.
- e) Any floor area of a building which is used as parking space at one or more levels.
- f) *Staircases, staircase lobby.*
- g) Balconies proposed in accordance with Regulation No. 30.
- h) Lifts and lobbies in front of lifts to the extent of 1.5 times the depth of lift well and width equal to the width of lift well
- i) Association/Society office-cum-letter box room in Residential, Shopping-cum Residential, Business, Mercantile & Flatted factories shall be as per the following norms :

Sr. No.	Details	Area
i	Up to 16 units	20 Sq.m
ii	17 to 150 units	25 Sq.m
iii	More than 150 units	30 Sq.m

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

- II. In additions to above the following shall be exempted from the computation of FSI, provided that the total area taken together under all such activities shall not exceed 15% of the permissible FSI / Built up Area in the case of Residential land-use and 10% in the case of all other land-uses.
- i. An area of Atrium/ Entrance Lobby provided it is used only as a sit-out place or circulation space for the movement of people and for no other purpose.
 - ii. Electric cabin or sub-stations, Watchmen's Booth, Pump House.
 - iii. Staircase room and/or lift rooms above the top-most storey or in the basement, architectural feature.

- iv. Chimneys and elevated tanks of dimensions as permissible under these Regulations.
- v. Service Passages/corridors along the external face of the industrial and service industrial building to the extent of 10% of built up area of the respective floor.
- vi. Cut off floor
- vii. Watchman cabin / Booth and watch towers
- viii. Any covered antenna/dish antenna/communication tower used for telecom or IT purposes.
- ix. Any semi-permanent structure up to 20 Sq.m 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 system.
- x. Refuge Area as stipulated under Fire Protection Regulations in Part III, Regulation .No. 40.24
- xi. Refuse Chute.
- xii. One service floor (except in residential buildings), with height below the soffit of a beam not exceeding 1.5m Special permission of MIDC is required for more than one service floor.
- xiii. Area used for installations of Air Handling Unit (AHU).
- xiv. Fitness Centre : as per following norms:
 In every residential building constructed or proposed to be constructed for quarters for industrial workers or 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.m and more than 200 Sq.m
 - II. The centre shall not be used for any purpose other than for fitness centre facilities.
 - III. The fitness centre activities shall be confined only to the members of the concerned housing society specified above.
 - IV. The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization 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.

- xv. Other ancillary structures/activities permitted in marginal open spaces, as specified in Clause No. 24.6 of these Regulations.
- xvi. *Lofts*.

18.7. The GCR to the following land uses shall not exceed 0.5.

- a) Light Industries, Extensive Industries, Heavy and Large Scale Industries with residences for essential staff* (As per the lists attached in Appendix I)
- b) Obnoxious and hazardous industries only in the areas exclusively earmarked for this purpose.(As per list attached – Appendix I)
- c) Service Industries including Flatted Factories
- d) Storage buildings with residences for essential staff.

Note: Subject to written permission of CEO, larger GCR may be permitted in respect of Industrial buildings, with due consideration to the requirement of sector specific industry.

18.8. VPR for Free Trade Warehousing Zone

The VPR for Free Trade and Warehousing Zone being developed by MIDC individually or as joint venture with other Public body/Private Agency shall be as under:

- i) The maximum permissible VPR on the entire gross area of the Free Trade and Warehousing Zone shall be 4 M
- ii) Subject to above, there shall be no upper limit on VPR for development of individual plot.

The development potential for each plot shall be expressed in terms of permissible volume of the building and shall be mentioned accordingly in the Agreement to Lease or Lease Agreement as the case may be.

19. Tenement Densities:

If the area of plot under development for Residential land-use is 000 Sq.m or above the tenement densities shall be as follows:

- 19.1.** 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.
- 19.2.** For dwelling units with built up area up to 30 Sq.m, the maximum density shall be 550 tenements per hectare of the net plot area.

20. Building Heights

The maximum permissible height of buildings in any MIDC area shall be as stipulated by the Chief Fire Officer and Fire Adviser (F.A.), which in turn shall be governed by the availability and capacity of the local fire fighting facility.

21. Layout or Sub-division of Land

Development of land in the form of sub-division or layout of more than one building (excluding ancillary building) shall be governed by the following regulations:

- 21.1.** Whenever land is proposed to be sub-divided or proposed to be developed for two or more buildings, a layout of the entire area showing proposed sub-division /layout of buildings, with access roads, open spaces etc. shall be submitted for approval.
- 21.2. Plots for different uses shall be laid out, based on the following criteria:**

21.2.1. Industrial Plots:

Table 4: Layout and Sub-division of Land – Industrial Plots

Sr. No.	Types of Development	Minimum Plot area in Sq.m
(i)	For manufacturing industrial units	500 & more
(ii)	Canteens, transport offices, individual shops for industrial goods and services	200 & above
(iii)	Plots for project affected persons [includes (iv) & (v) below]	100 to 150
(iv)	Plots for convenience shopping units	50 to 60
(v)	Informal shopping, stall sites	up to 24

21.2.2. Residential Users

Table 5: Layout and Sub-division of Land – Residential Plots

Sr.No.	Types of Development	Minimum Plot area in Sq.m
(i)	Low income group and EWS Housing.	20 Sq.m plot area with a minimum width of 3.5 m
(ii)	Row Housing	50 to 100
(iii)	Semi-detached housing	150 to 200
(iv)	Detached type housing	Above 200

21.2.3. Cinemas, Theatres and Assembly Halls

Plot area to be included on the basis of sitting capacity of the building, at the rate of 3 Sq.m per seat.

21.2.4. Public entertainment halls, community halls, Mangal Karyalayas Minimum plot area is 1000 Sq.m

21.3. The provision of roads in any layout shall be as under:

Table 6: Provision of Road in Industrial and Commercial Zones

Length of road	Minimum width in Metropolitan Region as notified by State Government under MRTTP Act 1966'	Minimum width 'in other areas'
Up to 150 m	15m	12 m
Above 150 m	20 m or more as may be required by the projected traffic.	15 m

Table 7: Provision of Road in Residential Zone

Length of road	Minimum width in Metropolitan Region as modified by State Government under MRTTP Act 1966'	Minimum width 'in other areas'
Up to 75 m	6 m	6 m
75 m to 150 m	10 m	10 m
151m to 300 m	12 m	10 m
Above 300 m	15 m or more as may be required by the projected traffic.	12 m

21.4. Intersection of Roads

At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by MIDC with the tangent length from the point of intersection to the curve being half the land width of road, across the direction of tangent as given in diagram below.



Illustration -2 Road Junction (roads meeting at 90° angle) Plan

- a. For junction of road meeting at less than 50° , the rounding off or cut, or similar treatment shall have tangent length of U and V from the intersection point, as shown in diagram below. The tangent length at obtuse angle junction shall be equal to half the width of the road, from which the vehicle enters, as shown in diagram below. Provided, however, that the radius for the junction rounding shall not be less than 6 m

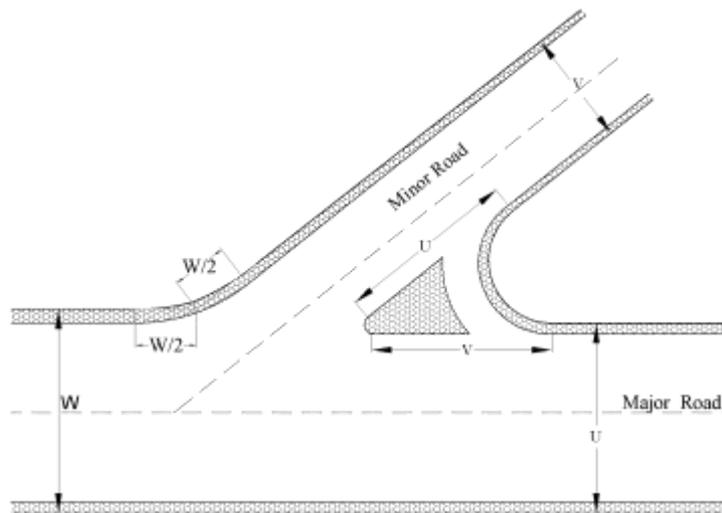


Illustration-3 Road Junction (Roads meeting at less than 50° angle) Plan

21.5. Recreational Open Spaces within Layout

In any layout or sub-division of land admeasuring more than 1hectare for industrial purpose and more than 0.5 hectare for residential purpose,10% of total area of land so sub-divided shall be reserved for open space, which shall as far as practicable, be located in one central place. Out of such open spaces, an area to the extent of 5%, may be allowed to be constructed, only with ground floor structure, for the purpose of incidental/allied public use, such as pavilion, club house gymnasium, water tank, care taker's room, toilet, store room crèche, library, children play school and such other purpose which is incidental to the main purpose for which the open space is used. Location of such structures shall be in one corner of the open space provided further that in the industrial layouts, minimum width of open space shall be 15 m and area of open space shall not be less than 750 Sq.m and in residential zone, it shall not be less than 125 Sq.m

In the case of layouts of sub-division where there is a combination of smaller (up to one 1.0 Ha.) and bigger plots (more than 1 Ha.), the recreational open space of 10% of the total area, excluding the area under bigger plots, shall be provided. The recreational open spaces within bigger plots shall be provided in accordance with Regulation No. 21.5 above.

21.6. Amenity Areas:

In any layout or sub-division of land admeasuring more than 1 hectare for industrial purpose and 0.5 hectare for residential purpose, 5% of the total area of land so sub-divided, shall be reserved for "Amenity Area". Following uses shall be permissible in the lands reserved for Amenity Area-MIDC offices, Local Area offices, Post Offices, Telephone Exchange, Fire Stations, Police Stations/ Chowkies, Electric Sub-station, Water Supply Works, Drainage Works, Common Facility Centre/Recreation Centre, Industries' Association offices, Schools/ Colleges, Educational institutions, Training Centre, Pollution Control Laboratories, Sulabh Shauchalaya, informal shopping, stall sites, plots for PAPs, communication centers, milk booths, and such other users as may be permitted by MIDC.

21.7. *For the purpose of computation of FSI net plot area after deduction of RG shall be taken into consideration. For plots more than 1 hector. For plots less than 1 hector common RG shall be provided in the layout admeasuring 10% of the layout area.*

22. Requirement of site

22.1. Distance from Water Course

No development, whether by filling or otherwise, shall be carried out within 9M on either side of the bank of a minor water course and 15M on either side of the bank of a

major water course or within a distance as may be stipulated by MIDC . Provided that where a water course passes through a low lying land without any well defined banks the applicant may be permitted by MIDC to restrict or direct the water courses to an alignment and cross section determined by MIDC.

22.2. Distance from Electric Lines

The distance of site / building from the electric line shall be as stipulated in clause No.6.4, Part III of the National Building Code of India, 2005.

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

Table 8: Distance from electric lines

Sr. No.	Particulars of Electric Lines	Vertical distance	Horizontal distance in m
(a)	Low and medium voltage line and service lines.	2.5	1.2
(b)	High voltage lines up to and including 11,000 V.	3.7	1.2
(c)	High voltage lines above 11000 V and up to and including 33000 V	3.7	2.0
(d)	Extra high voltage lines beyond 33,000 V.	3.7 (Plus 0.3 m for every additional 33,000 V or part thereof)	2.0 (Plus 0.3m for every additional 33,000 V or part thereof)

The minimum clearance specified in Table 8 above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

23. Urban Design Controls

For major public buildings and/or for any other building or group of buildings in specified areas, MIDC may prescribe guidelines for external architectural/urban design features in the Lease Agreement or in the Agreement to lease made with MIDC.

For this purpose, MIDC may prescribe the following aspects:

- i. Building set-back line/ road buffer
- ii. Floor to Floor height
- iii. Covered walkway or Arcades in the buildings with specified height
- iv. Projections, fascia, weather frames and such other features
- v. Exterior material /finishes with texture /colour etc.
- vi. Gates & boundary walls.
- vii. Specie of trees to be planted along roads with interval.
- viii. Separate design cross-sections
- ix. Signs/signage's

B - MICRO CONTROLS

24.Open Spaces around Buildings

24.1. The permissible ground coverage as indicated in Regulation No 18.7 shall be subject to maintenance of minimum marginal open spaces, to be kept all around the periphery of the plot boundary, with the further provision, that such marginal open spaces shall be further subject to the regulations regarding height of the building and the distance between the boundary of the plot and the building line as indicated in the Table 9 & 10 below:.

Table 9: Marginal Open Spaces for Plots up to 500 Sq.m

Sr. No.	Plot Area in Sq.m	Minimum Open Space from front side	Minimum Marginal Open Space from other sides	Maximum permissible height in Mt.
(1)	(2)	(3)	(4)	(5)
1.	Stall sites up to 25 Sq.m (desirable width of plot 4 m and above)	0.75 m	0.75 m	3.5 m
2.	For plots above 25 Sq.m to 60Sq.m	1.00 m	0.75 m	7.0 m
3.	For plots above 60 Sq.m to 100Sq.m	1.50 m	1.00 m	7.0 m
4.	For plots – above 100 Sq.m to 300 Sq.m (desirable width of plot 8 m and above)	2.5 m	1.5 m	7.0 m
5.	Above 300 Sq.m to 500 Sq.m	3 m	3 m	10.0 m

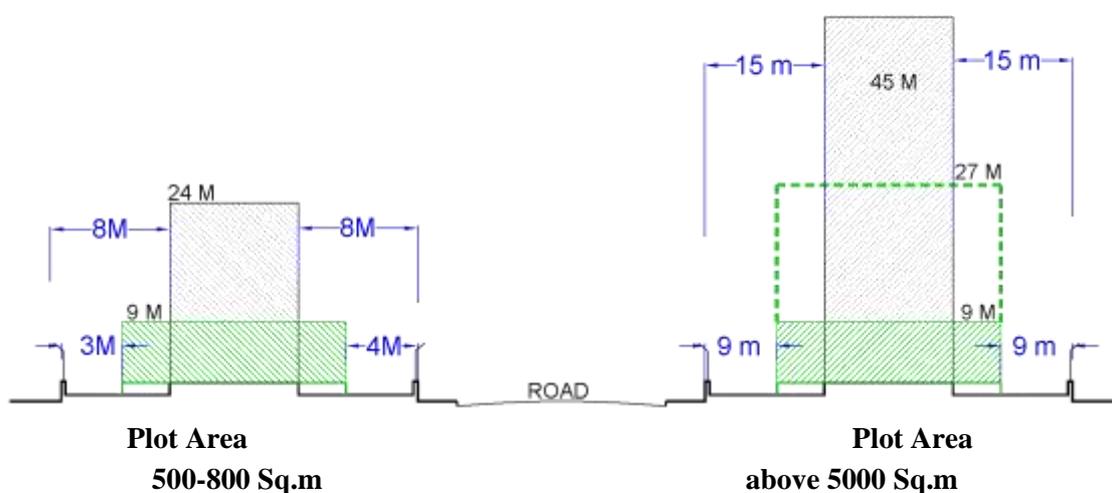
Note: For plots at Sr. No.5, height above 10 m. may be permitted provided extra setback of 0.33 m. is provided for every 1 m height beyond 10.0 m.

Table 10: Marginal Open Spaces for plots above 500 Sq.m

Sr. No.	Plot Area in Sq. m	Minimum Open Space from front side	Minimum Marginal Open Space from other sides
(1)	(2)	(3)	(4)
1.	Above 500 Sq. m area up to 800 Sq. m	4 m. or 1/3rd height of building whichever is more is ms	3 m. or 1/3rd height of building whichever is More.
2.	Above 800 Sq.m to 1200 Sq. m	4 m. or 1/3rd height of building whichever is more	4 m. or 1/3rd height of building whichever is more
3.	Above 1200 Sq.m to 2500 Sq. m	5m. or 1/3rd height of building whichever is more	5 m. or 1/3rd height of building whichever is more
4.	Above 2500 Sq.m to 5000 Sq. m	9 m. or 1/3rd height of building whichever is more	6 m. or 1/3rd height of building whichever is more
5.	Above 5000 Sq.m	9 m. or 1/3rd height of building whichever is more	9 m. or 1/3rd height of building whichever is more

Note:

- i) For heights above 48 m, the width of open spaces around buildings need not exceed 16m
- ii) If the length or depth of the building exceeds 40m add to above column 3 and 4, 10 percent of length or depth of building minus 4.0m
- iii) Where rooms do not derive light and ventilation from the exterior open space, the width of such exterior open space as prescribed in Table no 10 may be reduced by 1m subject to a minimum of 3m and a maximum of 8m . no further projections shall be permitted

**Illustration-4 showing Marginal Open spaces vis-a-vis Plot Size and Height of buildings**

- 24.2.** 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 Table 9 & 10 above. However, this distance shall be the clear distance without any projections like balcony etc.

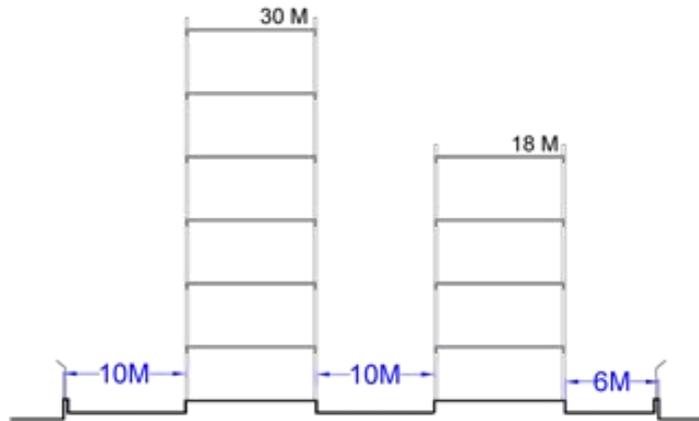


Illustration-5 Diagram showing Distance between two buildings

- 24.3.** For residential buildings and shops, following special provisions shall apply:
- For semi-detached buildings having height not more than 10 m, the width of the front, rear and one side open space shall not be less than 3 m
 - For row houses having height not more than 10 m the width of the front and rear open spaces shall not be less than 3 m

24.4. Special Buildings

- Educational and Institutional buildings: The minimum open space, all around the boundary of the plot, to be left and maintained shall be 6 m
- Assembly buildings such as Cinemas, Theatres and Assembly Hall: Minimum marginal distance from the road side shall be 9 m and 6 m from all other sides and shall be exclusive of parking spaces to be provided, as per in these Regulations.

24.5. Projections in marginal open spaces

- In the case of plots up to 500 sqm in area, balconies, chajjas, weather sheds, canopies, cornices, sun breaker, revas projection, any ornamental features and such other features shall be permitted to project in the minimum marginal open space from building line as stipulated in Table 9 to the extent of 0.6m provided the clear height below such projections from ground level is minimum 2.1 m

- ii. For plots above 500 sqm in area Balconies, Chajjas, Weather Sheds, Canopies *cornices, sun breaker, revas projections, any ornamental features* and such other features shall be permitted to project in the open space from building line to the extent of 1.5 m but the clear width of the open space shall in no case be less than 3 m for buildings up to 15 m in height, and 4.5 m for buildings above 15 m height.

24.6. Structures Permissible in Marginal Open Spaces.

For plots up to 5000sqm area the following structures may be permitted in marginal open space provided that the clear width of open spaces shall in no case be less than as indicated below

- I. For industrial sheds / buildings up to 6m height: 4.5m
- II. For all other occupancies: 4.5 m up to 15m height & 6.0m for heights more than 15m
 - i. Porch : 1 Number
 - ii. Open steps for plinth
 - iii. Suction tank & pump room of maximum 2 sqm area : 1 Number
 - iv. Generator Set : 1 Number
 - v. Garbage chamber: 1 Number
 - vi. Vehicular ramp: 2 Numbers
 - vii. Open gantry for loading/ unloading in case of Engineering industry : 1 Number
 - viii. Effluent Treatment Plant (ETP)
 - ix. Open Ramps up to Plinth
 - x. Overhanging cupboards, shelves and niches below window sill up to 0.6m (only in residential buildings)
 - xi. Meter Room / Electric Sub-station as per requirement of power supply company
 - xii. Open Transformers
 - xiii. Landscaping features
 - xiv. Water bodies as landscape features
 - xv. Swimming Pool and Filtration Plant in only residential use
 - xvi. Telephone distribution equipments
 - xvii. Fire Hydrants
 - xviii. Platform around tree up to max 2.0 m dia.
 - xix. Fire Escape Staircase as per NBC 2005 as amended from time to time
 - xx. Cooling Tower
 - xxi. Loading/unloading Platform
 - xxii. Fork lift

Notes:

- i) In case of industrial sheds up to 6m height where the depth of plot is not more than 30 m. the structures/activities permissible in marginal open spaces would be allowed only on one side which does not derive entry to the plot or building and in rear margins provided that a clear width of 1 m *for rear margin and 3m for side margin* is maintained between such structures and the plot boundary.
- ii) A cantilevered, unsupported canopy not exceeding 5.5 m in length may be permitted in minimum marginal open space provided that the clear height below such canopy from ground level is minimum 5.5 m
- iii) All the structures which are permissible in marginal open spaces shall be subject to clearance from the concerned Fire Officer of MIDC.
- iv) The structures/activities permissible in marginal open spaces are exempted from computation of FSI provided the total area taken together under all structures and users mentioned in Regulation no 18.6 does not exceed 15% of permissible FSI/Built-up area in case of residential land use and 10% in the cases of all other land uses.
- v) Storage of hazardous materials shall not be permissible in the marginal open spaces. Storage of hazardous material in the open area of plot (excluding marginal open spaces) shall be subject to approval from Fire Officer of MIDC and/or other competent authorities.

25.Means of Access

25.1. The following provisions shall apply for approaches/ access to the structure within a plot.

Table 11: Approaches and access to the structure within a plot

Sr. No.	Length of means of access in mtr	Width of means of access in mtr.	
		For Residential use	For Industrial and Commercial use
(1)	(2)	(3)	(4)
1.	Up to 75 mtrs.	6 m	10m
2.	76 to 150 mtrs.	9 m	10m
3.	151 to 300 mtrs.	9 m	12m
4.	Above 300 mtrs.	12m	15m

25.2. No building shall be erected so as to deprive any other building of the means of access.

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

25.4. In the case of buildings for industrial/institutional, residential and commercial users with area of plot not less than 5,000 Sq.m, following additional provisions for the means of access, around such buildings, shall be ensured:

- a) If there are any bends or curves on the approach road around building, not less than 9 m width shall be provided at the curve, to enable the fire fighting vehicle & related equipments to turn. The turning radius shall be at least of 9 mtrs.
- b) The approach to the building and open space on its all sides, up to 6 m width and the layout for the same shall be as approved by the Chief Fire Officer and Fire Adviser, MI DC and the same shall be of hard surface, capable of taking the weight of fire engine, weighing up to 18 tonnes. The said open space shall be kept free from obstructions and shall be motor able.
- c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m the entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire fighting vehicles. If main entrance at boundary wall is built-over, the minimum clearance shall be 4.5 m
- d) For multi-storied group of residential buildings, consisting of more than one building in a plot, approach road shall be minimum 9 m in width and for every individual building; there shall be a minimum space of 6 m width.
- e) At every entrance, cross drain of size not less than 900 mm dia. for coastal area and 450 mm dia. for non-coastal area or as directed by MIDC, shall be provided.

26. Inner and Outer Chowks

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

1. 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 and bungalows, built on the ground but which are used only for residential land-use.
2. No dimension of an inner chowk on which doors and windows abut shall be less than 3 m
3. 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 24, provided that when only bath rooms and water closets abut the chowk, chowks shall have a minimum dimension of 2.5 m, and may have any area for any height.

4. No length (as distinguished from its depth) of an outer chowk shall be less than 2 m

27. Room Sizes

- 27.1. The sizes of habitable rooms and other areas shall be as specified in the Table 12 below.

Table 12: Size of Habitable Rooms

Sr. No.	Type	Minimum carpet area in Sq.m	Minimum dimension in m
1.	Multi-purpose room in one-room dwelling unit	9.6	2.4
2.	Rooms in two room dwelling unit		
	a) Living Room	9.6	2.4
	b) Other Room	7.5	2.4
	c) Kitchen	4.5	1.7
3.	Room in any building other than Residential	7.5	2.4

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

Table 13: Size of Bathrooms and WC's

Sr. No.	Particulars	Internal dimensions
1.	Bathroom	1.2 M X 1.2 M
2.	Water Closet (WC)	0.9 M X 1.2 M
3.	Combined Toilet	1.2 M X 2.1 M

28. Height of Rooms

The minimum and maximum height of the habitable rooms shall be as given in table here under:

Table 14: Height of Rooms

Sr. No	Occupancy		Minimum height (in Mtrs.)	Maximum height (in Mtrs.)
(1)	(2)		(3)	(4)
1.	Flat roof	(a) Any habitable room Including rooms in IT/BT unit	2.75	4.20
		(b) Air-conditioned habitable room Including rooms in IT/BT unit	2.40	4.20
		(c) Assembly halls, residential hotels of 3 Star category and above, rooms in institutional, educational, industrial, hazardous or storage occupancies, departmental stores, entrance halls and lobbies to departmental stores and assembly halls.	3.60	5.00
2.	Pitched roof	(a) Any habitable room	2.75 (average with 2.1 m at the lowest point)	4.2 (average with 3.2 m at the lowest point)

The above provisions are subject to the following:

- i. The minimum clear head-way under any beam shall be 2.4 m in all occupancies, except those included in Sr.No. 1(c) in the Table above, any height in excess of 4.2 m shall be deemed to have consumed an additional FSI of 50 per cent of the relevant floor area.
- ii. In case of plots earmarked for residential bungalow or Row Houses, floor area not exceeding 20 Sq.mt. per plot or 10% of plot area whichever is less, shall be allowed to have clear internal height of more than 4.20 m, without counting 50% area of the same for computation of FSI
- iii. In the case of Assembly Halls, Residential Hotels of star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, departmental

stores including entrance halls and lobbies of all the aforesaid categories minimum and maximum height shall be 3.6 m and 5.0 m respectively. Subject to the written permission of the MIDC, greater height may be permitted.

- iv. The height of bathrooms, WCs and Store Rooms in buildings of all land-uses shall not be less than 2.2 m
- v. Any telemetric equipment storage erection facility can have a height as required for effective functioning of that structure.
- vi. AC plant room can have height as required for the installation and effective functioning of the plant.

29. Apertures for light and Ventilation

The following regulations shall apply to all rooms including bathroom, WC, store room in buildings of all land-uses:

- i. 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 2m in width.
- ii. 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 7.5 m away from the aperture directly lighting it.
- iii. In case of building in which any portion of a room is more than 7.5 m 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, Clause 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.
- iv. For air conditioned premises the provisions as prescribed in Part VIII Section 3 of National Building Code or any modifications thereof shall apply.

30. Balconies

- i. The minimum clear width of balconies in buildings (of all the land-uses) shall be one metre (1 m), provided that the aforesaid width need not be insisted upon through the length, in case of semi-circular or any non-rectangular shaped balconies.

- ii. The floor area of balconies to the extent of 10% built-up area of the respective floor will be permitted free of FSI (in all the land-uses except in the industrial and service industrial uses). Any additional area beyond 10% shall be included in the floor area for computation of FSI.
- iii. Except industrial building, a balcony in a building may be permitted to be enclosed by an open grill above the parapet, (being 0.9 metres in height), without payment of additional premium
- iv. A balcony in a building may be enclosed otherwise and the wall in between balcony and adjoining room may be allowed to be removed so as to include balcony area into room, upon the payment of additional premium as would be decided by MIDC from time to time.

31. Loft and Mezzanine

31.1. Lofts -

Table 15: Extent of Lofts

Sr. No.	Rooms over which Lofts permitted	Coverage (% to area of room below)
1.	Kitchen/Habitable room	25
2.	Bathroom, water closet, corridor.	100
3.	Shops with width up to 3 m	33.33
4.	Shops with width exceeding 3 m	50
5.	Industrial / Business	33.33

- i. Provided that (a) lofts in commercial or industrial buildings shall be located at least 2 m away from the entrance; and (b) loft area shall not be counted towards FSI subject to provision in (ii) below.
- ii. Heights: The clear head-room under a loft shall not be less than 2.2 m and that above it shall not be more than 1.5 m and if exceeded; it shall be counted towards FSI.

31.2. Mezzanine

The following regulations shall apply to buildings of all the land-uses: 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 2.6m respectively.

32. Staircases

Minimum width of Common Stairways/ Corridors for various occupancies shall be as indicated in the table below:

Table 16: Minimum Width of Stairways and Corridors

Sr. No,	Type of occupancy	Minimum width of staircase/ stairway/ corridor (in metres)	
(1)	(2)	(3)	
1.	Residential Buildings-	(a) General	
		i. Upto 24m ht.	1.2 m
		ii. Above 24m ht.	1.5 m
		(b) Row Housing, Bungalows (2 storied)	0.9
		(c) Hotels	1.5
2.	Educational buildings	(a) Up to 24 m high	1.5
		(b) Over 24 m high	2.0
3.	Institutional buildings (i.e. hospitals)	(a) Up to 10 beds	1.5
		(b) Over 10 beds.	2.0
4.	Assembly buildings	2.0	
5.	Mercantile, business, industrial, storage, hazardous buildings	1.5	

- i. The height of riser shall not exceed 19.5 cm and they shall be limited to 12 per flight.
- ii. The width of tread without nosing shall be minimum 25 cm. for residential and 30 cm for other occupancies.

33.Lifts

The following regulations shall apply to lifts in buildings of all land-uses without prejudice to the provision of Regulation No 40.8

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

34. Basements

Area and Extent: The total area of basement may be in one or more levels and may extend beyond the building line below ground level provided the clear distance between the edge of the basement and plot boundary is kept as specified below. Provided further the top slab of the basement is designed as heavy duty slab capable of withstanding heavy fire fighting equipments to the satisfaction of CFO.

Table 17: Minimum clear widths from plot boundary to edge of basements

Area of Plot	Clear Widths (x)
For plots up to 2000Sqm	3.0m
2001 Sqm – 5000Sqm	4.5m
5001Sqm – 10000 Sqm	6.0m
Above 10000 Sqm	9.0m

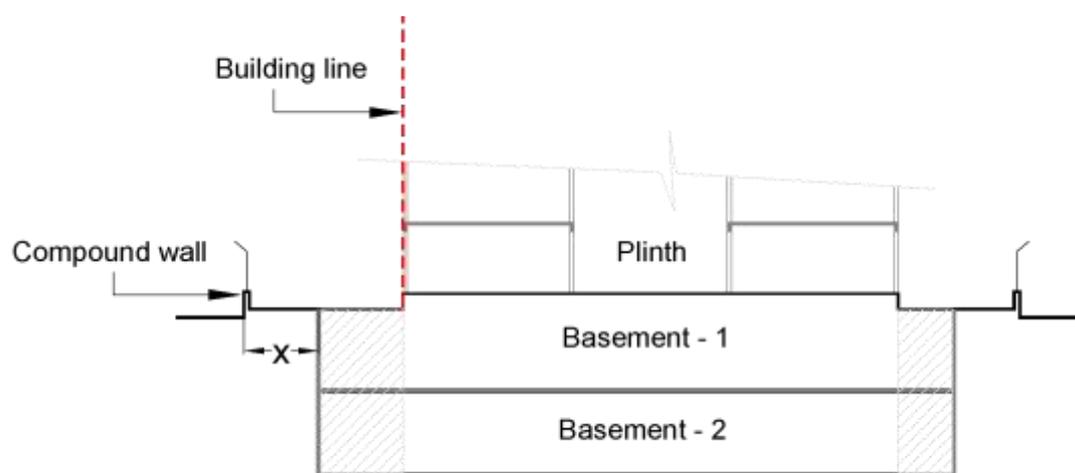


Illustration-6 showing Extent of Basements

- i. Height: The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam, shall not be less than 2.4 m
- ii. The ceiling of basement immediately below ground level shall be at least 0.9 m and not more than 1.2 m above the average surrounding ground level.
- iii. For parking spaces in basements and upper floors, preferably two ramps shall be provided for plot up to 2000 sq.mt. For plots above 2000 sq.mt. It shall be mandatory to provide two separate ramps preferably at opposite ends. The ramps shall have minimum width 3.5 m. for one way ramp and 6.0 m for two ways ramp. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire fighting Vehicles.

iv. Uses Permitted:

A basement may be put to the following uses only:-

- a. Storage of household or other non-hazardous goods;
- b. Store rooms, bank lockers or safe-deposit vaults;
- c. Air-conditioning equipment and other machines used for services and utilities of the building;
- d. Parking spaces;
- e. Electric sub-station (which will conform to required safety requirements);

Provided that, use strictly ancillary to the principal use only be permitted in a basement. Provided further that in case the basement is used for storage purpose, prior written permission from MIDC shall be obtained.

35. Overhead Tanks

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

36. Septic Tanks

36.1. Location and 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.

36.2. Dimensions and Other features

- a. Septic tanks shall have a minimum inner width of 75 cm, a minimum depth of 1 m. below the water level and a per capita minimum liquid capacity of 85 liters. 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 MIDC.
- 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 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° 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 soak ways 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 m when the septic tank is at least 15 m away from the nearest building and to a height of 2 m above the top of the building when it is located closer than 15 m
- g. When the disposal of a 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 R.C.C. cover slabs. When no lining is used, especially 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 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 m and trenches should not be placed closer than 1.8 m to each other.

37. Car Parking and Loading & Unloading

- 37.1. Parking area for different vehicular modes and number of car spaces to be provided for various land-uses shall be governed by the following tables.

Table 18: Size of Parking for different Vehicular Modes

Sr. No	Type of Mode	Size of parking bay
1	Car	2.50 m x 5.00m
2	Scooter	2.50 m x 1.20m
3	Bicycle	2.00 m x 0.70m
4	Truck	3.75 m x 10.00m
5	Trailer Truck	5.00 m x 20.00m

Table 19: Parking requirement for various Land-uses/Buildings

SR.	LAND-USE	CAR SPACES
1.	Residential	<p>a. 2 car spaces for every one tenement above 100 sq.mt. of built up area</p> <p>b. One space for every one tenement of built-up area more than 60 Sq.m and up to 100 sq.mt</p> <p>c. One space for every two tenements of built-up area more than 45 Sq.m up to 60 Sq.m</p> <p>d. One space for every four tenements of built-up area up to 45 Sq.m.</p>
2.	I. Star Hotels	I. One space for every 60 Sq.m of total floor area or part thereof.
	II. Hotels	II. One space for every 75 Sq.m. of floor area or part thereof
	III. Lodging	III. One space for every 100 Sq.m. of floor area or part thereof.
	IV. Restaurants.	IV. One space for every 50 Sq.m. of floor area or part thereof.
3.	Educational	One space for 100 Sq.m. of floor area or part thereof.
4.	Institutional	One space for every 250 Sq.m. of floor area or part thereof.
5.	Office (Govt.& Pvt.)	One space for every 70 Sq.m. of floor area up to 1500 Sq.m. and one space for every 150 Sq.m. or part thereof for areas exceeding 1500 Sq.m
6.	Information Technology, Biotechnology & Nanotechnology	One space for every 50 Sq.m. of floor area or part thereof.
7.	Assembly	One space for every 60 Sq.m. of floor area or part thereof.
8.	Business	One space for every 100 Sq.m. of floor area or part thereof.
9.	Mercantile	One space for every 80 Sq.m of floor area up to 800 sq.mt. and one space for every 160 Sq.m. thereafter.
10.	Industrial	One space for every 200 Sq.m. of floor area or part thereof subject to minimum of two spaces. In case of plots of 1.0 Ha. and above, minimum parking space shall be 10% of the plot area.

SR.	LAND-USE	CAR SPACES
11.	Storage	One space for every 200 Sq.m.of floor area or part thereof subject to minimum of two spaces.
12.	Hospitals	One space for every 150 Sq.m.of total floor area.
13.	Cinemas, Theatres and Multiplexes	One space for every 20 seats.
14.	Shopping / Malls	One space for 80 Sq.m.of total floor area or part thereof.
15.	Stadia	One space for every 150 seats plus additional as per the rules for restaurants etc.

37.2. In addition to the above 10% of total parking spaces shall be provided for visitor parking and 10% for two wheelers parking.

37.3. The above parking may be provided in the open area of a plot or in the basement or in the stilted area of a building or on the podium of a building. In case of multi –level parking, ramps shall be provided and mechanized methods (car lifts) may also be permitted for maneuvering purpose.

37.4. Car parking spaces shall be clearly shown on the site plan along with the maneuvering space to the satisfaction of MIDC.

37.5. 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.m may be utilized for parking with adequate maneuvering spaces.

37.6. In addition to the above table, loading and unloading spaces with suitable ramp access shall be provided for mercantile, industrial and storage land-uses as one space for every 100 Sq.m. of floor area or part thereof up to 500 Sq.m and one for every 500 sq.m or part thereof thereafter. The loading space shall be 3.75 m x 10.0 m

37.7. 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.

37.8. Guidelines for parking arrangement shall be followed as given in Appendix II.

NOTES

- i. The above norms of parking spaces shall be considered as basic norms and shall be applicable in general to all notified areas in the State.
- ii. The norms of parking spaces shall be increased by 25% in case of Mumbai, Nagpur, Pune and Nashik Metropolitan Regions.
- iii. In case of backward regions other than Nagpur Region, the above parking standards may be reduced by 25%.
- iv. The above standards for parking may be modified with due consideration of the common parking facility provided in the layout by the planning authority.
- v. The above parking may be provided in the form of surface parking, integrated parking within a building (basement or multi-storied), or in an independent building or mechanized car parking.

38. Main Entrance and Boundary Walls

38.1. Main Entrance

The main entrance to a plot accommodating a multi-storied high rise or a special building shall be at least 4.5 m wide and shall be so designed as not to obstruct easy movement of a fire-engine or truck. The entrance gate to it shall open inside and fold back against the compound wall.

38.2. Boundary wall:

- i. Except with the permission of MIDC, the maximum height of a boundary wall shall be 2.0 m above the level of the centre line of the front street. A boundary wall up to 2.4 m height may be permitted if the top 0.9 m is of open type construction, to facilitate through vision.
- ii. At a corner plot, the height of the boundary wall shall be restricted to 0.75m for a length of 10 m on the front and side of the inter-section and the balance height of 0.75 m if required in accordance with (i) above may be made up of open type construction, to facilitate through vision.
- iii. In electric sub-stations, transformer stations, institutional buildings like sanatoria, hospitals, educational buildings like schools, colleges, including hostels, industrial buildings and other uses of public utility undertakings, a height up to 2.4 m may be permitted by MIDC.

39. Tree plantation

- i) 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.
- ii) Every plot of land shall have at least one tree for every 100 Sq.m 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.
- iii) Where the Tree Authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under the Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall supersede the sub-regulation (ii) above.

PART III - MIDC FIRE PROTECTION & LIFE SAFETY REGULATIONS

40. Fire Protection and Life Safety Regulations,

40.1. Short title extent and commencement:

40.1.1. These regulations may be called MIDC Fire and Life Safety Regulations, 2007

40.1.2. Fire protection and life safety regulations

They shall apply to development on any land in the notified areas of MIDC under Maharashtra Industrial Development Act, 1961. In particular, they shall apply to buildings which are more than 15m in height and to special buildings like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq.m and shall require clearance as under.

- i) For plots up to 1000 sq.mt. having non hazardous activities & buildings below 15 m. height from any *fire* officer, duly Authorized by the CEO, who shall examine the building proposed as per the guidelines and checklist given by fire department of MIDC.
- ii) For all other buildings from Chief Fire Officer of MIDC.

40.1.3. They shall come into force with immediate effect.

40.2. Definitions

Words and expressions not defined in these Regulations shall have the same meaning or sense as is assigned in the MR&TP Act 1966 and the DC Regulations for the Notified Areas MIDC, 2006

40.2.1. “Automatic Fire Detection & Alarm System”: Fire alarm system comprising components for automatically detecting a fire, initiating an alarm of fire and initiating other actions as appropriate. The system may include manual fire alarm call points.

40.2.2. “Automatic sprinkler system” means a system of water pipes fitted with sprinkler heads at suitable intervals and heights and designed to actuate automatically control and extinguish a fire by the discharge of water.

40.2.3. “Booster fire pump” means a mechanical/electrical device which boosts up the water pressure at the top level of a multi-storied/high rise

building and which is capable of a pressure of 3.2 kg/cm² at the nearest point.

- 40.2.4. “Combustible Materials”** means a material, which either burns itself or adds heat to a fire when tested for non-combustibility in accordance with IS: 3808 - 1979 method of test for Combustibility of Building Materials.
- 40.2.5. “Down Comer”** : An arrangement of fire fighting within a building by means of down comer pipe connected to terrace tank through terrace pump, gate valve and non return valve and having mains not less than 100 mm internal diameter with landing valve on each floor / landing. It is also fitted with inlet connections at ground level.
- 40.2.6. “Dry Riser”** An arrangement of the fire fighting within the building by means of vertical rising mains not less than 100 mm internal diameter with landing valves on each floor / landing which is normally dry but is capable of being charged with water usually by pumping from fire service appliances.
- 40.2.7. “Emergency Lighting”** Lighting provided for use when the supply to the normal lighting fails.
- 40.2.8. “Emergency Lighting System”** A complete but discrete emergency lighting installation from the stand by power source to the emergency lighting lamp(s) for e.g. self contained emergency luminaire..
- 40.2.9. “Enclosed Staircase”** means staircase separated by fire resistance walls and doors from the rest of the building.
- 40.2.10. “Escape Lighting”** That part of emergency lighting which is provided to ensure that the escape route is illuminated at all material times, for example, at all times when persons are on the premises, or at times the main lighting is not available, either for the whole building or for the escape routes.
- 40.2.11. “Escape Route”** shall mean any corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can eventually be reached.
- 40.2.12. “Exit”** means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety; with horizontal, outside, and vertical exits having meanings at (i), (ii) and (iii) respectively as under:
- i. **“Horizontal Exit”** An arrangement which allows alternative egress from a floor area to another floor at or near the same level in an adjoining building or an adjoining part of the same building with adequate fire separation.

- ii. **“Outside Exit”** means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.
- iii. **“Vertical Exit”** means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

40.2.13. “Fire and/ or Emergency Alarm System” means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals, and working automatically or manually in the case of fire or other emergency.

40.2.14. “Fire Exit” A way out leading to an escape route having panic bar hardware provided on the door.

40.2.15. “Fire Lift” means the lift installed to enable fire service personnel to reach different floors with minimum delay, having such features as required in accordance with this rules.

40.2.16. “Fire Proof Door” means a door or shutter fitted to a wall / opening and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.

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

40.2.18. “Fire Resistance” means the time during which it fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809 - 1979 Fire Resistance Test of Structures.

40.2.19. “Fire Resisting Wall” A fire resistance rated wall, having protected openings, which restricts the spread of fire and extends continuously from the foundation to at least 1m above the roof.

40.2.20. “Fire Separation” means the distance in metres measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.

- 40.2.21. “Fire Service Inlet”** means a connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer & Fire Advisor to MIDC.
- 40.2.22. “Fire Tower”** means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire-resistant doors and open to the outer air.
- 40.2.23. “Hazardous Material” means -**
- i. Radio active substances;
 - ii. Material which is highly combustible or explosive and/or which may produce poisonous fumes or explosive emanations or storage, handling,
 - iii. processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids;
 - iv. Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases, or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.
- 40.2.24. “Lift Well”** means unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weight(s), including the lift pit and the space for top clearance, and maintenance
- 40.2.25. “Means of Egress”** A continuous and unobstructed way of travel from any point in a building or structure to a place of comparative safety.
- 40.2.26. “Non-Combustible”** means material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS-3808-1966.
- 40.2.27. “Pressurization”** The establishment of a pressure difference across a barrier to project a stairway, lobby, escape route or room of a building from smoke penetration.
- 40.2.28. “Smoke-Stop Door”** means a door for preventing or checking the spread of smoke from one area to another.
- 40.2.29. “Travel Distance”** means the distance to be traveled from the remotest point on a floor of a building to a place of safety be it a protected escape route, external escape route or final exit i.e. vertical exit, horizontal exit or an outside exit measured along the line of travel.

40.2.30. “Ventilation” supply of outside air into or the removal of inside air from an enclosed space.

40.2.31. “Venting Fire” The process of including heat and smoke to level a building as quickly as possible by such paths that lateral spread of fire and heat is checked, fire fighting operations are facilitated and minimum fire damage is caused.

40.2.32. “Wet Riser” An arrangement for fire fighting within the building by means of vertical rising mains not less than 100 mm nominal diameter with landing valve on each floor /landing for fire fighting purposes, and permanently charged with water from a pressurized supply.

40.3. General requirements for all occupancies:

40.3.1. Open spaces on road sides

40.3.2. For high rise building above 15 meters the open space required shall be as per Table 10, under regulation No 24.1

40.4. Construction

40.4.1. Building Materials

- i. Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material. Interior finish materials (wall panelings, floors, coverings etc) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS 1642 - 1989 (Class-1). Ceiling linings shall be of non-combustible or of plaster - board.
- ii. Stairs and corridors shall not contain combustible materials. All main and fire escape staircases shall be of RCC only for easy evacuation of occupants and carrying out fire fighting and rescue operations.
- iii. Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceilings 2 hours to 4 hours.
- iv. Internal walls and partitions (Fire Sections) walls separating corridor areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than two hours. There shall be no openings in such walls other than for doors or delivery batches with fire resistance not less than one hour.
- v. Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

40.5. Staircase enclosure

40.5.1. One lift and one staircase shall be considered as 2 exits, required as fire exits as per these rules, for buildings having height up to 15 meters. For the other buildings the number of exits shall be in accordance with the Clause 4.6 of Part 4 of NBC 2005.

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

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

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

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

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

Table 20: Travel distance

Sr no	Group of Occupancy	Maximum travel distance	
		Construction	
		Type1&2 (in meters)	Type 3&4 (in meters)
1	Residential	30.0	22.5
2	Educational	30.0	22.5
3	Institutional	30.0	22.5
4	Assembly	30.0	30.0
5	Business	30.0	30.0
6	Mercantile	30.0	30.0

Sr no	Group of Occupancy	Maximum travel distance	
		Construction	
		Type 1&2 (in meters)	Type 3&4 (in meters)
7	Industrial	45.0	*
8	Storage	30.0	*
9	Hazardous	22.5	*

Notes

- i. For fully sprinkled building, the travel distance may be increased by 50% of the value specified,
 - ii. Ramps shall be protected with automatic sprinkler system and shall be counted as one of the means of access,
- * - Construction of type 3 or 4 is not permitted.

b) Main staircases in buildings of all occupancies shall have a minimum width as specified in table number 16 under regulation number 32

40.6. Lift enclosures

40.6.1. The walls enclosing lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sq.cm in clear area. Lift motor rooms shall preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.

40.6.2. Landing doors in lift enclosures shall open in the ventilated or pressurized corridor / lobby and shall have fire resistance of not less than one hour.

40.6.3. The number of lifts in one lift bank shall not exceed four. Shafts for fire lift in a lift bank shall be separated from each other by a brick masonry or RCC wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.

40.6.4. If the lift shaft and lift lobby are in the core of the building, a positive pressure of not less than 2.5 mm and not more than 3 mm w.g. by an electrically operated blower / blowers shall be maintained in the lift lobby and positive pressure of not less than 5mm w.g. shall be maintained in the lift shaft. The mechanism for pressurizing the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operate. The mechanism shall have facilities to operate manually (for building more than 24 m in height)

40.6.5. Exit from the lift lobby if located in the core of the building shall be through a self-closing smoke stop door of one hour fire resistance.

40.6.6. Lifts shall not normally communicate with basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is separated from the rest of the basement areas, by fusible link operated fire resistance door of two hours fire resistance. The lobby should be pressurized, to minimize the spread of heat and smoke on upper floors of the building.

40.6.7. Exit from lift lobby shall be through a self-closing smoke stop door.

40.6.8. Grounding switch / switches at ground floor level to enable the fire service to ground the lift / cars in an emergency shall be provided (for building more than 15 m in height).

40.7. External windows

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

40.8. Lifts and fire lifts

Provisions for a fire lift shall be made as per the following details in all buildings more than 15 m only.

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

- g. For buildings above 24 m in height, collapsible gates shall not be permitted for lifts and shall be solid doors with fire resistance of one hour.
- h. Lifts shall not be provided in the staircase well.
- i. The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute or 91.5 meters per minute whichever is less.
- j. The lift machine room shall be separate and no other machinery shall be installed therein.
- k. Fire fighting lift should be provided with a ceiling hatch for use in case of emergency
- l. Telephone or other communication facilities shall be provided in the lift cars which shall be connected to fire control room of the building.

40.9. Basements

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

40.9.2. The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m, additional staircases at proper places shall be provided. For fully sprinkled basements the above travel distance may be increased by 50%.

40.9.3. In multi - storey basements, intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.

40.9.4. Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors and sprinklers and shall have a considerably higher performance than the standard units. It should also have an arrangement to start it manually & shall be designed to function at a temperature not less than 550 degree Celsius.

40.9.5. Kitchens working on gas fuel, departmental stores and shops shall not be permitted in basement / sub-basement.

40.10. Service ducts

40.10.1. Service ducts and shafts for electrical conduits, cables etc. shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have fire resistance of not less than two hours. All such ducts / shafts shall be properly sealed and fire stopped at all floors levels.

40.10.2. Refuse if the cross sectional area exceeds 1 sq.m it shall be sealed where it passes a floor by carrying the duct through the floor. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.

40.10.3. A permanent vent shall be provided at the top of the service shaft of cross sectional area not less than 460 sq.cm or 6.25 sq.m for each 900 sq.cm of the area of the shaft, whichever is more.

40.11. Refuse Chutes and Refuse chambers

40.11.1. Hoppers to refuse chutes shall be situated in well ventilated positions and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.

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

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

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

40.12. Building services

40.12.1. Electrical Services:

- a.) The electric distribution cables / wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.
- b.) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- c.) Separate circuits for water pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
- d.) The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having the fire resistance of not less than two hours.
- e.) Medium and Low-Voltage wiring running in shafts and within false ceiling shall run in metal conduit.
- f.) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply cable. The doors provided for the service room shall have fire resistance of not less than two hours.
- g.) If the licensees agree to provide meters on upper floors, the licensees cables shall be segregated from consumer's cable by providing a partition in the duct.
- h.) PVC cables should have an additional sheeting or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.

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

40.13. Staircase and Corridor Lighting:

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

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

40.14. a) Alternate source of Electric Supply: A stand-by electric/ diesel generator for high hazard building shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV/LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with competent Fire Officer authorized by the Chief Fire Officer and Fire Advisor, MIDC.

b) The provision of generator set as above shall not be applicable to residential buildings up to 24 m in height.

40.15. Transformers:

- a.) If transformers are housed in the building between the ground level, it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other part of the basement. The direct access to the transformer room shall be provided preferably from outside.
- b.) The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.
- c.) The transformer if housed in basement shall be protected by an automatic high pressure water spray system (Emulsifier System).

- d.) In case the transformers housed in the basements are totally segregated from other areas of the basements by 4 hours fire resisting wall /walls with an access directly from outside it may be protected by carbon dioxide or B.C.F. fixed installation system.
- e.) When housed at ground floor level it / they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- f.) They shall not be housed on upper floors.
- g.) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame arrester.
- h.) The transformers shall be protected by providing proper fire protection.
- i.) No grass or shrubs shall be allowed to grow in transformer switchyard.
- j.) A barbed wired fencing of minimum 1.5 m height shall be provided around transformer switchyard & the gate shall be provided for entrance. The gate should be always locked & the keys should be kept with authorized/responsible person of the company.
- k.) “Danger”/“No Smoking” board shall be displayed at the entrance gate of transformer switchyard.

40.16. Air Conditioning:

- a.) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
- b.) The ducting shall be constructed of substantial gauge metal in accordance with IS 655 - 1963 (Revised) and any revision thereof.
- c.) Wherever the ducts pass through firewalls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete, glass wool etc.
- d.) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e.) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material such as glass wool etc.

- f.) Area more than 750 sq. m on individual floor shall be segregated by a fire wall and automatic Fire Dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually.
- g.) Air ducts serving main floor areas, corridors etc. shall not pass through the stair wall.
- h.) The air handling units (AHU) shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way inter-connected with the ducting of any other floor.
- i.) The inspection panels shall be provided in the main turning to facilitate the cleaning of the ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- j.) No combustible material shall be fixed near than 150 mm to any duct unless such duct is properly enclosed & protected with non-combustible material (glass, wool or sunglass with neoprene facing enclosed & wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- k.) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given from 'l' to 'q' below.
- l.) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
- m.) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
- n.) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment / shop on every floor.
- o.) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operating of a smoke detectors.
- p.) The air filters of the air-handling units shall be of non-combustible materials.
- q.) The air handling unit room shall not be used for storage of any combustible materials.

40.17. Boiler Room

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

- a.) The boilers shall not be allowed in sub-basement but may be allowed in the basements away from the escape routes.

- b.) The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c.) Entry to this room shall be provided with a composite door of 2 hours fire resistance.
- d.) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e.) The furnace oil tank for the Boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the Boiler room in case of tank rupture.
- f.) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire service to use foam in case of fire.

40.18. Hazardous or inflammable materials

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

40.19. Provision of first aid fire fighting appliances

- 40.19.1.** The first aid fire fighting equipments shall be provided on all floors including basements, occupied terraces, lift rooms, meter rooms, transformer rooms in accordance with IS 2190 - 1992 or revision thereof and in accordance with table No. 23, PART 4 of NBC 2005. Recommendations for providing First-aid-Fire Fighting Arrangements in Public Buildings in consultation with the competent fire authority as designated or authorized by the MIDC.

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

40.20. Fixed fire fighting installations:

40.20.1. All buildings depending upon the occupancy use shall be protected by wet riser, wet riser cum down comer automatic sprinkler installation, high pressure water spray or foam generating system etc. as per the details given below in Regulation No 40.20.3 to 40.20.8.

40.20.2. Fire Fighting Installations / Requirements: The fire fighting installations / requirements shall be as per the tables in Appendix X.

40.20.3. The Wet Riser installations shall conform to IS 3844-1989 Code of Practice for installation of internal fire hydrants in multi-storied buildings. In addition, Wet Riser shall be designed for zonal distribution ensuring that unduly high pressure are not developed in risers and hose pipes.

In addition to Wet Risers / Wet Riser-cum-down comer, first aid hose reels shall be installed on all the floors of the buildings above 15 m and shall conform to IS 884 - 1985. Specification for first aid hose reel for fire fighting (fixed installation). The first aid hose reel shall be connected to one of the female couplings of twin couplings of landing valves of the Wet Riser installations by means of adopter.

40.20.4. a) Static Water Storage Tank: A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storage tank with capacity specific for each building with arrangements of replenishment by main or alternative source of supply @ 1000 litres per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local Fire Services. Provision of suitable number of manholes shall be made available for inspection, repairs and inspection of suction holes etc. The covering slab shall be able to withstand the vehicular load of 25 tons. The domestic suction tank connected to the static water storage tank shall have an overflow capable for discharging 2250 litres per minute to a visible drain point from which by a separate conduits, the overflow shall be conveyed to a storm water drain.

b) To prevent stagnation of water in the static water storage tank, the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity.

c) The static water storage tank shall be provided with a fire brigade collecting breaching with 4 nos. 63 mm dia (2 nos. 63mm dia for pump with capacity 1400 litres / minute) instantaneous male inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm dia to discharge water into the tank when required at a rate of 2250 litres per minute.

40.20.5. Automatic Sprinklers:

Auto - sprinklers shall be installed:

- a) In basement used as car parks, if the area exceeds 200 sq.m.
- b) In multi-storey basements used as car parks and for housing essential services ancillary to a particular occupancy.
- c) Any room or other compartment of a building exceeding 500 sq.m.
- d) Departmental stores or shops that totally exceed 750 sq.m.
- e) All non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independent of the remainder of a building.
- f) Godown and warehouses as considered necessary.
- g) On all floors of the buildings other than residential buildings, if the height of the building exceed 60m
- h) Dressing rooms, scenery docks, stages and stage basements of theatres.
- i) All business, mercantile, residential hotels having building height 24m and above shall have sprinkler system

40.20.6. Automatic high pressure water spray (mulsifyre) system:

- a) This system shall be provided for protection of indoor transformers.
- b) High pressure water spray system shall be provided for all "Class A petroleum products & storage of hazardous gases".

40.20.7. Foam Generation System: This system shall be provided for protection of boiler rooms with its ancillary storage of furnace oils.

40.20.8. Carbon-Di-oxide Fire Extinguishing System: Fixed CO₂ fire extinguishing installation shall be provided as per IS 6382 - 1984 (or latest edition) Code of Practice for design and installation of fixed CO₂ fire extinguishing system on premises where water or foam cannot be used for fire extinguishment because of the special nature of the contents of the buildings areas to be protected. Where possible FC -227, FM 200, HFP (heptafluoropropane), Inergen, etc. types of gases may be used for total flooding for fire protection instead of CO₂ installation.

40.21. Fire alarm system:

All buildings with heights mentioned against each shall be equipped with fire alarm system as given in Regulation No. 40.20.1 and 40.21.1 to 40.21.2

40.21.1. Residential Buildings above 35 m, Residential Hotels above 15 m, Business, Educational & Institutional Building above 24 m, Storage Buildings above 15 m, and industrial buildings having built up area above 500:

- a. Such buildings shall be equipped with manually operated electrical alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.5 m
- b. The call boxes shall be of the “break-glass” type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c. All call boxes shall be wired in a closed circuit to a control panel in the control room, so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle - charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in Regulation No. 40.12.1.
- d. The call boxes shall be arranged to sound one or more sounders so as to ensure that all the occupants of the building shall be warned whenever any call box is actuated.
- e. The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m from the floor level.

40.21.2. All other buildings exceeding 24 m height excluding those mentioned above:

The building shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system. The latter shall be in addition to the alarm which may be sounded by the actuation of any automatic fire extinguishing system which may be installed in any particular occupancy in accordance with these bylaw. The detectors for the automatic fire alarm shall conform to relevant IS specification Head / Smoke sensitive type Fire Detector and the system shall be installed in accordance with IS 2189 – 1999 or (latest edition) Code of practice of Automatic Fire Detection and Alarm System or any other relevant Indian Standard prescribed from time to time.

Notes:

1. Several types of fire detectors are available in the market but the application of each type is limited and has to be carefully considered in relation to the type of risk and the structural feature of the building where they are to be installed.
2. No automatic detectors shall be required in any room or portion of building which is equipped with an approved installation of automatic sprinklers.

40.22. Lightning protection of buildings:

The lightning protection for the buildings shall be provided as given in Part – 8 “Building Services, Section 2, Electrical Installations” of National Building Code of India 2005.

40.23. Fire control Room

For residential buildings with a height of 30 meter and above and for all other buildings with a height of 15 meter and above there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of the fire fighting equipment and installations shall be maintained in the Control Room. The Control Room shall also have facilities to detect the fire on any floor through Indicator Boards connecting fire detecting and alarm system on all floors. The staff in charge of control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations.

40.24. Refuge area

- a. In multi-storied and high-rise buildings, at least one Refuge Area shall be provided on the floor immediately above 24 M
- b. It shall be on the external walls as a cantilevered projection or in any manner.
- c. It shall have a minimum area of 15 sq.mt. and a minimum width of 3.0 m
- d. It shall not be counted in FSI.

40.25. Caretaker for residential, hotels, business, mercantile, industrial, storage and hazardous buildings with height more than 30 m

40.25.1. A qualified Fire Officer with experience of not less than 3 years shall be appointed as a care taker who will be available on the premises at all times.

The qualification of Fire Officer shall be as under:

1. Should have Diploma or Adv. Diploma of National Fire Service College, Nagpur.
- OR
2. Should have Degree of B.E. (Fire) from NFSC, Nagpur. OR
3. Should have passed Grade (I) Fire, U.K. or India.

40.25.2. The Fire Officer shall -

- i. Maintain the fire fighting equipment in good working condition at all times.
- ii. Layout fire orders and fire operational plan.
- iii. Impart training to the occupants of the buildings in the use of fire fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan.
- iv. Keep proper coordination with Local Fire Service.

40.26. House keeping:

To eliminate fire hazards a good house keeping inside the building and outside the buildings shall be strictly maintained by the occupants and / or the owner of the building.

40.27. Fire drills and fire orders:

Fire notices / orders shall be prepared to fulfill the requirements of the fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their action in the event of the emergency, by displaying fire notices at vantage points and also through regular training as per the provisions specified in Annex "E" of Part 4 of NBC 2005. Such notices should be displayed prominently in bold lettering.

40.28. Security deposits:

For buildings which are more than 24 M in height the applicant / owner shall deposit and keep deposited an amount of Rs 20,000/- as security deposit, at the time of application to the Chief Fire Officer of MIDC for approval under these regulations, for the due performance of the requirements of these regulations. The security deposit shall be refunded without interest, after the grant of Occupancy Certificate.

40.29. Fire Protection Fund Fees and Additional Fire Protection Fund Fees for developments in MIDC

The Fire Protection Fund Fees *as applicable and amended from time to time* are applicable to all new developments in MIDC as per the provisions of clause 11 and 25 of Maharashtra Fire Prevention and Life Safety Measures Act 2006.

The additional Fire Protection Fund Fees are applicable to all high rise buildings in addition to Fire Protection Fund Fees.

40.30. Additional requirements for industrial buildings (Group G), Storage Building - (Group H) and Buildings of Hazardous Use (Group J)

In addition to the general requirements specified above, the requirements given in Clause Nos. 6.7, 6.8 and 6.9 of Part IV of the National Building Code of India, 2005

shall be complied with for the above group of buildings. In addition the following Annexure shall be followed for the respective occupancy.

Annex A - Calorific values of common materials and typical values of fire load density

Annex B - Broad classification of industrial and Non Industrial occupancies into different degree of hazard.

Annex C - Fire protection Requirements for high rise buildings – 15m in height or above.

Annex D – Fire protection Considerations for venting in industrial buildings

Annex E – Guidelines for fire drill and evacuation procedures for high rise buildings

40.31. Compartmentation

The building shall be suitably compartmented so that fire/ smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

40.32. Helipad

For the high rise buildings above 60 m in height, provision for helipad should be made.

40.33. Passive fire protection required

The passive Fire Protection Requirements shall be as per PART IV of National Building Code of India 2005.

PART – IV OTHER ASPECTS OF DEVELOPMENT

41. Structural design and building services

The following aspects of development shall be governed by the provisions of the National Building Code of India 2005 - Indian Standard Institution or any modifications thereof.

1. Building Materials.
2. Structural Designs.
3. Constructional Practice and Safety.
4. Building services.
 - a. Electrical Services
 - b. Air Conditioning and Heating
 - c. Installation of lifts and escalators
5. Plumbing Services
 - a. Water Supplies
 - b. Drainage and Sanitation
6. Lightning Protection.

42. Fuel Stations and Weigh Bridges

The development of fuel stations and weigh bridges shall be governed by special Regulations as contained in Appendix III.

43. Erections of Hoardings

The erection of hoardings shall be governed by special Regulations as contained in Appendix IV.

44. Housing for Industrial Workers

Housing schemes for Industrial workers shall be governed by the special Regulations as contained in Appendix V.

45. Regulations for Physically Handicapped

The provisions for physically handicapped shall be governed by the special Regulations as contained in Appendix VI.

46. Rainwater Harvesting

The provisions for Rainwater Harvesting shall be governed by Special Regulations as contained in Appendix VII.

47. Solar Energy Assisted System

The provision for use of non-conventional energy shall be governed by Special Regulations as contained in Appendix VIII.

48. Height restrictions in the Vicinity of Aerodromes

For structures, and installations of buildings in the vicinity of aerodromes, the height shall be as shown in Table below or such greater height as may be permitted by the Civil Aviation Authorities.

Table 21: Building Height Restrictions in the Vicinity of Aerodromes

Sr. No.	Distance of buildings, structures or installations, measured horizontally, (as crow flies) from aerodrome reference point.		Permissible height of structures or installation/ buildings above mean sea level/ Aerodrome Reference Point
	International civil airports and their alternate.	Other Civil airports and Civil Aerodromes	
(1)	(2)	(3)	(4)
1)	Between 8535 m and 22000 m	Between 7925 m and 22000 m	152 m
2)	Between 7315 m and 8535 m	Between 6706 m and 7925 m	122m
3)	Between 6096 m and 7315m	Between 5486 m and 6706 m	91 m
4)	Between 4877 m and 6096 m	Between 4267 m and 5486 m	61 m
5)	Between 4267 m and 4877 m	Between 3658 m and 4267 m	45m*
6)	Between 5658 m and 4267 m	Between 3048 m and 3658 m	36 m*
7)	Between 3048 m and 3658 m	Between 2438 m and 3948 m	24 m/
8)	Between 2438 m and 3048 m	Between 1829 m and 2438 m	12 m*
9)	Less than 2438 m	Less than 1829 m	Nil except with the concurrence of the Civil Aviation Authorities.

Note: Height limits shall also be applicable for tree heights

Explanations:

- i. Irrespective of their distance from the aerodrome, even beyond the 22 km limit from the aerodrome reference point, no radio masts or similar installation exceeding 152 m in height shall be erected without the permission of the Civil Aviation Authorities.
- ii. The location of a slaughter house/ abattoir/ butcher house or other areas for activities like depositing of garbage which may encourage the collection of high flying birds, like eagle and hawks, shall not be permitted within 10 km from the aerodrome reference point.
- iii. Within a 5 km radius of the aerodrome reference point, every structure/ installation/ building shall be so designed as to meet the pigeon/bird-proofing requirements of the Civil Aviation Authorities. Such requirements may stipulate the prohibition of any cavity, niche, or other opening on the exterior of such building/ installation/ structure so as to prevent the nesting and habitation of pigeons or other birds.
- iv. **Other restrictions in height:** For the purpose of operational requirements of buildings structures or installations or for the purpose of telecommunications or other forms of communications of the departments of the Government of India or the State Government or Public Sector Undertakings, MIDC may for reasons to be recorded in writing restrict the height of any building in the vicinity of such buildings, structures or installation, and may also permit the prescribed heights to be exceeded for such buildings, structures or installations themselves or for any other statutory communication requirement,
- v. **Structures not relevant to height:** The following appurtenant structures shall not be included in reckoning the height of a building except while considering the requirement of Civil Aviation Authorities and other statutory communications requirements :- Roof tanks and their supports, ventilation/air- conditioning shafts, lift-rooms and similar service equipment, stair covers, chimneys and parapet walls, architectural features not exceeding 1.5 m in height, television antenna, booster antenna and wireless transmitting and receiving towers.

49. Interpretation: *If any question or dispute arises with regard to interpretation of any of these Regulations the matter shall be referred to the State Government which, after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Government on the interpretation of these Regulations shall be final and binding on the concerned party or parties.*

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APPENDIX I - CLASSIFICATION OF INDUSTRIES

(Regulation No – 17.4 of these Regulations)

1 Light Industries

Definition - Light industries are defined as those which do not employ more than 100 workers and do not use power more than 100 H.P. except in the case of foundries and smithies, they do not generally consume any solid fuel. The plot area requirement per unit does not normally exceed 4.9 acres (2 Ha).

Sr. No.	Permissible
1.	Washing soap.
2.	Aluminium utensils.
3.	Copper, brass/ bell metal utensils.
4.	Torches (flashlights).
5.	Cycle parts and accessories.
6.	Steel slates.
7.	Tin products (including containers, tin buttons and tin printing).
8.	Oil stoves and pressure lamps.
9.	Tricycles and prams.
10.	Buttons (all kinds).
11.	Hair oils and cosmetics.
12.	Electric Motors (fractional horse power).
13.	Zip fasteners.
14.	Show grindery.
15.	Animal shoe nails.
16.	Wax polishes.
17.	Precipitated chalk.
18.	Upholstery springs and other springs.
19.	Hoofs and box.
20.	Die and tool room shop.
21.	Small foundries (ferrous and non-ferrous).
22.	Sprayers (hand and foot).
23.	Watch and clock parts.
24.	Chalk, crayon and artists' colours.
25.	Builder's hardware.
26.	Drugs and medicines.

Sr. No.	Permissible
27.	Sewing machines (assembly)
28.	Sanitary fittings.
29.	Wire nails, panel pins and wood screws.
30.	Machine screws, bolts, nuts, rivets.
31.	Hand tools.
32.	Measuring tapes (metallic and non-metallic).
33.	Writing ink.
34.	Wooden industrial goods.
35.	Padlocks and pressed locks.
36.	Glass cutting, etching and polishing.
37.	Scientific glass instruments.
38.	Costume, jewellery and novelties.
39.	Decorated glass wares.
40.	Blower fans.
41.	Television parts.
42.	Electrical condensers (paper).
43.	Optical instruments.
44.	Buckets and metal containers.
45.	Animal feed.
46.	Manufacture of misc food products such as baking powder, flavouring essences edible silver paper/fail etc.
47.	Carpet and durree, weaving.
48.	Paper coating and glazing.
49.	Cleaning and polishing preparations.
50.	Phenyle and insecticides (not obnoxious in character).
51.	Sheet metal works.
52.	Metal stamping, coating and engraving.
53.	Laboratory reagents.
54.	Flood lights, reflectors and studio.
55.	Auto-transformers.
56.	Essential oils and aromatic oils.
57.	Torch bulbs and aromatic oils.
58.	Gramophone parts.
59.	Storage batteries and accessories.
60.	Wire netting.

Sr. No.	Permissible
61.	Vaccum flasks.
62.	Saw milling.
63.	Umbrella ribs.
64.	Aluminum wares.
65.	Collapsible gates.
66.	Railing and grills.
67.	Expanded metals.
68.	Toys and other similar products.
69.	Power looms.
70.	Oil seeds crushing (non-edible).
71.	Lawn mowers.
72.	Hand pumps.
73.	Electrical equipments for auto cycles and motor cycles.
74.	Writing and marking inks.
75.	Bakelite electrical accessories.
76.	Automobile leaf springs.
77.	Bakeries and confectionaries.
78.	Ice factories and cold storage plants.

2 Extensive Industries

Definition: Extensive industries are those which employ more than 100 workers and may use any kind of motive power or fuel subject to ofcourse, to their noxious features. These industries usually require more than 4.9 acres (2 Ha) of site area per unit.

Sr. No.	Permissible
1.	Chains of gears.
2.	Automobile parts.
3.	Conduit pipes.
4.	Electric fans.
5.	Refrigerators and air conditioners.
6.	Water proof textiles.
7.	Weighing and measuring machines.
8.	Steel joinery.
9.	Machine tools.
10.	Plaster and plaster board.
11.	Wire drawing.

Sr. No.	Permissible
12.	Mica and Micanite.
13.	Paints, varnishes and lacquers.
14.	Typewriters and parts.
15.	Hurricane lanterns.
16.	Veneer and plywood.
17.	Razor blades.
18.	Sewing machines.
19.	Edible oils and fats (medium-scale).
20.	Agricultural implements (large-scale).
21.	Flour mills.
22.	Re-rolling mills.
23.	Rubber goods (moulded and dipped).
24.	Plastic products (large scale).
25.	Iron and steel forging (Mechanical).
26.	Pressure die castings.
27.	Electric motors (more than 1 H.P.)
28.	Bicycle manufacturing.
29.	Hume pipes.
30.	Centrifugal pumps and small turbines.
31.	Matches.
32.	Vitreous enamelling.
33.	Hot tinning.
34.	Asbestos and cement products.
35.	Glucose manufacturing.
36.	Printing machinery and parts.
37.	Lead Pencils.
38.	Industrial leather goods.
39.	Industrial precision instruments.
40.	Small tools.
41.	Electrical precision instruments.
42.	Printing ink.
43.	Toilet soaps.
44.	Cigarettes.
45.	Starch.

Sr. No.	Permissible
46.	Manufacture of wooden structural frames.
47.	Silk reeling, spinning, weaving.
48.	Paving and roofing materials.
49.	Drugs and medicines.
50.	Glass products.
51.	Electric wires and cables. •
52.	Steel doors and windows.
53.	Motor cycles and scooters.

3 Heavy and Large-Scale Industries

Definition: Such industries are highly capital-intensive and also land-intensive in character and they generally function as self-contained and independent units.

Sr. No.	Permissible
1.	Heavy structural steel fabrication.
2.	G.I. malleable pipe fittings.
3.	Heavy diesel engines.
4.	Sugar.
5.	Vegetable oils (hydrogenated).
6.	Textile mills.
7.	Blast furnaces, steel works and rolling mills.
8.	Primary and secondary smelting and refining of non-ferrous metal and alloys.
9.	Automobile and coach building.
10.	Manufacture of aircraft frames and aero-engines.
11.	Special industrial machinery.
12.	Sluice gates and gearings.
13.	Cranes and hoists.
14.	Steel pipes and tubes.
15.	Wire ropes.
16.	Steel chains (conveyors, shipping).
17.	Electrical steel sheets and stampings.
18.	Heavy steam engines.
19.	Power Driven pumps and pumping equipments.
20.	Tractors and heavy agricultural machinery.
21.	Metal working machinery.
22.	Electrical generating transmission, distribution and industrial apparatus.

Sr. No.	Permissible
23.	Rail-road equipment.
24.	Industrial trucks, trailers, stackers, etc.
25.	Earthmoving machinery.
26.	Conveyors and conveying equipment.
27.	Heavy iron and steel forgings.
28.	Foundries (heavy).
29.	Other primary metal industries (e.g., cold rolled sheets, alloy steel, etc.).
30.	Turbines.
31.	Ship-yards.
32.	Rayon productions.
33.	Nylon production.
34.	Jute spinning and weaving.
35.	Cement.
36.	Asbestos cement sheets and pipes.
37.	Manufacture of locomotives-electric, diesel and steam.

4 Obnoxious or Hazardous Industry

Definition - These are industries which are associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious fumes, effluents, explosives, inflammable material etc. and other hazards to the health or safety of the community.

Sr. No.	Industrial Groups	Noxious characteristics
1.	CHEMICAL INDUSTRY	
1.	Inorganic Manufacturing Industries	i. Acids : Sulphuric acid, Nitric acid, acetic acid, Battery acid, Benzoic acid, arboic acid, Chlorosulphonic acid, etc.
		ii. Alkalies:Caustic soda, caustic potash, soda ash, etc.
		iii. Production of mineral salt which involves use of acids.
		iv. Carbon disulphide, Ultramarine blue, chlorine, hydrogen.
2.	Organic Manufacturing Industries	i. Dyes and Dyestuff intermediate manufacture.

Sr. No.	Industrial Groups	Noxious characteristics
	ii. Synthetic plastics like Polythylene, PVC, Resins, Nylon.	Distillates from reaction vessels, fire risk also.
	iii. Synthetic rubber	Liquid effluents with unpleasant smell.
	iv. Synthetic detergents.	Unpleasant smell and risk of fire.
	v. Insecticides, Fungicides and pesticides.	Unpleasant smell and dust fire hazards.
	vi. Phenols & related industries based on coaltar distillation.	Risk of fire.
	vii. Organic solvents, chlorinated minerals, methanol, aldehyde and methylated spirits.	Fire hazard, unpleasant smell.
	viii. Manufacture of compressed 'permanent' liquified and dissolved gases.	Risk of fire.
	ix. Acetylides, pyridines, Iodorform, chloroform, B- naphthol etc.	Risk of fire, smell.
3.	Miscellaneous	Electro-thermal industries such as manufacture of Calcium carbide, phosphorous, Aluminum dust, paste and powder, and copper zinc etc.
4.	Poisons	Ammonium Sulpho-cyanide, arsenic and its compounds, Barium acetate, Barium carbonate, Barium cyanide, Barium ethyl-sulphate, Barium acetate Cinnabar, Copper Sulpho-cyanide Hydrocyanic acid, Potassium cyanide, prussiate of potash, pyrogalllic acid, silver cyanide etc.
5.	Manufacture of Rayon fibre, waste products Cellulosic Rayophane paper, etc. Cellulose Products. nitrate, celluloid articles, scrap and solution.	Risk of fire.
6.	Paints, Enamels, Colours, Varnish (other than Litho Varnish) and warnish removers of all kinds. Turpentine and Turpentine Substitutes.	Risk of fire and smell.
7.	Matches.	Fire Hazards.
8.	Printing Ink.	Fire Hazards.
9.	Industrial Alcohol.	Unpleasant smell
10.	Manufacture of Newsprint.	Unpleasant smell, enormous

Sr. No.	Industrial Groups	Noxious characteristics
		quantities of contaminated waste water, and fire hazard.
II. PETROLEUM PRODUCTS.		
1.	Crude Oil refining, processing and cracking, Petroleum jelly, petroleum ether, Naphtha cracking including Gaz cracking for any purpose	Inflammable Fumes and noise.
2.	Carbon black manufacture and blacks of all kinds.	Fire hazard.
3.	Petroleum coke usage for Graphite production.	Fire hazard.
4.	Lubricating and fuel oils and illuminating oils and other oils such as schist oil, shale oil etc.	Fire hazard.
III. RUBBER INDUSTRY		
1.	Reclamation of rubber and production of tyres, rubber solutions containing mineral Naphtha rubber waste.	Unpleasant smell, dust and fire.
IV. METALLURGICAL INDUSTRIES WITH THE FOLLOWING OPERATIONS.		
1.	Sintering, Smelting	Noise, dust, smoke and risk of fire.
2.	Blast furnaces.	
3.	Recasting of ore sulphide oxides or mixtures.	
V. MANUFACTURE OF RADIO ACTIVE ELEMENTS		
1.	Such as -Thorium, Radium and similar isotopes and recovery of rare earth.	Radiation hazard.
VI. PAPER AND PAPER PRODUCTS		
1.	Large scale paper, pulp and board manufacture.	Unpleasant smell large quantities of contaminated waste water.
VII. LEATHER AND OTHER ANIMAL PRODUCTS		
1.	Leather tanning	Obnoxious smell.
2.	Glue and gelatine manufacture from bones and flesh.	Obnoxious smell.
3.	Bone crist, bone meal, bone powder or storage of bones in the open.	Obnoxious smell.
4.	Glanduler extractions.	Obnoxious smell.
5.	Animal and fish oils.	Risk of fire.
VIII. MANUFACTURE OF EXPLOSIVE AMMUNITIONS		
1.	All types of explosives or their ingredients such as fireworks of all kinds, bon-bons, gun cotton, gun power, flares, flash powers, rockets.	Fire explosion hazard.
2.	Industrial gelatine, nitroglycerine and fulminate.	Risk of fire.

Sr. No.	Industrial Groups	Noxious characteristics
IX. MANUFACTURE OF CEMENT AND REFRACTORIES		
1.	Portland cement.	Dust.
2.	Refractories.	Smoke and solid waste.
3.	Enamelling vitreous.	Smoke from furnace.
4.	Glass furnaces of 3 tonne capacity and above.	Fire.
5.	Mechanical stone-crushing.	Dust, shurry noise.
X. FERTILIZERS.		
1.	Nitrogenous and phosphatic fertiliser manufacturing on large-scale except mixing of fertilisers for compounding.	Fire, noise, atmosphere pollution due to noxious gases, fire and dust.
XI. HEAVY ENGINEERING AND FORGING SHOPS		
1.	Using steam and power hammers and heavy metal forgings.	Noise, vibration and smoke.
XII. WOOD AND WOOD PRODUCTS		
1.	Distillation of wood.	Readily ignitable obnoxious gases; risk of fire.
XIII. TEXTILES		
1.	i Oil sheets and water proof clothing (a) Wool spinning.	Fire hazard. Wool Washing liquor containing certain impurities.
2.	Clean rags (not including clean textile cutting), oily and greasy rags.	Fire hazard.
3.	Flax Yarn and other fibre.	Fire hazard.
4.	Textile finishing, bleaching and dyeing.	Waste water containing acids etc.
XIV. FOODS		
1.	Vegetable oils.	Noise, unpleasant smell.
2.	Abattoirs	Waste water with obnoxious smell.
3.	Alcohol distilleries and Breweries.	Oxygen causing unpleasant smell, noise, fire hazard.
4.	Sugar refining.	Unpleasant smell, and fire hazard.
XV. TRANSPORT		
1.	Manufacture of aircraft, locomotives, etc.	Smoke and noise.

5 Service Industries -- Class 'A' / Class 'B'

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions.				Criteria for classification and special conditions.			
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.
1	2	3	4	5	6	7	8	9	10
	I. FOOD PRODUCTS								
1.	Preservation of meat canning preserving and processing of fish, crustacea and similar foods.	-	Not included	-	-	20	20	250	-
2.	Manufacture of dairy products such as butter, ghee etc.	5	9	50	-	20	20	250	-
3.	Canning and preservation of fruits and vegetables including production of jam, jelly, sauce etc.	-	Not included	-	-	20	20	250	-
4.	a) Grain mill for	10	9	50	i) Shall not be permitted under	20	20	100	-

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	production of flour.				or adjoining a dwelling unit.					
	b) Supari and masala grinding.	10	9	50	ii) Operation shall be permitted only between 800 hrs & 2000 hrs.	20	20	100		
5.	Manufacture of bakery products.	10	9	50	i) -do- ii) -do iii) Fuel used shall be electricity, gas or smokeless coal.	20	20	250	-	
6.	Manufacturing of coco, chocolate, sugar factory.	-	Not included	-	-	20	20	250	-	
7.	Coffee curing, roasting and grinding.	2	9	50	-	10	20	100	-	
8.	Cashewnut	-	Not included	-	-	10	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	processing like drying, shelling, roasting, salting etc.									
9.	Manufacture of Ice.	-	Not included	-	-	30	20	250	-	
10.	Sugar-cane and fruit juice curshers.	2	9	25	-	2	9	25	-	
II. BEVERAGES AND TOBACCO										
11.	Manufacture of soft drink and carbonated water.	-	Not included	-	-	20	20	250	-	
12.	Manufacture of bidi.	-	Not included	-	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of MIDC.	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
III TEXTILE AND TEXTILE PRODUCTS										
13.	Printing, dyeing and bleaching of cotton woollen and silk textiles.	-	Not included	-	-	20	20	250	-	
14.	Embroidery and making of crape laces and fringes.	5	9	50	-	20	20	250	-	
15.	Manufacture of all type of textiles garments including wearing apparel.	-	Not included.	-	-	20	20	250	-	
16.	Manufacture of made up textile goods such as curtains, mosquito nets, mattress bedding	-	Not included	-	-	20	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	material, pillow cases, textile bags etc.									
IV. WOOD PRODUCTS AND FURNITURE										
17.	Manufacture of wooden and cane boxes and packing cases.	-	Not included	-	-	20	20	500	-	
18.	Manufacture of structural wooden goods such as beams, posts, doors and windows.	-	Not included	-	-	20	20	500	-	
19	Manufacture of wooden furniture and fixtures.	No power to be used.	9	50	i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted only between 800 hrs. and 2000 hrs.	20	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
20.	Manufacture of bamboo and cane furniture and fixtures.	-do-	9	50	-do-	20	20	250	-	
21.	Manufacture of wooden products such as utensils, toys, art wares etc.	-	Not included	-	-	20	20	250	-	
V. PAPER PRODUCTS AND PRINTING PUBLISHING										
22.	Manufacture of containers and boxes of paper, paper board, and paper pulp.	-	Not included	-	-	20	20	250	-	
23.	Printing and publishing of newspaper.	-	Not included	-	i) Shall not be permitted under or adjoining a dwelling unit.	20	20	250	No restrictions of power, number of employees or area shall apply and if special	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions.				Criteria for classification and special conditions.			
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.
1	2	3	4	5	6	7	8	9	10
									permission of the Corporation is obtained.
24.	Printing and publishing of periodicals, books, journals, atlases, maps, printing picture, post card, and embossing.	5	9	50	ii) Operation shall be permitted only between 0800 hrs. and 2000 hrs. iii) No restrictions of power number of employees, area of hours of operation shall apply if located in a building in separate plot not less than 500 sq.m & if special permission of the Corporation is obtained.	-	-	-	-
25	Engraving,	5	9	50	Operation shall be permitted only	20	20	250	-

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions.				Criteria for classification and special conditions.			
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.
1	2	3	4	5	6	7	8	9	10
	etching, block making etc.				between 800hrs&2000hrs				
26	Book binding.	5	9	50	-	20	20	250	-
	VI. LEATHER PRODUCTS.								
27	Manufacture of leather footwear.	-	Not included	-	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.
28.	Manufacture of wearing apparel like coats, gloves etc.	-	Not included	-	-	20	20	250	-
29.	Manufacture of leather consumer goods such as	-	Not included	-	-	20	20	250	-

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	upholstery, suit cases, pocket books, cigarette and key cases, purses etc.									
30.	Repair of footwear and other leather goods.	No power to be used.	9	50	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of MIDC	
VII. RUBBER AND PLASTIC PRODUCTS										
31.	Retreading and vulcanising works.	-	Not included	-	-	20	20	250	-	
32.	Manufacture of balloons, rubber and plastic toys.	-	Not included	-	-	20	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
VIII. NON-METALLIC MINERAL PRODUCTS										
33.	Manufacture of structural stone, goods, stone dressing, crushing, and polishing.	-	Not included	-	-	20	20	250	-	
34.	Manufacture of earthen and plaster slates and images, toys and art wares.	-	Not included	-	-	20	20	250	-	
35.	Manufacture of cement concrete building components, concrete jallis, septic tank, plaster of paris work, lime mortar etc.	-	Not included	-	-	20	20	500	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
IX. METAL PRODUCTS										
36.	Manufacture of furniture and fixture primarily of metal.	-	Not included	-	-	30	20	250	-	
37.	Plating and polishing of metal products.	-	Not included	-	-	30	20	250	-	
38.	Manufacture of metal building component such as grills, gates, doors and window frames water tanks wire nets etc.	-	Not included	-	-	30	20	250	-	
39.	Manufacture and repair of sundry ferrous engg. Products done by jobbing concerns such	-	Not included	-	-	30	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	as mechanical work shops with lathes, drills, grinders welding equipment etc.									
40.	Tools sharpening and razor sharpening works.	No power to be used.	6	25	Operation shall be permitted only between 800hrs&2000hr	20	20	250	-	
X. ELECTRICAL GOODS.										
41.	A. Repair of Refrigerators, air conditioners, washing machines, electric cooking ranges, motor rewinding work, etc	-	Not included	-	-	20	20	250	-	
	B. Repair of	-	9	50	-do-	20	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	other house hold electrical appliances such as radio set, television set,. Tape recorders, heaters, irons, shavers, vaccum cleaners etc.									
XI. TRANSPORT EQUIPMENT										
42.	Manufacturing of push cart, hand cart etc.	-	Not included	-	-	20	20	250	-	
43.	A. Servicing of motor vehicles and servicing and repairing	10	9	50	Operation shall be permitted only between 800 hr&2000 hr	-	-	-	-	

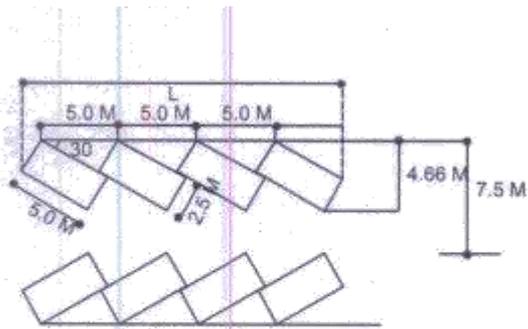
Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	of motor cycles.									
	B. Repairs of motor vehicles.	-	-	Not included	-	30	20	250	This includes activities under (A) and (C).	
	C. Battery charging and repair.	5	6	25	-	-	-	-	-	
44.	Repair of bicycles and cycle rickshaws.	5	6	50	Operation shall be permitted only between 800 hours and 2000 hrs.	10	20	250	-	
XII. OTHER MANUFACTURING & REPAIR INDUSTRIES AND SERVICES.										
45.	Manufacture of jewellery and related articles.	No power to be used.	9	50	-do-	10	20	250	-	
46.	Repair of watch, clock and jewellery.	-do-	6	50	-do-	10	20	250	-	
47.	Manufacture of sports and athletics goods.	-	Not included	-	-	20	20	250	-	
48.	Manufacture of	No power to be	6	50	-do-	20	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	Musical instruments and its repair.	used.								
49.	Manufacture of miscellaneous products such as costume jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco pipes, cigarette holders, ivory goods, badges, wigs and similar articles.	No power to be used.	Not included	-	-do-	20	20	250	-	
50.	A. Repairs of locks, stoves, umbrellas sewing	-do-	6	50	-do-	10	20	100	-	

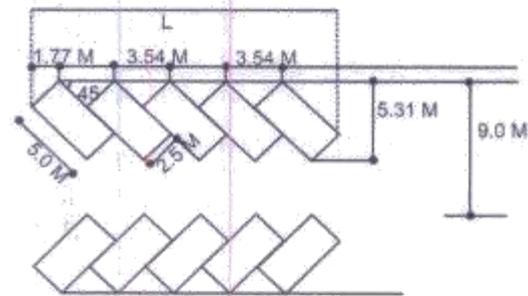
Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions.				Criteria for classification and special conditions.				
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.	
1	2	3	4	5	6	7	8	9	10	
	machines, gas lournes, buckets and other sundry household equipment.									
	B. Optical glass grinding and repairs.	-do-	6	50	-do-	10	20	100	-	
51.	Manufacture of gas in gas work and distribution.	10	9	-	-	No restriction	20	500 (plot area)	-	
53.	Laundries, Laundry services and cleaning, dyeing, bleaching and dry cleaning.	5	9	50	i. Cleaning and dyeing fluid used shall, not have flash point higher than 138 degree F. ii. Operation shall be permitted between 0800 hrs. to 2000 hrs.	20	20	250	-	
54.	Photo processing	5	9	50	Operation shall be permitted between	-	20	250	-	

Sr. No.	Category of Industry.	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions.				Criteria for classification and special conditions.			
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Special conditions, if any.	Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area. (Sq.M).	Other Special conditions if any.
1	2	3	4	5	6	7	8	9	10
	laboratories.				800 hrs. to 2000 hrs.				

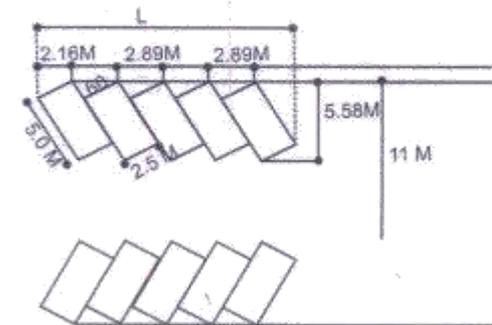
APPENDIX II – Guidelines for Parking and Circulation spaces



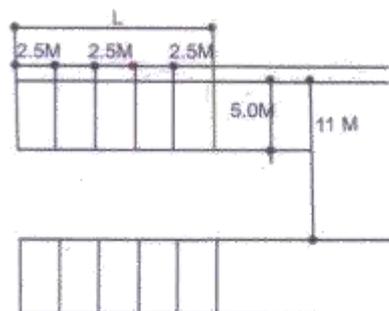
$$N = \frac{L - 1.25}{5}$$



$$N = \frac{L - 1.77}{3.54}$$



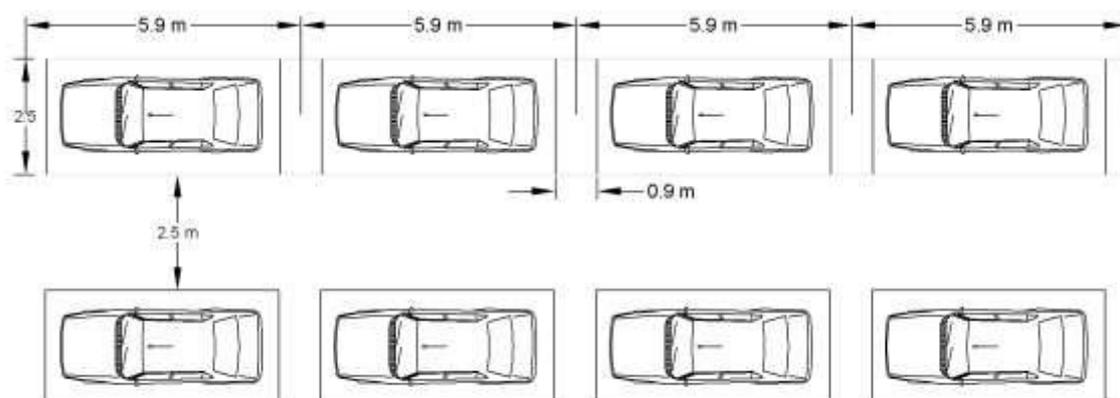
$$N = \frac{L - 2.15}{2.89}$$



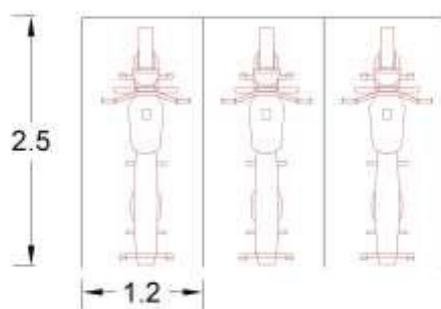
$$N = \frac{L}{2.5}$$

L = LENGTH OF KERB IN METRES
N = NUMBER OF PARKING SPACES

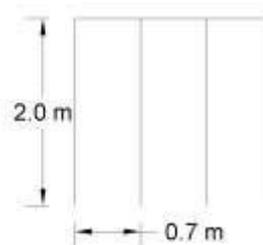
GUIDE LINES FOR CIRCULATION SPACE AROUND PARKING SPACES



Parallel Car Parking



Scooter Parking



**Cycle
Parking**

APPENDIX III

Special provisions for Fuel Stations and Weigh Bridges

(Regulation No-42 of these Regulations)

A Size of the plots for development of petrol filling station shall be as under:

- (i) Petrol filling station without service bay: Width 30 m X depth 20m
- (ii) Petrol filling station with service bay: Width 40 m x depth 30 m

B Size of the plots for development of weigh bridges shall be as under:

Width 40 m x depth 30 m

Notes

- i. In case the weigh bridge is provided in an industrial / storage plot of 1 ha and above and is used for its own purpose and not on commercial basis, the corporation may relax the condition of minimum plot size.
- ii. On the plots allotted by MIDC by invitation of tender, exclusively for weigh bridge and petrol filling stations, as per above sizes the following activities may be permitted:
 - (a) Departmental Store
 - (b) Canteen Facility / Stationery / Grocery Shops etc.
 - (c) Telephone Booth / Communication Centre / ATM
 - (d) Commercial and other activities incidental to principal use for carrying out business etc.

Provided that maximum area under these activities shall not exceed 50% of the plot area.

- iii. The plots, already allotted by MIDC in the past at fixed price and which do not meet these space requirements, are not entitled to avail the benefits of the provisions under (i) above. Such plots may be permitted to utilize 5% of the plot area for carrying out the activities incidental to the principal use. The allottees may nevertheless approach MIDC for additional area required to meet the above standards within a reasonable time. MIDC at its sole discretion may permit/ extend the benefit of the provisions under (i) above subject to payment of additional premium as may be determined by MIDC from time to time. In case the weigh bridge is provided in an industrial plot of 1 Ha. & above and used for its own purpose and not on commercial basis, MIDC may relax the above condition.

APPENDIX IV - Regulations for erection of hoardings

(Regulation No – 43 of these Regulations)

- I.** Every hoarding shall be designed so as to withstand the wind, dead, seismic and other loads as per the provisions of Regulation 39.
- II.** Sizes of hoardings: sizes of hoardings along with various roads shall be governed by the provision in the following table:

Road width range in Metres	Height of Hoarding (width)	Max. Length of Hoarding
National highways And Roads in Width		
50 m	3m	10.00m
20m to 50m	3m	7.50m
10m to 20m	2m	5.00m
Less than 10m	1m	2.50m

- III.** 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.
- IV.** Distance from Road: A minimum distance of 3 m shall be maintained between the edge of the existing or proposed street, as stipulated by MIDC.
- V.** 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.
- VI.** Any hoarding which in the opinion of MIDC is likely to be confused with an authorized traffic sign or signal shall not be permitted.
- VII.** Any hoarding containing the word 'stop', 'look' 'danger' or other similar word that might mislead or confuse the traveler shall not be permitted.
- VIII.** Hoarding on roof:
- (i) 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
 - (ii) No hoarding on roof shall project beyond the existing building line of the building on which it is erected shall extend not beyond the roof in any direction.
- IX.** Deposit and Fees:
- (i) The fees for erection and maintenance of the hoarding shall be charged as given below:

Sr. No. and area details	Scale of fees per annum per. Sq. m of hoarding area
For a space up to 5.00 sq.m	Rs.100.00
For every additional 1.00 sq. m	Rs.25.00

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

I. Prohibition of advertising signs and outdoor display structures in certain cases:

Notwithstanding the above provisions, no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by MIDC, or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programmes.

Note:- Deposits/Fees for erecting hoarding shall be reviewed every five years and if required, be revised by M.IDC.

APPENDIX V

Regulations for housing scheme for Industrial Workers

(Regulation No – 44 of these Regulations)

- 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 Industrial Workers by MIDC or the Bombay Housing and Area Development Board as defined in the Maharashtra Housing and Area Development Authority, Act, 1976 or any other authority constituted by or under any law and approved by MIDC, 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 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 lease-hold by one.

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

2 Design of Building:

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

(b) 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 No. 3(3) of Appendix V Regulations and by the recreational open space required under Clause No. 3(5) and social Facilities and Public Utilities required under Clause No. 3(6) of Appendix V Regulations.

- 2.2 Sizes of bathroom and water closet (WC):** The internal dimension of bathroom, WC, and combined toilet shall be as follows:

Bathroom - 1.0 m x 1.2 m

(a) Water Closet (W.C.) 1.0 m x 0.9 m

(b) Combined Toilet 1.0 m x 1.8 m

2.3 Heights of room: 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

The height of bath rooms and WCs shall not be less than 2.2 m

2.4 Staircases: The following regulations shall apply to the internal individual staircase only.

- Minimum width for 2 Storey buildings:
- Straight flight - 0.60 m
- For 2 Storey building with winders - 0.75 m
- For 3 Storey buildings:
- Straight flight - 0.75 m
- Riser - 20 cms. (max.) with maximum number of winders being 2 in a quarter landing.

Tread -

- 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.

2.5 Permissible height of building and open spaces around buildings: the maximum permissible height of any buildings shall be 10 m The front side and rear open spaces shall be governed by the following provisions in Table No.1 of Appendix V Regulations.

Type of Development	Front		Side Attached	Rear		Max. Height permissible
	Vehicular Road 6 M and above	Pathway		Attached	Detached	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Ground floor Development						
a) Plotted (25 sqm to 40 sqm)	1.50 m	1.0 m	Nil	Nil	1.5M	4 m

Type of Development	Front		Side Attached	Rear		Max. Height permissible
	Vehicular Road 6 M and above	Pathway		Attached	Detached	
(1)	(2)	(3)	(4)	(5)	(6)	(7)
b) Group Housing	1.5 m	Distance between two buildings shall be minimum 3.0 M and distance between the bldg and plot boundary shall be 1.5 M.	Nil	Nil	Nil	4 m
2. Ground + 1 floor Development -						
a) Plotted(25 sqm to 40 sqm)	1.5 m	1.0 m	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 + 2Floors Development -						
a) Plotted		Not permitted				
b) Group Housing	3.0m	Distance between two buildings shall be min. 4.5 m and distance				10 m
		between the building and the plot boundary shall be min. 3.0M				

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

3 Requirement of Layout: The development of land in the form of a layout shall be governed by the following regulations:

3.1 Plot- size Minimum plot size shall be 25 Sqm.

3.2 Peripheral Roads - Peripheral network of the roads for the scheme area shall be retained as per development plan / nodal plan / zonal plan or as may be directed by MIDC.

3.3 Layout roads: For lengths more than 70 m and up to 85 m with dead end, vehicular road of atleast 6 m (right of way) with 4.5 m paved width as carriage way shall be provided.

- a. A loop road with maximum 170 m total length shall be permitted with 6 m right of way and 4.5 m paved width.
- b. 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.
- c. For roads more than 250 m in length the minimum right of way shall be 11m with carriage width of 7 m

3.4 Pathways

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

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

3.5 Recreational Open Space: 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.

3.6 Social Facilities and Public Utilities: Social facilities and public utilities shall be provided as per planning brief totally approved by MIDC. These shall include schools, community centres, 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 MIDC.

APPENDIX VI

Special Regulations for Physically Handicapped

(Regulation No. No.45 of these regulations)

- 1 These regulations or bylaws are applicable to all buildings and facilities used by the public.
- 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.
 - 2.1 Non-ambulatory Disabilities : Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheel chairs.
 - 2.2 Semi-ambulatory Disabilities : Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, aritritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
 - 2.3 Hearing Disabilities: Deafness or hearing handicaps that might make an individual insecure in public areas because he/she is unable to communicate or hear warning signals.
 - 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.
 - 2.5 Wheel Chair : Chair used by disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm. X 750 mm as per ISI.
- 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.
- 4 Also, the scope of the set of bylaws shall extend to such reserved flats to promote Non-handicapping or barrier free built environment.
 - 4.1 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 (Annexures attached). Finishes shall have a non slip surface with a texture traversible by a wheel chair. Curbs/kerb wherever provided shall blend to a common level.
 - 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 m
- 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.

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

5.1 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 be finished with non slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12. Length of ramp shall not exceed 9.0 m having double rail at a height of 800 mm and 900 mm on both sides extending 300 mm, beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

5.2 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.

5.3 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.

5.4 Entrance Landing: Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. The entrance landing that adjoin 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.

6 Corridor Connecting The Entrance/Exit For The Handicapped: The corridor connecting the entrance\exit for handicapped leading directly 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.
- d) Hand rails shall be provided for ramps / slope ways.

7 Stair Ways: One of the stair-ways 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.

8 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 (as per B/S). Clear internal depth, 1100 mm; Clear internal width : 2000 mm.

Entrance door width : 900 mm

- a) A hand rail not less than 600 mm long at 900 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 hand rails.
- 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 seconds and the closing speed should not exceed 0.25 m/sec.
- d) The interior of the case 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.

9 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. clearance from wall shall be made in the toilet.
 - d) The W.C. seat top shall be 500 mm from the floor.
- 10** One of the wash basins 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.

APPENDIX VII

Special Regulations for Rain Water Harvesting

(Regulation No- .46 of these Regulations)

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

All the layout open spaces / amenity spaces of housing societies and new constructions /.reconstructions / additions on plots having area not less than 300 Sq.m in non Gaothan areas of all towns shall have 5% of the total plot area to be kept uncovered & unpaved to enable the percolation of rain water for plots up to less than 4 ha & 10% for plot area of 4 ha and above and shall have one or more rain water Harvesting structures having a minimum total capacity as given here below.

Provided that the MIDC 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.

The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq.m 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.

Rain water harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

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

Open well of a minimum of 1 m dia. and 6 m depth into which rain water may be channeled and allowed after filtration for removing silt 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.

Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may be excavated upto a depth of at least 3 m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water 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 rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be or 0.60 m width x 2.00 to 6.00 m length x 1.50 to 2.00 m 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:

- 40 mm stone aggregate as bottom layer upto 50% of the depth;
- 20 mm stone aggregate as lower middle layer upto 20% of the depth;
- Coarse sand as upper middle layer upto 20% of the depth ;
- A thin layer of fine sand as top layer.

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.

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 loose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cms.

Perforated concrete slabs shall be provided on the pits / trenches.

If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

In case of the plots where the water table is high i.e. 10 feet or less, it is not mandatory to follow the above provisions.

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 catchment, 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 rain water, there shall be at least two rain water pipes of 100mm dia. for a roof area of 100 sq.m

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.

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

Provided that when the rain water in exceptional circumstances will be utilised for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

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

APPENDIX VIII

Regulations for Installation of Solar Energy Assisted Systems

(Regulation No. 47 of these Regulations)

1 Definitions

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

Sr. No.	Title	Description
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 categories specified in Regulation no. 32.2 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

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 System (SAWHS).

- Hospitals and Nursing Homes.
- Hotels, Lodges and Guesthouses.
- Hostels of Schools, Colleges, Training Centres.
- Barracks of armed forces, paramilitary forces and police.
- Individual residential buildings having more than 150 sq.m plinth area.
- Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- Community Centres, Banquet Halls, Barat Ghars, Kalyan Mandaps (Marriage Halls) and Buildings for similar use “

3 Installation of Solar Assisted Water Heating Systems (SAWHS): The following provisions shall be applicable for all the new buildings of categories mentioned in Clause No.32.2 for installation of Solar Energy Assisted Systems.

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.

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.

The load bearing capacity of the roof should at least be 50 kg. Per Sqm All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.

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 minimum capacity shall not be less than 25 litres 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.

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.

Building permissions for all the new constructions / buildings of the aforesaid categories shall be granted only if they have been complied with these provisions.

In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 32.2 above, provided there is already a system or installation for supplying hot water.

- 4 Solar Assisted Electric Equipment (Photo Voltaic Equipment):** In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, etc., from time to time.

APPENDIX IX - Forms**Form No. 1****Form for First Application for Development and to Erect a Building**

(On Rs. Stamp) As stipulated from time to time by Suptdt. of Stamps

To,

The Executive Engineer,
M.I.D.C., Division _____

Sir,

I hereby give notice that I intend to carryout development in the site to erect/ to reerect/ to demolish/ to make material alteration in the building on/ in Plot No._____, at ___Industrial Area, Town situated at Road/ Street _____

I forward herewith the following plans and statements (Item 1to 6) in quadruplicate, wherever applicable, signed by me and

Name in block letters _____

the Licensed Surveyor/ Engineer/Structural Engineer/ Supervisor or Architect Licence No _____ who have prepared the plans/design and a copy of other statements/ documents as applicable.

Items

- 1) Key Plan (location plan)
- 2) Measurement plan attached to possession receipt
- 3) Sub-division(Land or building) Layout plan
- 4) Building Plan
- 5) Service Plan
- 6) Particulars of Development in prescribed form
- 7) Ownership Title
- 8) Attested copy of Receipt for payment of application
- 9) Clearance Certificate of Tax Arrears

I request that the proposed development/Construction may be approved and permission accorded to me to execute the work.

Date:

Signature of Licensee/ Lessee

Form no - 2**Form for Supervision**

To,

The Executive Engineer,
M.I.D.C., Division _____

Sir,

I hereby certify that the development work/ erection/re-erection /demolition or material alteration in/ of building for _____ use in Plot No. _____ situated at Street/ Road _____ in section _____ zone of _____ Industrial Area at _____ City/ Town shall be carried out under my supervision and I certify that all the material (type & grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with, and that the work shall be carried out according to the sanctioned plans. I shall be responsible for execution of work in all respect.

Signature of Registered Architect / Licensed Engineer _____

Name of Registered Architect / Licensed Engineer _____

License Number .of Registered Architect / Licensed Engineer _____

Address of Registered Architect / Licensed Engineer _____

Date:

Form No. 3**Form for Sanction of Building Permit and Commencement Certificate**

To,

Sir,

With reference to your application No. _____ dated _____ for grant to sanction of commencement certificate to carry out development work and Building Permit under Section 45 of MR & T.P. Act, 1966 to erect building on Plot No of Zone situated at Road/ Street in Industrial Area, the commencement/Building Permit is granted subject to the following conditions:-

- 1) The land vacated in consequence of the enforcement of the set-back rule part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/ Building Permit shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Minimum two trees in plots 200sq.m and such number of trees at the rate of one tree per 100 sq .m for plots more than 200 sq. m in area shall be planted and protected.
- 6) In case of Group housing, minimum two trees per tenement shall be planted and protected.

Yours faithfully

Office Communication No. : _____ Executive Engineer, _____

Office Stamp : _____ M.I.D.C., Division _____

Date : _____

Form No - 4**Form for Refusal of permission**

To,

Sir,

With reference to your application No _____, dated _____, for the grant of sanction for the development work/ the erection of a building/ execution of work in Building Plot No _____ in Zone _____ situated at Road of Industrial! Area/ City _____ I have to inform you that the sanction has been refused on the following grounds:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Yours faithfully,

Office No : _____ Executive Engineer,
 Office Stamp : _____ M.I.D.C., Division _____
 Date : _____ _____

Form No - 5**Form for Notice for Commencement of Work**

To,

The Executive Engineer, M.I.D.C., Division,

Sir,

I hereby certify that the development work/ erection/ reerection/ demolition or material alteration in/ of building _____ on plot No _____ in _____ zone of _____ Industrial Area/ Road _____ of _____ Industrial Area will be commenced on as per your permission vide office communication No. _____ dated _____.

_____ under the supervision of _____ Licensed Surveyor/ Engineer/ Structural Engineer/ Supervisor or Architect, License No _____ and in accordance with the plans sanctioned.

Signature of Licensee/ Lessee Name of Qwner

(in block letters) Address of owner

Date:

Form no 6**Form for Informing Completion of Work upto Plinth Level**

To

The Executive Engineer,
M.I.D.C., Division _____

Sir,

I hereby inform that the construction upto plinth/column upto plinth level has been Completed for the building for use in Plot No. _ situated at ____ Street/ Road inter section zone of _____ Industrial Area at City/ Town as per your permission vide office communication No _____ dated _____ under my supervision and in accordance with the sanctioned plan.

The completed work may be checked and permission given to proceed with further works.

Signature of Registered Architect / Licensed Engineer _____

Name of Registered Architect / Licensed Engineer _____

License Number .of Registered Architect / Licensed Engineer _____

Address of Registered Architect / Licensed Engineer _____

Date:

Form No - 7**Form for Approval of Work up to Plinth Level**

To,

Sir,

With reference to your intimation No _____ dated _____
 regarding the completion of construction work up to plinth/columns up to plinth level for
 Building for Industrial/ Residential/ Commercial purpose on/ Plot No _____
 of _____ Zone situated at _____ Road/ Street _____
 in _____ Industrial Area. I have to inform that the further work may be
 proceeded with as per sanctioned plans/ shall not be proceeded with as the construction upto plinth
 level is notes per sanctioned plans.

Yours faithfully,

Office Communication No: _____
 Office Stamp: _____
 Date: _____

Executive Engineer,
 M.I.D.C., Division

Form –No. 8**Form for Completion Certificate**

To

The Executive Engineer,
M.I.D.C., Division_____ .

Sir,

I hereby certify that the erection/ re-erection or development work in/ on building/
part building_____ on Plot No_____ of _____
Zone situated at _____ Road/ Street _____
In _____ Industrial Area has been supervised by me and
has been completed on _____ according to the plans sanctioned
vide office communication No _____ dated _____.

The work has been completed to my best satisfaction, the workmanship and all materials
(type and grade) have been used strictly in accordance with general and detailed
specifications. No provisions of the Act or the Building Bye-laws, no requisitions made,
conditions prescribed or orders issued there under have been transgressed in the course of the
work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The
building is fit for occupancy for which it has been erected/ re-erected or altered, constructed
and enlarged.

I have to request you to arrange for the inspection and give permission for occupation of
the building.

Encl: as above

Signature of Registered Architect / Licensed Engineer _____

Name of Registered Architect / Licensed Engineer _____

License Number .of Registered Architect / Licensed Engineer _____

Address of Registered Architect / Licensed Engineer _____

Date:

Form No. 9**Form for Occupancy Certificate**

To,

Sir,

This is to certify that the development work/ erection/ re-erection or alteration in/ of building/ part building _____ on Plot No _____ in _____ Zone situated at _____ Street/ Road _____ of _____ Industrial Area completed under the supervision of _____ Licensed Surveyor/ Engineer/ Structural Engineer/ Supervisor or Architect, Licence No _____ is permitted to be occupied/ not permitted to be occupied on the following grounds:

1. _____ .
2. _____ .
3. _____ .
4. _____ .

Yours faithfully,

Office Communication No : _____ Executive Engineer,

Office Stamp : _____ M.I.D.C., Division _____

Date : _____

Form No. 10**Form for Indemnity for Grant of Occupancy Certificate for part of Building**

(on Rs. Stamp) As stipulated from time to time by Supdt. of Stamps

To,

The Executive Engineer,

M.I.D.C., Division _____

Sub: _____

Sir,

While thanking you to allow me to occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved

under communication No _____ dated _____, I hereby

indemnify M.I.D.C. against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety.

We say that this undertaking will be binding on me/ us, our heirs, administrators and to our assignees.

Yours faithfully,

OWNER

Witness: _____

Form No.11**Form for appointment of Structural Engineer**

Name & Address of the

Owner applicant

Date:

To

Dear Sir,

Sub:

Ref:

Further to my letter ref. No. _____ dated _____ wherein I have intimated to you the name and address of Architect engaged by me for the above proposal, I am pleased to inform you that I have now engaged the service of a consulting structural engineer whose name, address and registration No. are given below :

Name

Address

Reg. No.

I am enclosing herewith the letter of consent along with the Supervision Memo from the consulting structural engineer.

Thanking you.

Yours faithfully

()

Signature of the Owner

Name :

c.c.to : 1. Architect

2. Consulting Structural Engineer.

Form No.12**Form For Acceptance By Structural Engineer**

Name & Address of the
Structural Engineer
Registration No.

Date:

To

Dear Sir,

Sub :

Ref :

With reference to the letter no. _____ dated _____ addressed to you by _____ I hereby now confirm that I have agreed to act as his Consulting Structural Engineer for the above proposal.

Thanking you.

Yours faithfully,

(Consulting Structural Engineer)

c.c.to : 1. Architect
2. Owner

Form No.13**Form for Supervision**

To,

The Executive Engineer,
M.I.D.C., Division _____

Sir,

I hereby certify that the development work/ erection/re-erection /demolition or material alteration in/ of building for _____ use in Plot No. _____ situated at Street/ Road _____ in section _____ zone of _____ Industrial Area at _____ City/ Town shall be carried out under my supervision and I certify that all the material (type & grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted alongwith, and that the work shall be carried out according to the sanctioned plans. I shall be responsible for execution of work in all respect.

Signature of Structural Engineer _____

Name of Structural Engineer _____

License Number. Structural Engineer _____

Address of Structural Engineer _____

Date:

Form No. 14**Certificate of Stability of Structure**

1. Proposal
2. Ref. No.
3. Name and Address
of the owner
4. Name and address of
Architect

I hereby certify that the structural work of the above proposal has been carried out as per my structural design and details and that the said structure is safe and stable for the purpose for which it is intended.

(Signature of Structural Engineer)

Name of Structural Engineer &
Registration No.

Place:

Date:

Form no 15**Application form for empanelment of Architects / Town Planners**

To

The CEO

Maharashtra Industrial Development Corporation

Sir,

I wish to register myself as Empanelled Architect, / Town Planner
your organization.

Particulars of my educational qualification and experience are given in the enclosed form.

Yours faithfully,

(Signature of the applicant)

Note: Tick mark the appropriate square.

1. Name of the applicant (in block letters)

2. Address (permanent)

3. Wishes to register as :

1. Empanelled Architect
2. Empanelled Town Planner

For registration as Empanelled Architects, attach a copy of the certificate of registration issued Under the Practicing Architects Act 1972 Council of Architecture.

For registration as Empanelled Architects, attach a copy of the certificate of Associate membership / fellowship issued by Institute of Town Planners, India.

3. Educational Qualification :

Examination

Year of passing

- 1.
- 2.
- 3.
- 4.

4. Membership of the professional institution

1. _____ 2. _____ 3. _____

(Attach copies of certificate in support of 4&5 above)

5. Experience :

(a) Are you registered with a Municipal Corporation ?

Yes No. If yes, give registration No.

(b) Are you registered with 'A' Class municipality?

Yes No. s, give registration No.(c) Have you been working with a professional
Registered with a Municipal Corporation of 'A'

Class Municipality?

Yes No.

If yes, give following particulars:

Name of the professional with whom worked:

Registration No. of the professional:

Period for which worked with the professional in

Years :

(Attach copies of certificates from registered Architects/ Town Planners in support of
5(c) above)

The above information is true.

Signature of the Applicant

CIDCO DC Rules

GENERAL DEVELOPMENT CONTROL REGULATIONS

For Navi Mumbai, 1975

(as amended upto October 2016)



GENERAL DEVELOPMENT CONTROL REGULATIONS

**For Navi Mumbai, 1975
(as amended upto October 2016)**

City And Industrial Development Corporation Of Maharashtra Limited

Regd Office : Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 022-6650 0900
Head Office : CIDCO Bhavan, CBD Belapur, Navi Mumbai - 400 614. Phone : 022-6791 8100

www.cidco.maharashtra.gov.in

GENERAL DEVELOPMENT CONTROL REGULATIONS

**For Navi Mumbai, 1975
(as amended upto October 2016)**





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LIST OF MODIFICATIONS GENERAL DEVELOPMENT CONTROL REGULATIONS

(As amended up-to 1st October, 2016)

1. These regulations were first approved under G.R. No.RPB-1175/635/UD-5 dated 16.9.1976 and were published in M.G.G. on 21st September 1978 at page 931, part 4(c).
2. The Regulations were amended under G.R.No.RPB-1178/209/UD-5 dated 31.3.1978 and published in M.G.G. on 21st September 1978 at page 931, part 4 (c). (New rules/amended rules-4.3 (d), 14.3.8(a), 14.3.8(b), 14.4.1, 14.4.2, 16.3.1(d), 23).
3. The Regulations were further amended under G.R.No.TPB-4384/1079/282/UD-5 dated 10.10.1986 and published in M.G.G. on 21.10.1986 at page 124. (New rules/amended rules-5.1, 14.5, 14.6, 16.1, 16.2, 16.3.1(a), 16.3.5, 17.2, 17.6, 24.2, 25).
4. The Regulations were further amended under G.R.No.CID-1089/73/(CR)-138/88/UD-10, dated 10th January 1990. (New rules/amended rules-17.6)
5. The Regulations were further amended under G.R.No. TPB 4384/1079/Part II/UD-11 dated 24th September 1991. [New rules / amended rules-16.3 (1a) B, 16.3. (1a) BB].
6. The Regulations were further amended under G.R.No. TPB-4391/1007/UD-11 dated 24th September 1991 and published in M.G.G. on 24th October 1991 at page 911. [New rules/amended rules 16.3.5(a), 16.3.5(b), 16.3.5 (c), 16.3.5 (d), 16.3.10 (b), 3.11 (d), 3.11(e), 3.11 (f)]
7. The Regulations were further amended under G.R. No. TPB 4391/3294/UD-11 dated 7th August 1992. (New rules/amended rules-30, 30.1, 30.2, 30.2(1a), 30.2(1b), 30.2(2), 30.2(3), 30.2(4),30.2(5)(a), 30.2(5)(b), 30.3, 30.3(1), 30.3(2), 30.3(3), 30.3(4), 30.3(5), 30.3(6)).
8. The Regulations were further amended under G.R.No. TPB 4384/1079/Part II/UD-11 dated 19th April 1994. (New rules/amended rules-16.3 (1a) BB).
9. The Regulations were further amended under G.R.No. TPB 4394/364/CR-61/94/UD-11 dated 21st September 1994. (New rules/amended rules-3.11 (g), 5.2.1, 5.2.2, 12.2(b), 16.1(1), 16.1(2),16.1(3), 16.3.3(a)).
10. The Regulations were further amended under G.R.No. TPS/1295/1083/CR-183/95/UD-12, dated 3rd September 1996 Regulation 17.6 - 16.3(1a) F.
11. The Regulations were further amended under G. R. No. TPB 4399/1625/CR34/ 2000/UD-11dated 19th April 2000. (New rules/amended rules-3.11 (h), 3.27, 14.3.10, 14.4. (1), 14.4. (2), 14.4. (3), 14.4. (4), 14.4.(5), 14.4. (7), 16.3 (1a), H 16.3 (3c))
12. The Regulations were further amended under G. R. No. TPB/432000/995/CR-112/2000/UD-11 dated 19th May 2001. Amended regulations 16.3 (1a) C.
13. The Regulations were further amended under G. R. No: TPB/432000/585/CR-55/2000/UD-11dated 30th September 2002. (New regulations/amended regulations. Reg. 3.26, Reg. 16.3(3a) (ii).

14. The Regulations were further amended under G.R. No: TPB-4399/50/CR-6/99/UD-11/ dated 30th November 2002 (New regulations/amended regulations Reg. 16.3(la) BBB,18).
15. The Regulations were further amended under G.R. No: TPB 4302/1380/CR-240/02/UD-11 dated 2nd January 2003 (New regulations/amended regulations Reg. 16.3(1a) BB).
16. The Regulations were further amended under G.R. No: TPB-4399/151/CR-113/2000/UD-11 6th January 2003 (New regulations/amended regulations - Reg. 31).
17. The Regulations were further amended under G.R. No: TPB-432001/1912/CR-261/02/UD-11 dated 29th March 2003 (New regulations/amended regulations - 18.2 & 18.5)
18. The Regulations were further amended under G.R. No: TPB-4399/24/CR-7/99/UD-11 dated 22nd March 2004. Amended regulations 16.3 (1a) B and regulation 16.3 (1a) BB.
19. The Regulations were further amended under G.R. No: TPB-432001/1185/CR-107/2004/UD-11 dated 27th May 2004 (New regulations/amended regulations – 14.1, 14.1.4, 14.4.4, 14.4.5, 14.4.8, 14.4.9, 14.4.10, 14.4.11).
20. The Regulations were further amended under G.R. No: TPB-4302/1975/CR-9/03/UD-11 dated 13th July 2004. (New regulations/amended regulations - Reg. 14.1 and 14.4).
21. The Regulations were further amended under G.R. No: TPB-4303/802/CR-270/UD-11 dated 27th January 2005. (New regulations/amended regulations – Addition of new appendix-V, addition of new definition of Biotechnology Unit, modification to clause 14.4.3, 16.3(1a) D).
22. The Regulations were further amended under G. R. No. TPB / 4304/855/CR-278/2004/UD-11 dated 30th May 2005. (New regulations/amended regulations14.4.7.)
23. The Regulations were further amended under G.R. No: TPB-4305/1289/CR-216/05/UD-11 dated 13th September 2005. (New regulations/amended regulations – 3.29, 3.11(j), 16.3.11).
24. The Regulations were further amended under G.R. No: TPB-432000/1045/CR-289/05/UD-11 dated 20th October 2005 (New regulations/amended regulations – 3.11(i)).
25. The Regulations were further amended under G.R. No: TPB-432000/64/CR-265/05/UD-11 dated 27th October 2005 (New regulations/amended regulations – 25.4.1).
26. The Regulations were further amended under G.R. No: TPB-4303/103/CR-277/04/UD-11 dated 31st March 2006. (New regulations/amended regulations – (16.3 3(a) iii, 17.3 a&b, 16.3 8(a), 17.3 (c),16.3 6(e)).
27. The Regulations were further amended under G.R. No: TPB-4305/1290/CR-287/05/UD-11 dated 29th February 2008. (New regulations/amended regulations – 16.3 (1a) E,16.3 (1a)EE, 16.3 (1a)G).
28. The Regulations were further amended under G.R. No: TPB-4307/1728/CR-342/07/UD-11 dated 31st August 2009. (New regulations/amended regulations – 16.3 (1a) I).
29. The Regulations were further amended under G.R. No: TPB-4309/3099/CR-160/2010/UD-11 dated 12th November 2010. (New regulations/amended regulations – 16.3 (1a) C).

30. The Regulations were further amended under G.R. No. TPS-1711/2495/CR-202/11/UD-12 dated 21st March 2012. (New regulations/amended regulations – 14.1.14, 14.3.12, 14.4.12, 14.4.14, 16.3 (1a) HH & 17.7)
31. The Regulations were further amended under G.R. No. CMS/TPB 4312/227/CR-33/2013/UD-11 dated 16th September, 2013. (New regulations/amended regulations – 14.3.3)
32. The Regulations were further amended under G.R. No. TPS-1715/109/CR-2/15/UD-12 dated 13th August, 2015. (New regulations/amended regulations – 36 & 37 with appendix IX & X respectively)
33. The Regulations were further amended under G.R. No. TPB 4312/643/CR-9/2/2014/UD-11 dated 1st October, 2016. (New regulations/amended regulations – 34 with appendix VII)

This document is a reprinted version of the original and sanctioned provisions of the GDCRs. In case of any discrepancy and / or clarification please contact the following officers.

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GENERAL DEVELOPMENT CONTROL REGULATIONS

FOR NAVI MUMBAI, 1975

1 PREAMBLE

In exercise of powers conferred by Section 159 of Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) and all other powers enabling it in this behalf, the City and Industrial Development Corporation of Maharashtra Limited, being the New Town Development Authority under Sub-section (3A) of section 113 of the said Act, for the area designated as site for Navi Mumbai under sub-section (1) of Section 113 of the said Act, hereby makes the following regulations the same having been previously approved by the State Government.

2 SHORT TITLE, EXTENT AND COMMENCEMENT

- 2.1 The regulations may be called the General Development Control Regulations for Navi Mumbai, 1975.
- 2.2 These regulations shall come into force immediately after the publication in the Maharashtra Government Gazette.
- 2.3 Subject to the provisions of the Maharashtra Regional and Town Planning Act 1966, these Regulations shall apply to all the developments in the area designated as site for Navi Mumbai under Sub-section (1) of section 113 of the Act vide Government Notification No.RPB-1171-1-W dated 20th March 1971 and No.RPB-I-RPC-1173 dated 16th August 1973 or any modifications or amendment thereof except area covered by any Gaothan in Navi Mumbai and the Action Areas.
- 2.4 Repeal and Saving: The Navi Mumbai Building Control Regulations 1972 (Development Permission), the Navi Mumbai Building Control Regulations 1973 (Vashi Residential Area) are hereby repealed. The effect of this repeal shall be the same as provided by Section 6 of Bombay General Clauses Act.

3 DEFINITIONS

- 3.1 In these regulations, unless the context otherwise requires, "ACT" means the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966).
- 3.2 "ACTION AREA" means area for which the Corporation intends to prepare a detailed layout with Special Development Control Regulations.
- 3.3 "ACTION AREA PLAN" means the approved plan and report indicating the detailed layout of proposed development in the Action Area, which may stipulate the land use permitted on each plot, and the extent to which the building operations may be undertaken on each plot.

- 3.4 “APPROVED” means approved by the Corporation.
- 3.5 “BALCONY” means a horizontal projection, including a handrail, or balustrade to serve as passage or sitting out place.
- 3.6 “BASEMENT OR CELLAR” means the lower storey of a building below or partly below ground level.
- 3.7 “CARPET AREA” means the net floor area of a room excluding the area occupied by walls
- 3.8 “CHOWK, INNER AND OUTER” Inner chowk means an open space enclosed on all sides by a building. Outer chowk means an open unoccupied space similar to an inner chowk but where one of its sides is not enclosed by a building.
- 3.9 “CORPORATION” means Managing Director or any Officer of the City and Industrial Development Corporation of Maharashtra Limited duly authorized by him.
- 3.10 “COVERED AREA” means the area immediately above the plinth level covered by the building, or used for installing machinery, plant and equipment, but does not include :
- a. Garden, rockery, well and well structures, nursery, waterpool, fountain, benches, platforms round a tree and the like;
 - b. Drainage culvert, conduit, catch-pit, gully pit, inspection chamber, gutter and the like; and
 - c. Compound wall, gate, unstoreyed porch and portico, watchmen’s booth and the like.
- 3.11 “FLOOR SPACE INDEX” of a plot is the ratio of the gross floor area of all the storeys including the area of walls, mezzanine floors, staircase and lift, of a building on a plot to the total area of the plot. The gross floor space area of a building shall be calculated as above, excepting that the following shall not be counted towards computation of floor space index.
- a. A basement or cellar and area under a building, constructed on stilts used as a parking space or recreation space provided where there are no side walls on three or more sides of such a space.
 - b. Electric cabin or sub-stations, Watchmen’s Booth, Pump House.
 - c. Staircase room and/or lift rooms above the top most storey, architectural features, chimneys and elevated tanks of dimensions as permissible under these regulations.¹
 - d. Staircases excepting those in an industrial and Service industrial building.¹
 - e. Balconies proposed in accordance with Regulation No. 16.3 (5) ¹
 - f. Lifts.¹

¹The Regulations were amended and sanctioned on 24/09/1991.

- g. Association / Society office cum letter box room in Residential & Shopping cum Residential as per the following norms :¹

Size of Society / Association Office:

No. of Tenements	Permissible built up area for office
i) Tenements upto 16	20 sq.m
ii) Tenements more than 16 & upto 150	25 sq.m
iii) Tenements beyond 150	30 sq.m

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

- h. Any covered antenna / dish antenna / communication tower used for telecom or ITE purposes.²
- i. Any semi-permanent structure upto 20 sqm of built up area for installation of telephone connectors in case of applicants who would provide suitable proof of being authorised by the Department of Telecommunications, Govt. of India, for setting up of cellular mobile telecommunication system.³
- j. Area of fitness centre, including toilet facilities in an existing or proposed Co-Operative Housing Society or the Apartment owners Association in accordance with the provisions under 16.3(11).⁴

3.12 "GAOTHAN OR VILLAGE SITE" means Gaothan or Village site within the meaning of Maharashtra Land Revenue Code 1966.

3.13 "GROUND COVERAGE RATIO (GCR)" means the ratio of covered area to the total plot area.

3.14 "HEIGHT OF BUILDING" means the vertical distances measured from the average level of the ground around and contiguous to the building up to the top of the finished level of the topmost floor slab, in case of flat roofs and up to the midpoint of the height of the sloping roof. The height of the sloping roof shall be measured from the point at which the external surface of the outer wall intersects with the finished surface of the sloping roof.

Architectural features serving no other purpose except that of decoration shall be excluded for the purpose of calculation of the height of building.

¹ The Regulations were amended and sanctioned on 21/09/1994.

² The Regulations were amended and sanctioned on 19/04/2000.

³ The Regulations were amended and sanctioned on 20/10/2005.

⁴ The Regulations were amended and sanctioned on 13/09/2005.

- 3.15 "HEIGHT OF ROOM" means the vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided the soffit of the beams, joists or the tie beams shall determine the upper point for measurement.
- 3.16 "HOARDING" means any surface or structure erected on ground or any portion of roof of a building or on or above the parapet, with characters, letters or illustrations applied there to and displayed in any manner whatsoever out of doors for purpose of advertising or to give information regarding or to attract the public to any place, person, public performance, article of merchandise whatsoever.
- 3.17 "LAND USE" means the principal use of land for which a plot of land or building thereon is used or intended to be used; for the purpose of classification of a plot of land according to the land uses, a land use shall be deemed to include subsidiary land uses which are contingent upon it.
- 3.18 "LICENSED ARCHITECT" includes a Licensed Surveyor and means an Architect to whom a license has been granted by the Corporation under these regulations.
- 3.19 "LOFT" means a shelf like projection supported in any manner whatsoever, except by means of vertical supports within a room itself. The width of a loft shall not be more than 1 M. provided that if clear height between the top of the loft and the ceiling directly above it is not more than 1.5 m lofts wider than 1 M may be permitted.
- 3.20 "MEZZANINE FLOOR" means an intermediate floor between two floors.
- 3.21 "OPEN SPACE" means an area forming an integral part of the plot, left permanently open to sky. Front open space means an open space adjacent to the street from which an access to the plot has been permitted by the Corporation. Side and Rear open spaces shall have corresponding meaning with reference to the front open space.
- 3.22 "PLOT" means a portion of land held in one ownership.
- 3.23 "ROW HOUSE" means group of houses on adjacent plot with common walls and having only the front and the rear open spaces.
- 3.24 "SEMI-DETACHED BUILDING" means buildings on two adjacent plots with a common wall and having front, rear and one side open space for each building.
- 3.25 "VOLUME OF BUILDING" means total volume of building. The volume of building with flat roofs shall be computed by multiplying the covered area of the building by the height of the building. Where the height of the building varies, the building shall be divided into blocks of uniform heights and the volume of the building will be the sum of volume of such blocks. In case of buildings with basement the depth of the basement below the average surrounding ground level shall be added to the height of buildings for the computation of volume. The volume of the building with sloping roofs shall be computed similarly, but for the building with sloping roofs the height of building for

the purpose of computation of volume only, shall be measured from the average level of ground around and contiguous to the building up to the point at which the external surface of the outer wall intersects with the finished surface of the sloping roof. The volume of building under the sloping roof contained above the height of the building as defined above shall not be included in the total volume of the building. Provided that, such volume shall not exceed the product of length of the roof, the span of the roof and 1/8 of the span of the roof. If such volume exceeds the product of the length of the roof, the span of thereof and 1/8 of the span of the roof, such additional volume under the sloping roof shall be included in the total volume of the building.

- 3.26 “VOLUME TO PLOT AREA RATIO (VPR)” means the ratio of volume of building measured in cubic meters to the area of plot measured in square meters and therefore shall be expressed in meters.¹
- 3.27 INFORMATION TECHNOLOGY ESTABLISHMENT (ITE) means establishment, which is in the business of developing either software or hardware.²
- 3.28 THE BIOTECHNOLOGY Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.³
- 3.29 FITNESS CENTRE in a building means and includes the built up premise provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercise, yoga and such other activities as may be permitted by the Corporation from time to time.⁴

All other terms shall carry the same meaning as assigned to them in the Act.

4 PROCEDURE FOR SECURING DEVELOPMENT PERMISSION

- 4.1 Subject to the provision of Section 43 of the Act, no person shall institute or change the use of land or carry out any development of land without the permission in writing of the Corporation.
- 4.2 Subject to the provision of Section 44 of the Act, any person intending to carry out any development on any land shall make an application in writing to the Corporation in prescribed Form No.1 enclosed in the appendix.
- 4.3 The following particulars and documents shall be submitted along with the application viz.:
- a. A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500 showing the following details wherever applicable:

¹The Regulations were amended and sanctioned on 30/09/2002.

²The Regulations were amended and sanctioned on 19/04/2000.

³The Regulations were amended and sanctioned on 27/01/2005.

⁴The Regulations were amended and sanctioned on 13/09/2005.

- i. The boundaries of the plot.
 - ii. The position of plot in relation to neighboring street.
 - iii. The name of the streets in which the plot is situated.
 - iv. All the existing buildings and other development standing on over or under the site.
 - v. The position of building and of all other buildings which the applicant intends to erect.
 - vi. The mean of access from the street to the building or the site and all other buildings which the applicant intends to erect.
 - vii. Open space to be left around the buildings to secure free circulation of air, admission of light and access for scavenging purposes.
 - viii. The width of the street (if any) in front and of the street at the side or rear of the building.
 - ix. The direction of north point relative to the plan of the buildings.
 - x. Any physical features such as trees, wells, drains, etc.
- b. A detailed Plan (in quadruplicate) showing the plans, sections and elevations of the proposed development work to a scale 1:100 showing the following details wherever applicable:
- i. Floor plans of all the floors together with the covered area, clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases ramps and lift wells.
 - ii. The use of all parts of the building.
 - iii. Sizes of footings, thickness of basement walls, wall construction, floor slabs and roof slabs with their materials. The sections shall indicate the height of building and height of rooms and also the height of the parapet and the drainage and slope of thereof. At least one section should be taken through the staircase.
 - iv. The building elevations from all the streets.
 - v. Details of service privy if any.
 - vi. Terrace plan indicating the drainage and slope of the roof.
 - vii. The north point relative to the plans.
 - viii. All structural calculations with necessary drawings.
 - ix. All plumbing services with necessary details.

- c. In the case of layout of land or plot
- i. A site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
 - ii. A plan (in quadruplicate) drawn to a scale of 1:500 showing:
 - x. Sub-divisions of the land or plot with dimensions and area of each of the proposed subdivisions and its use according to prescribed regulations.
 - y. Width of the proposed streets and
 - z. Dimensions and areas of open spaces provided in the layout for the purpose of garden or recreation or like purposes.
- d. A landscape plan (in quadruplicate) to a scale of 1:250 showing various landscape features such as trees, hedges, paved areas etc. The plan shall show, in particular, the type and number of existing trees, the trees to be felled, the trees to be transplanted and the proposal for planting of new trees.¹
- e. An extract of the record of rights or property register card or any other document showing the ownership of the land proposed for development.
- f. Specifications: Specifications, both general and detail, giving type and grade of materials to be used.
- g. Certificate of Supervision: Certificate in the prescribed form (Form 2 in the appendix) by the Licensed Architect undertaking the supervision.

- 4.4 a. The plans referred to in 4.3 above shall be on drawing sheets of any of the sizes mentioned in table below.

Sr. No.	Designation	Trimmed Sized (mm)
1	A0	840 X 1190
2	A1	895 X 840
3	A2	420 X 590
4	A3	300 X 420
5	A4	210 X 300
6	A5	140 X 210

¹The Regulations were amended and sanctioned on 31/03/1978.

- b. The following notations shall be used for plans referred to in 4.3 above

Sr. No.	Description	Site Plan	Building Plan
1	Plot Line	Thick Black	Thick Black
2	Existing Street	Green	-
3	Future Street, if any	Green dotted	-
4	Permissible building Lines	Thick dotted	-
5	Open spaces	No color	No color
6	Existing Work	Blue	Blue
7	Work proposed to be demolished	Yellow hatched	Yellow hatched
8	Proposed work	Red	Red
9	Drainage & Sewerage work	Red dotted	Red dotted
10	Water Supply work	Black dotted thin	Black dotted thin

- c. Wherever applicable schedules of rooms, apertures and floor areas shall be submitted along with the drawing in accordance with the forms enclosed in Appendix-1.

5 PLANS AND SPECIFICATIONS TO BE PREPARED BY LICENSED ARCHITECT

- 5.1 The plans and specifications referred to in 4.3 above shall be prepared and duly signed by the Licensed Architect. However, if the development is proposed in the scheme for allotment of plots of land to the project affected land holders in the defined area contiguous to the villages and if the development proposed is only ground floor structure without the structural use of RCC, the prescribed application form, the declaration and the plan may not be signed by the registered architect. In such cases, the applicant shall submit under his signature the prescribed application form, the declaration, plans of the proposed development, building completion certificate and any other documents required for receiving necessary development permission from CIDCO as Planning and Development Authority.¹
- 5.2 The plans showing structural details shall be prepared and duly signed by the Registered Structural Engineer.
- 5.2.1 The plans showing structural details shall be prepared & duly certified under the hand of Structural Engineer possessing requisite qualification as per Regulation No.12.2 (b).²
- 5.2.2 In respect of structural stability of each development work, each owner shall notify the name & address of the registered Structural Engineer in the form enclosed form-6, the Structural Engineer shall convey his acceptance as per form No.7 enclosed. The structural engineer shall submit form of supervision as per form No.8 enclosed, and on completion of the development, the structural engineer shall issue a certificate of stability of the structure, as per form No.9 enclosed.²

¹The Regulations were amended and sanctioned on 10/10/1986.

²The Regulations were amended and sanctioned on 21/09/1994.

- 5.3 The plans showing plumbing arrangements shall be prepared and duly signed by the Registered Plumber.
- 5.4 The procedure for Registration of Architects, Structural Engineers and Plumbers shall be as laid down in Regulation 12.

6 DECISION OF THE CORPORATION

- 6.1 On receipt of the application for development permission, the Corporation shall communicate its decision whether to grant or refuse permission to the applicant as per the provisions of section 45 of the Act.
- 6.2 The Commencement Certificate, granting the permission with or without conditions shall be in Form 3 enclosed in the Appendix.

7 DEVIATIONS DURING CONSTRUCTION

If during the carrying out of development, any departure of a substantial nature from the approved plan is intended to be made, the revised plan showing the deviations shall be submitted and the procedure laid down for the original proposal shall apply mutatis mutandis.

8 DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT

As per the provision of Section 58 of the Act the Officer-In-Charge of any Government Department or Office or Authority shall inform in writing to the Corporation of the intention to carry out development of any land for its purpose along with the following documents and plans:

- a. A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500.
- b. Detailed Plan (in quadruplicate) showing the plans, sections and elevations of the proposed development work to a scale of 1:100.
- c. In the case of layout of land or plot
 - i. A site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
 - ii. A plan (in quadruplicate) drawn to a scale of 1:500 showing
 - x. Sub-divisions of the land or plot with dimensions and area of each of the proposed subdivisions and its use according to prescribed regulations.
 - y. Width of the proposed streets and
 - z. Dimensions and areas of open spaces provided in the layout for the purpose of garden or recreation or like purposes.

9 RESPONSIBILITIES OF THE APPLICANT

9.1 Neither the grant of Commencement Certificate nor the approval of the drawing and specifications nor inspections made by the Corporation during the carrying out of development shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of these regulations.

9.2 The applicant shall:

- a. Permit authorized officers of the Corporation to enter the plot for which the Commencement Certificate has been granted for carrying out development, at any reasonable time for the purpose of enforcing these regulations.
- b. Obtain, where applicable, from the Corporation permission relating to building, zoning, grades, sewers, water mains, plumbing, signs, blasting, street occupancy, electricity, highways and all other permits required in connection with the carrying out the development.
- c. Give at least 7 days' notice to the Corporation of the intention to commence the carrying out of development.
- d. In case of building operations, give notice to the Corporation on completion up to plinth level and 7 days before the commencement of further work.
- e. Give written notice to the Corporation regarding completion of the development in Form No.4 enclosed in the Appendix, duly signed by the Licensed Architect.
- f. Obtain occupancy certificate from the Corporation prior to any occupancy or use of the development so completed. (Form No.5).
- g. Keep available for inspection, during the carrying out of development and for such a period thereafter as required by the Corporation the records of the tests which are made of any materials to ensure conformity with the requirements of these regulations.
- h. Keep pasted in a conspicuous place on the property in respect of which the permission to develop is granted, a copy of the Commencement Certificate.
- i. Keep during carrying out of development a copy of the approved plans on the premises where the development is permitted to be carried out.

10 INSPECTION

10.1 Generally all development work for which a permission is required shall be subject to inspection by the Corporation, and certain types of development involving unusual hazards or requiring constant inspection shall have continuous inspection by special inspectors appointed by the Corporation.

10.2 Inspection where required shall be made within 7 days following the receipt of notice, after which period the applicant shall be free to continue the development according to the approved plans. In case of building operations, the Corporation shall, at the first inspection, determine to the best of its ability that the building has been located in accordance with the approved plans. The final inspection of the completion of the work shall be made within 21 days from the date of receipt of the Completion Certificate.

11 OCCUPANCY CERTIFICATE

The Corporation shall within 30 days from the receipt of the Completion Certificate required under regulation 9.2(e) communicate its decision after the necessary inspection about grant of Occupancy Certificate indicated in regulation 9.2.f.

12 REGISTRATION OF LICENSED ARCHITECTS, STRUCTURAL ENGINEERS AND PLUMBERS

12.1 The Corporation shall license Architects, Structural Engineers and Plumbers. Application for registration as Licensed Architect, Licensed Structural Engineer and Licensed Plumbers shall be in form enclosed in the appendix.

12.2 Qualification for Registration:

Following qualification shall be necessary for obtaining the license from the Corporation for practicing in Navi Mumbai

- a. The minimum qualifications for registration as Licensed Architect shall be those prescribed under the Practicing Architects Act, 1972.
- b. The minimum qualification for registration of licensed structural engineer, shall be graduate in Civil Engineering or equivalent with 5 years' experience in structural design (in case of persons holding post graduate qualification experience will be relaxed by 2 years).¹
- c. The minimum qualification for registration as Licensed Plumber shall be a Graduate in Civil Engineering or equivalent or Diploma in Civil Engineering or a certificate from the Bombay Municipal Corporation enabling the person to practice as a licentiate plumber in the Bombay Municipal Corporation Area, or any other certificate in Sanitary Engineering and Plumbing from any recognized institute.

12.3 The annual license fee for registration as Licensed Architects / Structural Engineers / Plumbers shall be Rs.250/- per calendar year or part thereof. The fee shall be payable in advance and shall be non-refundable.

¹The Regulations were amended and sanctioned on 21/09/1994.

13 UNSAFE BUILDING

- 13.1 All unsafe buildings shall be considered to constitute danger to public safety and shall be restored by repairs or demolished or dealt with as otherwise directed by the Corporation.
- 13.2 Examination of Unsafe Buildings: The Corporation shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make a written record of such examination.
- 13.3 Notice to Owners / Occupier: Whenever the Corporation finds any building Corporation there of to be unsafe, it shall, in accordance with established procedure for Legal notice, give to the owner and occupier of such building written notices stating the defects thereof. This notice shall require the owner or the occupier within a stated time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof.
- 13.4 The Corporation may direct in writing that the building which in its opinion is dangerous, or has no provision for exit if the building catches fire, shall be vacated immediately or within the period specified for the purpose, provided that the Corporation shall keep a record of the reasons for such action.
- 13.5 Disregard of Notice: In case the owner or occupier fails, neglect or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the Corporation shall cause the danger to be removed either by demolition or repair of the building or portion thereof or otherwise.
- 13.6 Cause of Emergency: In case of emergency, which in the opinion of the Corporation involves imminent danger to human life or health, the Corporation shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe or removed. For this purpose, the Corporation may at once enter such structure or land on which it stands, or abutting land or structure with such assistance and at such cost as may be deemed necessary. The Corporation may also get the adjacent structure vacated and protect the public by an appropriate fence or such other means as may be necessary. The decision of the Corporation shall be final.
- 13.7 Costs: Costs incurred under 13.5 and 13.6 shall be charged to the owner of the premises involved. Such costs shall be charged on the premises in respect of which or for the benefit of which the same have been incurred and shall be recoverable as arrears of Land Revenue.

14 ZONING AND USE PROVISIONS

- 14.1 The Development Plan of Navi Mumbai, has divided Navi Mumbai into following zones:
1. Predominantly Residential
 2. Predominantly Commercial

3. Industrial
4. Wholesale Market & Warehousing ¹
5. Regional Park
6. ²
7. No Development Zone ³
8. Institutional ⁴
9. Woodland Corridor ⁴
10. Fishing & Allied Activities ⁴
11. Marshalling Yard ⁴
12. *
13. Special Economic Zone ⁵
14. Airport & Allied Activities / Services ⁶

14.2 For the purpose of these regulations the land uses have been classified into following groups:

1. Mining and quarrying.
2. Residential
3. Educational
4. Institutional
5. Assembly
6. Business
7. Mercantile
8. Industrial
9. Storage
10. Information Technology land use
11. *

14.3 In these regulations, unless the context otherwise requires:

1. "Mining and Quarrying" means extraction of stone earth, murum or any other mineral including operating brick kilns.

¹The Regulations were amended and sanctioned on 27/05/2004.

²Industrial Park zone - deleted

³The Regulations were amended and sanctioned on 30/05/2005.

⁴The Regulations were amended and sanctioned on 27/05/2004.

⁵The Regulations were amended and sanctioned on 13/07/2004.

*Recreation Land use - Awaiting government sanction.

⁶The Regulations were amended and sanctioned on 21/03/2012.

2. "Residential Land Use" includes any land on which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining or both facilities, except any activity classified under Group 4.
3. "Educational Land Use" includes any land use for School, College or day-care purposes for more than 8 hours per week, involving assembly for instruction, education or recreation and which is not covered by Group 5. It shall also include quarters for essential staff which is required to reside in the premises of the Educational Institution and buildings used as Student's Hostel, captive to an Educational Institution, whether situated in its campus or not. But the said secondary use of Student's Hostel and residential staff quarters shall range between 15% to 25% of the basic permissible FSI¹.

Explanation:- Student's Hostel Plot, captive to an Educational Institution and situated outside the campus, means a plot leased to a particular Educational Institution for educational purpose, by the Corporation at a separate location in the vicinity, for the purpose of providing hostel facilities to its students and the use and the ownership of which cannot be changed or transferred.

4. "Institutional Land Use" includes any land, which is used for purposes such as medical or other treatment or care or persons suffering from physical or mental illness, disease or infirmity; care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants.
5. "Assembly Land Use" includes any land, where groups of people congregate or gather for amusement, recreation, Social, religious, patriotic, civil, travel and similar purpose, for example, theatres, motion picture houses, assembly halls, auditoria, exhibition halls, museums, skating rinks, gymnasia, restaurants, places of worship, dance halls, club rooms, passenger stations and terminal of air, surface and marine public transportation services, recreation piers and stadia.
6. "Business Land Use" includes any land, which is used for the transaction of business (other than that covered in Group 7), for the keeping of accounts and records and similar purpose, doctors' and dentists' consulting rooms (unless these are covered by the provisions of Group 4); service facilities such as news stands, lunch counters serving less than 100 persons, barber shops and beauty parlors. City halls, town halls, Courthouses and Libraries shall be classified in this group in so far as the principal function of these is transaction of public business and the keeping of books and records. Minor offices, incidental to operations in another type of land use shall be considered as part of the main land use and shall be classified under the relevant group for the main land use.

¹ The insertion was amended and sanctioned on 16/09/2013

7. “Mercantile Land Use” includes any land, which is used for shops, stores, markets, for display and sale of merchandise, either wholesale or retail. Office, storage and service facilities incidental to the sale of merchandise and located on the same plot shall be included under this group. Minor merchandising operations on land primarily used for other land use shall be covered by the group under which the predominant land use is classified.
8. “Industrial Land Use” includes any land on which products or materials of all kinds and properties are fabricated, assembled or processed, for example, assembly plants, laboratories, dry-cleaning plants, power plants, pumping stations, smoke houses, laundries, gas plants, refineries, dairies and saw mills.
 - 8a Service Industry Class-A means any industry which is engaged in producing, servicing or repairing goods or articles for consumption by persons residing in the neighborhood and which fulfills the following three conditions:¹
 - i. the number of persons employed in any establishment does not exceed 9;
 - ii. the maximum power requirement of such establishment does not exceed 10 HP; and
 - iii. the floor area occupied by such establishment does not exceed 50 Sqm. and shall include particularly any industry mentioned in Schedule-1.
 - 8b Service Industry Class-B means any industry which is engaged in producing, servicing or repairing goods or articles for consumption in the neighborhood and which fulfills the following three conditions:¹
 - i. the number of persons employed in any establishment does not exceed 20;
 - ii. the maximum power requirement of such establishment does not exceed 20 HP, and
 - iii. the floor area occupied by such establishment does not exceed 250 Sq. and shall include particularly and industry mentioned in Schedule-1.
9. “Storage Land Use” includes any land uses primarily for the storage or sheltering (including servicing, processing or repairs incidental to storage) of goods, wares, or merchandise, vehicles, for example warehouses, cold storages, freight depots, transit sheds, store houses, truck and marine terminals, garages, hangers (other than aircraft repair hangers), grain elevators.

¹The Regulations were amended and sanctioned on 31/03/1978.

²The Regulations were amended and sanctioned on 19/04/2000.

10. Information Technology land use: Information Technology land use includes any land use primarily for the development of computer software and hardware and equipment relating to earth station, V-SAT, routes, transponders, covered and dish antenna, transmission towers and other similar I.T. related uses.²
11. Recreational Land Use*
12. Airport & Allied Activities / Services, Airport & Allied Activities / Services include all Aeronautical & Allied Activities such as Taxiways, Hangers, Airport Terminal Building etc. which are required for the efficient operation of the Airport. The Corporation, for the purpose of Development of the Airport may permit various land uses and provision of services within this zone, which are compatible and requirement for the Airport, with due regard to the provision/regulations stipulated by the Ministry of Civil Aviation, Govt. of India or the Authority authorized by MoCA.¹

The decisions of the Corporation about the land use group of any function shall be final and conclusive.

- 14.4 The land uses that shall generally be permitted with due considerations to amenity in the zones are as follows:

14.4.1²

Zones	Land use (Code No.)
Predominantly Residential	2. Residential
	3. Educational
	4. Institutional
	5. Assembly
	6. Business
	7. Mercantile

In case of Action areas located in predominantly residential zone, essential service industries and warehouses which do not create any nuisance on account of smoke, smell, dust, noise, glare or any other factor may be permitted in addition to the land uses stipulated above. In particular, the following shall be permitted:

- 8a Service Industry, Class 'A' including office and storage space required for service industry as secondary land use on the land designated primarily for 'Mercantile' and 'Business' land uses and earmarked for such secondary use.

¹The Regulations were amended and sanctioned on 21/03/2012.

²The Regulations were amended and sanctioned on 31/03/1978.

*Awaiting government sanction.

Note: For the purposes of Regulations 16, 17 and 18 the secondary use shall be deemed as relevant primary use and all provisions of Regulations 16, 17 and 18 shall apply to secondary use as they apply to primary use.

- 8b Service Industry, Class 'B' with residence for essential staff.
9. Storage, with volume not exceeding 1000 cubic m. per establishment and with residences for essential staff, and such other allied land uses as are incidental to or complementary to Service Industry Class 'B' and storage land use, namely restaurants, bars, lunch counters, news-stands, offices, paan and tobacco shops, fruit shops, and land use commonly known as public utility and services, namely police station or chowky, telephone exchange, fire station, sewage treatment plant or pumping station, electricity sub-station, water-works or pumping stations or service reservoirs.

Note: The above land uses namely 8b and 9 shall be permitted only in the exclusive area earmarked as 'Service Industry'.

10. Information Technology land use, pertaining to only software development, and only on the plots fronting 11.0 m., more wide roads.¹

14.4.2 ²

Zones	Land use (Code No.)
Predominantly Commercial	2. Residential
	3. Educational
	4. Institutional
	5. Assembly
	6. Business
	7. Mercantile

In case of Action areas located in predominantly commercial zone, essential service industries and warehouses, which do not create any nuisance on account of smoke, smell, dust, noise, glare or any other factor may be permitted in addition to the land uses stipulated above. In particular, the following shall be permitted:

- 8a Service Industry, Class 'A' including office and storage space required for service industry as secondary land use on the land designated primarily for 'Mercantile' and 'Business' land uses and earmarked for such secondary use.

Note: For the purposes of Regulations 16, 17 and 18 the secondary use shall be deemed as relevant primary use and all provisions of Regulations 16, 17 and 18 shall apply to secondary use as they apply to primary use.

¹The Regulations were amended and sanctioned on 19/04/2000.

²The Regulations were amended and sanctioned on 31/03/1978.

- 8b Service Industry, Class 'B' with residence for essential staff.
9. Storage, with volume not exceeding 1000 cubic m. per establishment and with residences for essential staff, and such other allied land uses as are incidental to or complementary to Service Industry Class 'B' and storage land use, namely restaurants, bars, lunch counters, news-stands, offices, paan and tobacco shops, fruit shops, and land use commonly known as public utility and services, namely police station or chowky, telephone exchange, fire station, sewage treatment plant or pumping station, electricity sub-station, water-works or pumping stations or service reservoirs.

Note: The above land uses namely 8b and 9 shall be permitted only in the exclusive area earmarked as 'Service Industry'.

10. Information Technology land use, pertaining to only software development, and only on the plots fronting 11.0 m., more wide roads. ¹

Zones	Land use (Code No.)
14.4.3 Industrial	8. Industries with residence for essential staff Biotechnology unit shall be permitted on all plots fronting on roads having width 11 mt or more ²
	9. Storage with residences for essential staff
	10. Information Technology land use, only on the plots fronting 11.00 m., more wide roads. ¹
14.4.4 Wholesale Market & Warehousing ³	7. Mercantile land use 8(a) Service Industry class - A (Only ancillary service industries which are not obnoxious and hazardous shall be allowed) 8(b) Service Industry class - B (Only ancillary service industries which are not obnoxious and hazardous shall be allowed) 9. Storage land use with residence for essential staff up to limit of 30% of the land use 10. IT land use

¹ The Regulations were amended and sanctioned on 19/04/2000.

² The Regulations were amended and sanctioned on 27/01/2005.

³ The Regulations were amended and sanctioned on 27/05/2004.

14.4.5	Regional Parks	<p>1. Mining and Quarrying</p> <p>5. Assembly in areas to be specially designed by the Corporation along with residence for essential staff and Residential for hotels, holidays resorts and the like.</p>
14.4.6	Industrial Park zone	Deleted
14.4.7	No Development zone ¹	<p>“Uses in No Development Zone” include agriculture, horticulture, salt manufacture, forestry, promenades, gardens, parks, play fields, temporary camps for various kinds of social activities like recreational or religious functions on sites wherever the existing topography permits without disturbing the mangroves and marshy areas, holding ponds, coastal roads, public utility establishments including sewage treatment and disposal works and water works, water sports activities along side natural water bodies not involving the construction of man made water bodies, cemeteries and crematoria along with structures incidental thereto, structure of sea lamp and watchman’s quarters, LPG godowns of minimum 2000 sqm area with 0.2 FSI and ground floor construction and other storage land uses.</p> <p>Fish farming and aquaculture activities may be permitted in Coastal Regulation Zone at such places as the Corporation may decide, subject to No Objection Certificate from Department of Fisheries and provisions of notification dated 19th February 1991 issued by Ministry of Environment and Forest and changes made from time to time.</p>
14.4.8	Institutional ²	<p>3. Educational</p> <p>4. Institutional including Govt. and semi Government offices professional and Corporate offices with residences for essential staff upto limit of 30% of land use.</p> <p>10. IT land use</p>
14.4.9	Woodland Corridor ²	Gardens, nurseries, Horticulture and Aboriculture

¹ The Regulations were amended and sanctioned on 30/05/2005.

² The Regulations were amended and sanctioned on 27/05/2004.

14.4.10	Fishing & Allied Activities ¹	Fishing, fish farming, temporary shed for tacking dried fish bags, boat repairing, activities, construction of drying platforms at places designated by the Corporation and other such related activities as may be approved by the Government in Fisheries Department.
14.4.11	Marshalling Yard ¹	9. Storage land use, Railway sidings for goods trains loading and unloading platforms, transit storage sheds, wagon repairing activities etc.
14.4.12	Recreational Land Use*	
14.4.13	Special Economic Zone ²	2. Residential 3. Educational 4. Institutional 5. Assembly 6. Business 7. Mercantile 8. Industrial 9. Storage 10. Information Technology 11. Recreational, Marshalling Yard Any other land uses as may be permitted by the Government of India within the Special Economic Zone.
14.4.14	Airport & Allied Activities / Services ³	12 Airport & Allied Activities/Services

14.5 Whenever land intended to be developed has been granted or agreed to be granted on lease by the Corporation then notwithstanding anything contained herein, the permissible land-use for such land shall be the land-use specified in the foregoing clause and corresponding closely to the land-use specified in the Lease or as the case may be, the Agreement to Lease made with the Corporation ⁴.

14.6 If the development is proposed in the scheme for allotment of plots of land to the Project Affected Land Holders in the defined area contiguous to the villages, then only residential use shall be permitted on the plots allotted.⁴

¹ The Regulations were amended and sanctioned on 27/05/2004.

² The Regulations were amended and sanctioned on 13/07/2004.

³ The Regulations were amended and sanctioned on 21/03/2012.

⁴ The Regulations were amended and sanctioned on 10/10/1986.

*Awaiting government sanction

15 CLASSIFICATION OF DEVELOPMENT

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

- a. Building Operations
- b. Layout and sub-division
- c. Erection of Hoarding
- d. Mining and Quarrying Operations
- e. Any other type of development

16 BUILDING OPERATIONS

Development of buildings for the various land uses classified in 14.2 shall be governed by the following regulations:

16.1 Scrutiny Fee:

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:

16.1(1)¹

Purpose	Scale of Fees
a. To construct or reconstruct a building	Rs.40 per 10 sqm or part thereof with a minimum of Rs.200.
b. For additional land/or alteration to the existing building where additional area is proposed	Rs.40 per 10 sqm or part there of with a minimum of Rs.200.
c. For alterations where no additional area is involved	Rs. 200 per proposal upto built up area of 50 sqm. Rs. 400 per proposal for built up area more than 50 sqm.
d. In case of amended plans for sanctioned proposal	With every amended proposal a fee of Rs 400 where in no extra floor area is proposed, otherwise as per the additional area proposed Rs 40 per 10 sqm. of part thereof with a minimum of Rs 200

¹The Regulations were amended and sanctioned on 21/09/1994.

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/-.
6. 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.

16.1(2)¹ Scale of Scrutiny fees

Purpose	Scale of Fees	
	A' for purely Residential occupancies	B' for occupancies other than residential
a. Where application for re-validation is submitted within one month of expiry of C.C.	400/-	1000/-
b. Where application for revalidation is submitted after expiry of one month but before expiry of 3 months of C.C.	400/- + 400/- (late fee) = 800/-	1000/- + 1000/- (late fee) = 2000/-
c. Where application for revalidation is submitted after expiry of 3 months of valid date of C.C. but in any case not later than 2 years from the date of approval	800/- + late fee at 200/- per month or part thereof to the period beyond 3 months of valid date.	2000/- + late fee at 400/- per month or part thereof to the period beyond 3 months of valid date.

¹The Regulations were amended and sanctioned on 21/09/1994.

16.1(3)¹

Purpose	Scale of Fees
For the layout proposal	Rs 1000 for area upto 2508 sqm (3000 sq.yards) & Rs. 200/- per additional 1000 sqm or part there of
For subdivision or amalgamation proposals	Minimum Rs 2000 for 2508 sqm (3000 sq.yards), area of holding and Rs.200/- per additional 1000 sqm or part there of

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.

16.1(4) Rs.25/- per proposal and amendment thereof, if the intended development is with in the scheme for allotment of plots of land to the project affected landholders in the defined area contiguous to the villages.

16.2 Security Deposit ²

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

- 16.2(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.
- 16.2(2) Rs.5/- 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/-.
- 16.2(3) Rs.250/- 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 landholders in the defined area contiguous to the villages.
- 16.2(4) These rates are liable to be revised after every 5 years from the date on which these rules come into force.
- 16.2(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.

¹The Regulations were amended and sanctioned on 21/09/1994.

²The Regulations were amended and sanctioned on 10/10/1986.

16.2(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.

16.3 Design of Buildings

16.3(1) GCR (Ground Coverage Ratio), FSI (Floor Space Index), VPR (Volume to Plot Area Ratio).

16.3(1a)¹ The floor Space Index shall be in relation to the land use as defined by Regulation 3.17 and shall not exceed the following that is to say:

	Land Use	Maximum Permissible FSI
A	Residential	1.00
B ²	<p>Business or Mercantile or Residential use in predominantly commercial zone,</p> <p>Or</p> <p>Business or Mercantile use wholly or in combination with the residential use in any other zone mentioned in Regulation 14, 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.</p> <p>i. For plots of area below 1000 sqm.</p> <p>ii. For plots of area 1000 sqm. and above</p> <p>Note: The benefit of this amendment mentioned at (ii) above may be extended to plots of land leased or agreed to be leased earlier with different (lower) FSI, in Zones other than predominantly Commercial Zone, after recovery of such additional lease premium as the Corporation may prescribe and provided further that all other GDCRs provisions including parking are complied with.</p>	<p>1.00</p> <p>1.50</p>

¹The Regulations were amended and sanctioned on 10/10/1986.

²The Regulations were amended and sanctioned on 22/03/2004.

BBB ¹	<p>Starred category Residential Hotels in any zone other than RPZ</p> <p>"With the previous approval of Government and subject to payment of such premium as may be fixed by Government (out of 50% payable to Corporation) and subject to such other conditions as it may specify, the FSI to maximum of 2.00 may be permitted independent plots and under one establishment as approved by the department of tourism".</p>	1.50
C ²	<p>Educational, Medical, religious and social including land-use for the benefit of the community.³</p> <p>Provided that with the previous approval of VC&MD, CIDCO.</p> <p>I. Additional 100% FSI may be permitted to the buildings used for educational purpose, medical purpose and institutional buildings of Government or public authorities or of registered public charitable trusts.</p> <p>II. Additional 50% FSI may be permitted to the buildings of religious purposes of registered charitable public trust situated on independent plots having minimum 500 sqm area.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. No condonation shall be given in the provisions of GDCRs for availing the additional FSI. 2. The additional FSI mentioned at SR. No. I be granted subject to payment of additional premium as may be determined by the Corporation. 3. In case of religious buildings 10% of additional FSI may be used for ancillary residential purpose. The benefit of the above amendment shall also be extended to the existing authorized religious buildings. 4. The additional FSI for religious purpose shall be permissible subject to payment of a premium of 25% of the Ready Reckoner value of the respective year out of which premium shall be paid 50% to the Government and remaining 50% to CIDCO. 5. In case of religious buildings, No Objection Certificate shall be obtained from the Home Department of Government of Maharashtra and the Collector before applying for permission. 6. In case of religious buildings, the proposal shall be consistent with the Development Plan proposals. 	1.00

¹The Regulations were amended and sanctioned on 30/11/2002.

²The Regulations were amended and sanctioned on 19/05/2001.

³The Regulations were amended and sanctioned on 12/11/2010.

D ¹	Industrial-	a. Service Industry	0.50
		b. Other Industrial Development	1.00
<p>Additional FSI to Biotechnology unit:</p> <p>The Managing Director may permit the additional FSI 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 11% stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units, subject to terms and conditions as he may specify.</p> <p>Provided that, in case additional FSI allowed in respect of Biotechnology unit as aforesaid, with due considerations to the other provisions laid down under GDCRs, premium as determined by the Corporation shall be paid to the Corporation out of which 50% shall be payable to the Government.</p>			
E ²	Assembly (such as Drama Theatres, Cinema Theatres, Meeting Halls and other places of Congregation) in all zones except RPZ.		1.00
EE ²	Assembly (such as Drama Theatres, Cinema Theatres, Meeting Halls and other places of Congregation) in RPZ.		
	1.	Theatres, Motion picture houses, Assembly halls, Auditoria, Exhibition hall, Museums, Restaurants, etc. with minimum plot area of 2000 sq.mt.	0.15
	2.	Film and Video shooting sites with min. plot of 5.0 hectare subject to permanent built-up facilities with max. ground coverage of 10%.	0.10
	3.	Religious and other places of worships	0.10
	4.	Crematoria and burial grounds with incidental structure	0.05
	5.	Parks, Gardens, Play Grounds, Golf Courses, Race Courses, Swimming Pools, shooting ranges, Camping grounds, facilities for Water Sports, Amusement Parks, Theme parks etc.	0.10
6.	Highway amenities such as parking lots including truck terminals, police check-posts, toll stations, Octroinak as with proper lay-byes and subject to IRC codes and approval of Highway authorities (intersection, tree plantation, setbacks from road, advertising etc. controls to be detailed out)	0.10	

¹The Regulations were amended and sanctioned on 27/01/2005.

²The Regulations were amended and sanctioned on 29/02/2008.

	<p>Note: The maximum height of buildings in Regional Park Zone shall be ground and three upper floors. However, increase of the same will be considered by corporation, particularly in case of Holiday Resorts and such other uses on a case by case basis.</p>	
F ¹	<p>If the intended development is within the scheme for allotment to 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 land may be utilized for commercial area and FSI permissible shall be 1.5</p>	1.50
G ²	<p>Other uses in Regional Park Zone</p> <ol style="list-style-type: none"> 1. Farm Buildings as per S.41 of MLR Code 1966 2. Single Family Houses on plots not less than 2000 sq.mt. 3. Holiday Resorts & Homes with minimum plot size of 1.0 ha. 4. Educational, medical, social, cultural, welfare and religious institutions along with ancillary facilities, with min. plot of 1 Ha 5. Storage of non-obnoxious and non-hazardous use (subject to further detail) including transit godowns with minimum plot area of 4000 sqm 6. Agriculture and allied activities 7. Public utilities 8. Public Utility and transportation corridors 9. Highway amenities such as Petrol pumps / Service stations / Emergency repair services, Motels, Service shops and Highway Restaurants 	<p>0.15</p> <p>0.15</p> <p>0.15</p> <p>0.10</p> <p>0.05</p> <p>0.15</p> <p>0.05</p> <p>0.15</p>
	<p>Note: The maximum height of buildings in Regional Park Zone shall be ground and three upper floors. However, increase of the same will be considered by corporation, particularly in case of Holiday Resorts and such other uses on a case by case basis.</p>	
H ³	<p>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 entire Navi Mumbai area, to the extent of 100% over and above the FSI values prevailing as on 1.4.2000 to the plots sold exclusively for software development, at designated I.T. Parks only, at an additional lease premium as may be decided by the Corporation, with due consideration to the other provisions laid down under GDCRs, including parking standards.</p>	

¹ The Regulations were amended and sanctioned on 03/09/1996.

² The Regulations were amended and sanctioned on 29/02/2008.

³ The Regulations were amended and sanctioned on 19/04/2000.

HH ¹	Airport & Allied Activities / Services - Maximum permissible FSI = 1.00
I ²	<p>Change of use:</p> <p>Corporation may allow Change of Use on plots allotted exclusively for Residential use, Residential cum commercial use or commercial use on the following conditions:-</p> <ol style="list-style-type: none"> a. From Residential use (FSI 1.00) to Residential-cum-business / Mercantile use or Business or mercantile use wholly (FSI 1.50) subject to the condition that all such business / mercantile plots wholly or in combination with residential shall not exceed the limit specified in Clause 16.3(1a)B of the GDCR. b. From Business or mercantile use (FSI 1.50) to Residential-cum-Business/ Mercantile use (FSI 1.50) and vice versa. c. To allow such change uses only for plots having a minimum area of 1000 sq.m. and deriving access from road of 15.00 m width or more. Further, the Corporation may levy additional lease premium for allowing such change of use and / or grant of additional FSI with due consideration of other provisions laid down under GDCR. d. After grant of change of use, the allottee shall comply with all provisions of GDCR including the parking standards without seeking relaxation of any kind in GDCR provisions. e. Business / Mercantile user other than residential user allotted shall not be more than 30% subject to further condition that the principle land use should be segregated by separate entrance. f. Conversion from Residential to Residential-cum-Business / Mercantile use shall not be permitted on the lands granted for educational, institutional and public amenity purpose.

16.3(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

16.3(1c) The VPR for the following land use shall not exceed 4 M unless otherwise specified in Special Development Control Regulations.

9. Storage

¹ The Regulations were amended and sanctioned on 21/03/2012.

² The Regulations were amended and sanctioned on 31/08/2009.

16.3(1d)¹ 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 14.4, under. ²
 1. Predominantly Residential Zone and
 2. Predominantly Commercial Zone
 3. No Development Zone ²

16.3(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 sqm 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 sqm, 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 hectare of the net plot area, irrespective of the size of dwelling unit.³

16.3(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. ⁴

16.3(2) Room Sizes:

16.3(2.1) 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 9.5sqm. 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 16.3 (2.3).
- iii) If WCs and bathrooms are to be provided in common, they shall be governed by the following provisions.

¹ The Regulations were amended and sanctioned on 31/03/1978.

² The Regulations were amended and sanctioned on 30/05/2005.

³ The Regulations were amended and sanctioned on 03/09/1996.

⁴ The Regulations were amended and sanctioned on 30/09/2002.

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 Sqm. 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 sqm.
- 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 sqm and the carpet area of the kitchen shall not be less than 4.5 sqm.
- 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 sqm and the dimensions of such room shall not be less than 2.4 M.

16.3(2.2) The carpet area of room in buildings for all the other land uses shall not be less than 7.5 sqm and the dimensions of such room shall not be less than 2.4.M.

16.3(2.3) The minimum sizes of bathrooms and the WCs shall be as follows, for buildings of all and uses:

- a. Bathroom: The internal dimensions of a bathroom shall not be less than 1.20 M 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 2.1 M.

16.3(3) Height of Room:

16.3(3a)¹

- i) The height of a room in any building shall not be less than 2.6m
- 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 twice its area.²

¹ The Regulations were amended and sanctioned on 21/09/1994.

² The Regulations were amended and sanctioned on 30/09/2002.

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 14.

- 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 Managing Director or the Chief Architect and Planner, CIDCO, floor area upto 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 FSI.¹
- 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 minimum and maximum height shall be 3.6 m and 4.2 m respectively. Subject to the written permission of the Managing Director, CIDCO, greater height may be permitted.
- v) No lofts be allowed in such areas wherein increased height is proposed.

16.3(3b) The height of bathrooms, WCs and Store Rooms in buildings of all land uses shall not be less than 2.2M.

16.3(3c) Height of Room for ITE²

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

16.3(4) 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 2.0 M.
- b) A mezzanine floor shall be permitted within a room provided that the carpet area of such room is not less than 27 sqm 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.

16.3(5) Balconies³ :

- a. The minimum clear width of balconies in buildings (of all the land uses) shall be one meter, provided that the aforesaid width need not be insisted upon through the length, in case of semicircular or any non-rectangular shaped balconies. ⁴

¹The Regulations were amended and sanctioned on 31/03/2006.

²The Regulations were amended and sanctioned on 19/04/2000.

³The Regulations were amended and sanctioned on 10/10/1986.

⁴The Regulations were amended and sanctioned on 24/09/1991.

- 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.¹
- c. A balcony in a building may be permitted to be enclosed by an open grill and parapet grill, being above 0.9 m without payment of additional premium.¹
- d. A balcony in a building may be enclosed otherwise upon the payment of additional premium as would be decided by the said Development Authority from time to time.¹

16.3(6) 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, fan lights, skylights, louvered doors and the like, opening directly on to the external air or on to a covered unenclosed balcony not more than 2M 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.² 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 3.0 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.

¹The Regulations were amended and sanctioned on 24/09/1991.

²The Regulations were amended and sanctioned on 31/03/2006.

- 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 user. The Corporation or the concerned public body as the case may be, has freedom to carry out the activities as if no openings exist on the end-walls. The user 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 the ground floor.
- V. The local authority or the concerned public body, 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.

16.3(7) 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.

16.3(8) 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, semidetached houses and bungalows, built on the ground but which are used only for residential land use.¹
- 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 17. Provided that when only bath rooms 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.

16.3(9) Staircases:

The following regulations shall apply to all the staircases in buildings of all land uses without prejudice to the provisions of Regulation 24.

- 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 Cms.
- c. The height of riser shall not exceed 19.5 Cms and they shall be limited to 12 per flight.

16.3(10) Lifts:

The following regulations shall apply to lifts in buildings of all land uses without prejudice to the provision of Regulation 24.

- a. If the height of building exceeds 16 M. at least one lift shall be provided in the building.

¹The Regulations were amended and sanctioned on 31/03/2006.

- b. Where, the height of a building exceeds 24 meters, at least two lifts shall be provided in the said building.¹

16.3(11) Fitness Centre²

In every residential building, constructed or proposed to be constructed, for the use of Co-Operative Housing Society or an Apartment Owner's 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 more than 200 sq.mt.
- ii. The centre shall not be used for any purpose other than for fitness centre 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 regularization 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.

17 OPEN SPACES AROUND BUILDINGS

17.1 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 25 M in addition to the minimum width of the open spaces required for the height of 10 M there shall 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 25 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.

¹The Regulations were amended and sanctioned on 24/09/1991.

²The Regulations were amended and sanctioned on 13/09/2005.

17.2¹

- 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 17.1 of GDCR's.

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 upto 16 M in height, 4.5 M if the building is more than 16 M but not more than 24 M in height and 6 M if the building is more than 24 M in height.

17.3 For buildings of residential land use following special provisions shall apply.

- a. For semi-detached buildings having not more than two storey, the width of the front, rear and one side open space shall not be less than 3 M.
- b. For row-houses having not more than two storeys the width of the front and rear open spaces shall not be less than 3 M.

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

- a. For plots of area less than 800 Sqm minimum width of the front open space shall be 5 M and the minimum width of side and rear open spaces shall be 3m.
- b. For plots of area between 800 Sqm and 1200 Sqm 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 Sqm the minimum width of the front open space shall be 6.5m and the minimum width of side and rear open spaces shall be 5 m.

17.5 Projection in the open spaces:

Balconies, Chajjas, Weather Sheds and such other features shall be permitted to project in the open space to the extent of 1.5 M. But the clear width of the open space shall in no case be less than 3 M.

¹ The Regulations were amended and sanctioned on 10/10/1986.

17.6¹ 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 plot fronting road (in m)		Max permissible height of bldgs	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	13 m	1.5	0.0	0.0	2.25
	b	150m ² to 300m ²	13 m	3.0	0.0	0.0	3.0
Semi detached buildings	a	100 m ² to less than 150 m ²	13 m	1.5	2.25	0.0	2.25
	b	150 m ² to less than 300 m ²	13 m	3.0	1.5	0.0	3.0
	c	More than 300 m ² to less than 450 m ²	13 m	3.0	3.0	0.0	3.0
Detached buildings	a	450 m ² to less than 1000 m ²	13 m	3.0	3.0	3.0	3.0
	b	1000 m ² and above	As per regulation No. 17				

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.

17.7² The restrictions on development & height of buildings in the vicinity of Airport & also in the area under landing & take of zones, as defined by the Corporation shall be regulated in consultation with Airport Authority of India (AAI), Govt. of India.

18³ CAR PARKING, LOADING & UNLOADING

18.1 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.

¹ The Regulations were amended and sanctioned on 10/10/1986, 10/01/1990 & 03/09/1996.

² The Regulations were amended and sanctioned on 21/03/2012.

³ The Regulations were amended and sanctioned on 30/11/2002.

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	Bicycle	2.0 m x 0.7 m
4	Truck	3.75 m x 10.0 m

Land Use	Car spaces
1 Residential	a. One space for every one tenement of built-up area more than 60 sqm
	b. One space for every two tenements of built-up area more than 45sq.m upto 60 sqm
	c. One space for every four tenements of built-up area upto 45 sqm
2 I. Star Hotels II. Hotels III. Lodging IV. Restaurants	I. One space for every 60 sqm of total floor area
	II. One space for every 75 sqm of floor area
	III. One space for every 100 sqm of floor area
	IV. One space for every 50 sqm of floor area
3 Educational	One space for 100 sqm of floor area or part thereof
4 Institutional	One space for every 250 sqm of floor area or part thereof
5 Office (Govt.& Pvt.)	One space for every 70 sqm of floor area upto 1500 sqm and one space for every 150 sqm or part thereof for areas exceeding 1500 sqm
6 Assembly	One space for every 60 sqm of floor area or part there of
7 Business	One space for every 100 sqm of floor area or part thereof
8 Mercantile	One space for every 80 sqm of floor area upto 800 sqm or one for 160 sqm and thereafter
9 Industrial	One space for every 200 sqm of floor or part thereof subject to minimum of two spaces.
10 Storage	One space for every 200 sqm of floor area or part thereof subject to minimum of two spaces
11 Hospitals	One space for every 150 sqm of total floor area
12 Cinemas & Theatres	One space for every 20 seats
13 Shopping	One space for 80 sqm of total floor area or part thereof
14 Stadia	One space for every 150 seats plus additional as per the rules for restaurants etc.,

- 18.2(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, suitably-by (as shown in appendix No. IIA, IIB&IIC) shall be carved out of visitors parking in the front area within the plot by means of compound wall.¹
- 18.2(b). On the ground floor minimum 3 m margin shall be kept from the rear edge of the lay- by subjective provision of Regulation 17.1 of the GDCRs. The building by from the 1st floor onwards may start from the rear edge of the lay-by subjective provision of Regulation No. 17.1 of the GDCRs.¹
- 18.3 Car parking spaces shall be clearly shown on the site plan along with the maneuvering space to the satisfaction of the Corporation.
- 18.4 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.
- 18.5 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 in case of residential plot upto 500 sqm may be utilised for parking with adequate maneuvering spaces. ¹
- 18.6 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 sqm of floor area or part there of upto 500 sqm and one for every 500 sqm or part thereof thereafter. The loading space shall be 3.75 m x 10.0 m.
- 18.7 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.
- 18.8 Guide lines for circulation space around parking spaces shall be followed as given in the Appendix-II.

19 MEANS OF ACCESS:

- 19.1 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.

¹The Regulations were amended and sanctioned on 29/03/2003.

- 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 exceeds 800 sqm.

19.2 Internal Streets

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

- 19.2.1 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.
- 19.2.2 For land uses other than residential the width of the street shall not be less than 11 m.
- 19.3 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.
- 19.4 The approaches to buildings and internal streets shall be paved drained and lighted to the satisfaction of the Corporation.
- 19.5 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 m from the approach.

20 GATES & BOUNDARY WALLS

- 20.1 Detailed drawings of gates and boundary walls shall be submitted along with the application for development permission.
- 20.2 The height of boundary wall measured from the surrounding ground level or the adjoining kerb level shall not exceed 1.75M.
- 20.3 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.
- 20.4 In case of development for public utilities and public purposes, a solid boundary wall maybe permitted to a height of 2.5M above the surrounding ground level or the adjoining kerb level, with prior approval of the Corporation.

21 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 water course. Provided that where a water course passes through a low lying land without any well defined banks the applicant may be permitted by the Corporation to restrict or direct the water courses to an alignment and cross section determined by the Corporation.

22 CONTROL OF AIR & WATER POLLUTION

- 22.1 No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger public health.
- 22.2 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.

23 TREE PLANTATION¹

- 23.1 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.
- 23.2 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.
- 23.3 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 23.2 above.

24 OTHER ASPECTS OF DEVELOPMENT

- 24.1 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.
1. Fire protection.
 2. Building Materials.
 3. Structural Designs.
 4. Constructional Practice and Safety.
 5. Building services.
 - a. Electrical Services
 - b. Air Conditioning and Heating
 - c. Installation of lifts and escalators
 6. Plumbing Services
 - a. Water Supply
 - b. Drainage and Sanitation
 7. Lightning Protection.

¹ The Regulations were amended and sanctioned on 31/03/1978.

- 24.2 Notwithstanding anything contained in the preceding clauses the CIDCO Fire Protection (Control in Navi Mumbai) Regulations, 1984 contained in appendix III shall apply to any development of land as specified therein.¹

25 LAYOUTS OR SUB-DIVISION OF LAND ¹

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

- 25.1 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.
- 25.2 The provision of the access roads in any layout plan of land shall be as per the provisions of Regulation 19.
- 25.3 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.
- 25.4 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.
- 25.4.1² 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, milk/telephone booth may be allowed by the Corporation. Structures upto a height of Stilt + 1 / G+1 storeys 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 and area of the plinth of the such structures shall be restricted to 10% of the area of the open spaces provided as per Regulation 25.4 and on payment of necessary lease premium as may be determined by the Corporation. The built up area consumed in constructing the structures mentioned above shall not be counted towards the FSI permissible on the plot.

- 25.4.2 Recreation centre for elderly persons*
- 25.5 For purpose of computation of the FSI the total area of the plot shall be considered.

26 CONTROL OF ERECTION OF HOARDINGS

- 26.1 Every Hoarding shall be designed so as to withstand the wind, dead, seismic and other loads as per the provisions of regulation 24. No variation in the height of hoarding shall be permitted however, variation in length shall be allowed in multiples of 2.5M.

¹ The Regulations were amended and sanctioned on 10/10/1986.

² The Regulations were amended and sanctioned on 27/10/2005.

* Awaiting Government Sanction

- 26.2 Size of Hoardings: sizes of Hoarding along with various roads shall be governed by the following table :

Road width range in Meters.	Height of Hoarding (width)	Maximum length of Hoarding
a. National Highways and Roads more than 50 M in width	3 M.	10.00 M.
b. 20M to 50M	3 M.	7.50 M.
c. 10M to 20M	2 M.	5.00 M.
d. Less than 10M	1 M.	2.50 M.

- 26.3 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.

- 26.4 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.

- 26.5 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.

- 26.6 Any hoarding containing the word 'stop', 'look' 'danger' or other similar word that might mislead or confuse the traveler shall not be permitted.

- 26.7 Hoarding on roof:

26.7(1). The size of hoarding on roof shall be 1 m. X 2.5 m or in exact multiples there of subject to maximum of 3 m x 10 m.

26.7(2). No hoarding of roof shall project beyond the existing building line of the building on which it is erected shall extend beyond the roof in any direction.

26.8 Deposit and Fees:

- 26.8(1). The fees for erection and maintenance of the hoarding be charged as given below:

Sr. No.		Scale of Fees per annum per Sqm of hoarding area
1	For a space upto 5.00 sqm	Rs. 100.00
2	For every additional 1.00 sqm	Rs. 25.00

26.8(2). The fees for hoarding shall be paid by the applicant in advance, for a calendar year, or part thereof.

27 MINING AND QUARRYING

The following regulations shall govern the mining and quarrying operations:

27.1.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 along with the application, and shall be calculated at the following rates. Rs.50/- per 100 sqm of plot area or part thereof to be used for mining, quarrying or operating brick kiln.

27.1.b. The deposit shall be refunded without interest after the expiry of the period mentioned in 27.4 below.

27.1.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.

27.2 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.

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

27.4 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.

27.5 The following shall govern the mining and quarrying operations and shall form conditions of the Commencement Certificate.

27.5(1) The mining and quarrying operations shall not cause any nuisance to the people in the vicinity.

27.5(2) 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.

28 DEVELOPMENT OF LAND NOTIFIED FOR ACQUISITION

28.1 In case of land notified for acquisition under the Land Acquisition Act 1894 and where the land has not been acquired, 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.

- 28.2 All the foregoing provisions shall apply mutatis mutandis to such development.
- 28.3 The permission may be renewed from time to time at the discretion of the Corporation.
- 28.4 Security Deposit:
- a. The applicant shall deposit and keep deposited an amount as Security Deposit at the rate of Rs.10/- 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.
- 28.5 The development permission may be granted at the discretion of the Corporation with following conditions of the Commencement Certificate.
- a. The applicant shall remove all the development on land when 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.

29 DISCRETIONARY POWERS

In specific cases where a clearly demonstrable hardship is caused, the Corporation may modify any of the provisions of these regulations at its absolute discretion. Provided that, the Managing Director, shall before exercising such power consult a Committee constituted of Chief Architect, Chief Engineer and the Town Planning Officer.

30 GROUP HOUSING SCHEME OR PLOTTED DEVELOPMENT SCHEME ¹

30.1 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 Corporation or the Bombay Housing and Area Development Board as defined in the Maharashtra Housing and Area Development Authority, Act, 1976 or any other authority constituted by or under any law and approved by the Corporation, the Corporation may permit the development

¹The Regulations were amended and sanctioned on 07/08/1992.

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 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 lease-hold by one person only.

Explanation - II: "Plotted Development Scheme" means a scheme of constructing dwelling units with one or more floors and having party 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.

30.2 Design of Building

30.2(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.

30.2(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 30.3(3) of this Regulation and by the recreational open space required under Regulation 30.3(5) and special Facilities and Public Utilities required under Regulation 30.3(6).

30.2(2) Sizes of bathroom and water closet (WC) - The internal dimensions of bathroom, WC, and combined toilet shall be as follow :-

- (a) Bathroom - 1.0M x 1.2 M
- (b) Water Closet - (WC) 1.0 M x 0.9 M
- (c) Combined Toilet - 1.0 M x 1.8 M

30.2(3) Height of room

- (a) The height of a room in any building shall not be less than 2.2 M at eaves incase 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

30.2(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.

- (b) Riser - 20 Cms. (Max.) Maximum number of winders shall be 2 in a quarter landing.
- (c) Tread -
- (i) For 2 storied building (G+1) - Minimum 22.5 cms

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

30.2(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

30.2(5)(b) TABLE-1

Type of Development	Front		Side Attached	Rear		Max. Height Permissible
	Vehicular 6m & above	Path Way		Attached	Detached	
1	2	3	4	5	6	7
1	Ground floor Development					
a. Plotted (25m ² to 40m ²)	1.5 M	1.0 M	Nil	Nil	1.5 M	4.0 M
b. Group Housing	1.5 M	Distance between two bldgs shall be min 3.0 m and distance between bldg and plot boundary shall be 1.5m.	Nil	Nil	Nil	4.0 M
2	Gr.+ 1 Floor Development					
a. Plotted (25m ² to 40m ²)	1.5 M	1.0 M	Nil	Nil	1.5 M	7.0 M
b. Group Housing	1.5 M	Distance between two bldgs shall be min 3.0 M and distance between bldg and plot boundary shall be 1.5 M.	Nil	Nil	Nil	7.0 M
3	Gr.+ 2 Floors Development					
a. Plotted		Not permitted				
b. Group Housing	3.0 M	Distance between two bldgs shall be min 4.5 M and distance between bldg and plot boundary shall be 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.

30.3 Requirement of Layout: The development of land in the form of a layout shall be governed by the following regulations:

30.3 (1) Plot- size minimum plot size shall be 25 Sqm

30.3(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.

30.3(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.

30.3(4) Pathways

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

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

30.3(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 percent of the total gross area of the project. However, the percentage shall not be less than 9.5 percent exclusive of the areas of roads (11m and above) and other facilities such as schools, hospitals, markets, etc.

30.3(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.

31 SPECIAL AMENITIES AND FACILITIES FOR THE PARAPLEGIC / PHYSICALLY HANDICAPPED PERSONS ¹

- 31.1 These by-laws are applicable to all buildings and facilities used by the public.
- 31.2 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.
- 31.2.1 Non-ambulatory Disabilities: Impairments that, regardless of cause or manifest station, for all practical purposes, confine individuals to wheelchairs.
- 31.2.2 Semi-ambulatory Disabilities: Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arbritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 31.2.3 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.
- 31.2.4 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.
- 31.2.5 Wheel Chair: Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm. X 750 mm.
- 31.3 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.
- 31.4 Also, the scope of the set of bylaws shall extend to such reserved flats to promote Non handicapping built environment.
- 31.5.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.
- 31.5.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 M.

¹The Regulations were amended and sanctioned on 06/01/2003.

- 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 device or other devices which serves the same purpose shall be provided to guide visually impaired persons.

31.6 Building Requirements:

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

31.6.1

- 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 be finished with non slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12. Length of ramp shall not exceed 9.0 M. having 800 mm high hand rail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

31.6.2 **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.

31.6.3 **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.

31.6.4 **ENTRANCE LANDING:** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (here in after 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.

31.7 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.

31.8 STAIR WAYS: One of the stair-ways 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.

31.9 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 : 1100 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 hand rails.
- 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

31.10 TOILETS: One special WC 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. clearance from wall shall be made in the toilet.
- d) The W.C. seat shall be 500 mm from the floor.

31.11 One of the wash basins 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

32 PROVISION FOR INSTALLATION OF SOLAR ENERGY ASSISTED SYSTEMS *

33 PROVISION FOR INSTALLATION OF RAIN WATER HARVESTING STRUCTURES *

34¹ Regulation for reconstruction / redevelopment schemes undertaken by CIDCO / Owners' / Association / Co-operative Housing Society (CHS) in respect of the authorised buildings previously constructed by CIDCO but subsequently destroyed by natural calamities or accidental fires or which have collapsed by aging or are demolished or being demolished under a lawful order of the Managing Director of CIDCO etc. :-

Reconstruction / Redevelopment, in whole or in part of a building,

- a) previously constructed by CIDCO (not being a building wholly occupied by warehousing/ Industrial user and also not being an individually owned structure) which has ceased to exist for the reasons mentioned above
- or
- b) a building constructed by CIDCO which has been declared dilapidated by the Managing Director of CIDCO, shall be permissible in accordance with the provisions contained in Appendix-VII of this Regulation.

(hereinafter collectively referred to as dangerous / dilapidated buildings)

35 URBAN RENEWAL SCHEME FOR DEVELOPMENT AROUND GAOTHAN *

36 REGULATION FOR LAND COMPENSATION SCHEME AND REHABILITATION POCKET IN NAVI MUMBAI ²

(Appendix IX)

37 REGULATION FOR UTILIZATION OF TRANSFERABLE DEVELOPMENT RIGHT IN NAVI MUMBAI ²

(Appendix X)

* Awaiting Government Sanction

¹ The Regulations were amended and sanctioned on 01/10/2016.

² The Regulations were amended and sanctioned on 13/08/2015

ANNEXURE

(Explanatory Notes for Regulation No. 31)

GUIDING/WARNING FLOOR MATERIAL:

The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :

- a) The access path to the building and to the parking areas.
- b) The landing lobby towards the information board, reception, lifts, stair-cases and toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of a ramp.
- e) Immediately in front of an entrance/exit and the landing.

PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20mm. High) for visually impaired persons, information board in braille should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols / information's should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.

APPENDIX - I

Following Schedules should be indicated on the drawings or shall be separately submitted alongwith the Application in form No.1

1. Schedules of doors, windows and other apertures

Schedules of doors, windows and other apertures should be in the form shown below :

Type of Aperture	Size of Aperture	Area inclusive of frames	Area of fixed glazing if any

2. Schedule of Rooms

The rooms on each floor should be distinctly numbered and a schedule of room sizes and apertures should be divided in the form shown below :

Room No.	Dimensions of room	Carpet area of room Type No.	Apertures per room Type No.	Area	Total area of apertures

3. Schedule of floor areas

Schedule of floor areas should be in the form shown below :

Storey

Floor area on each storey

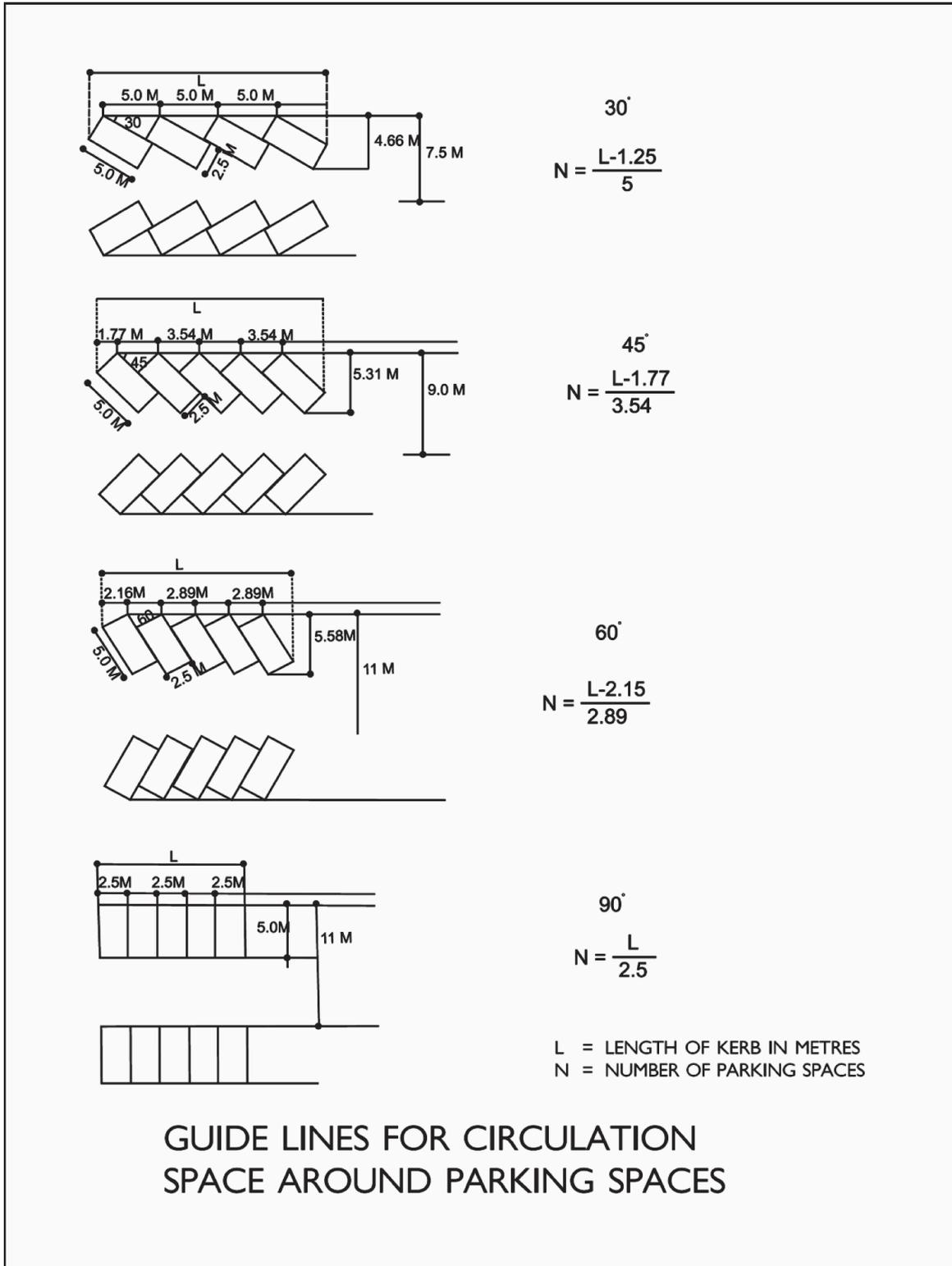
Total Floor area

Total Floor Area

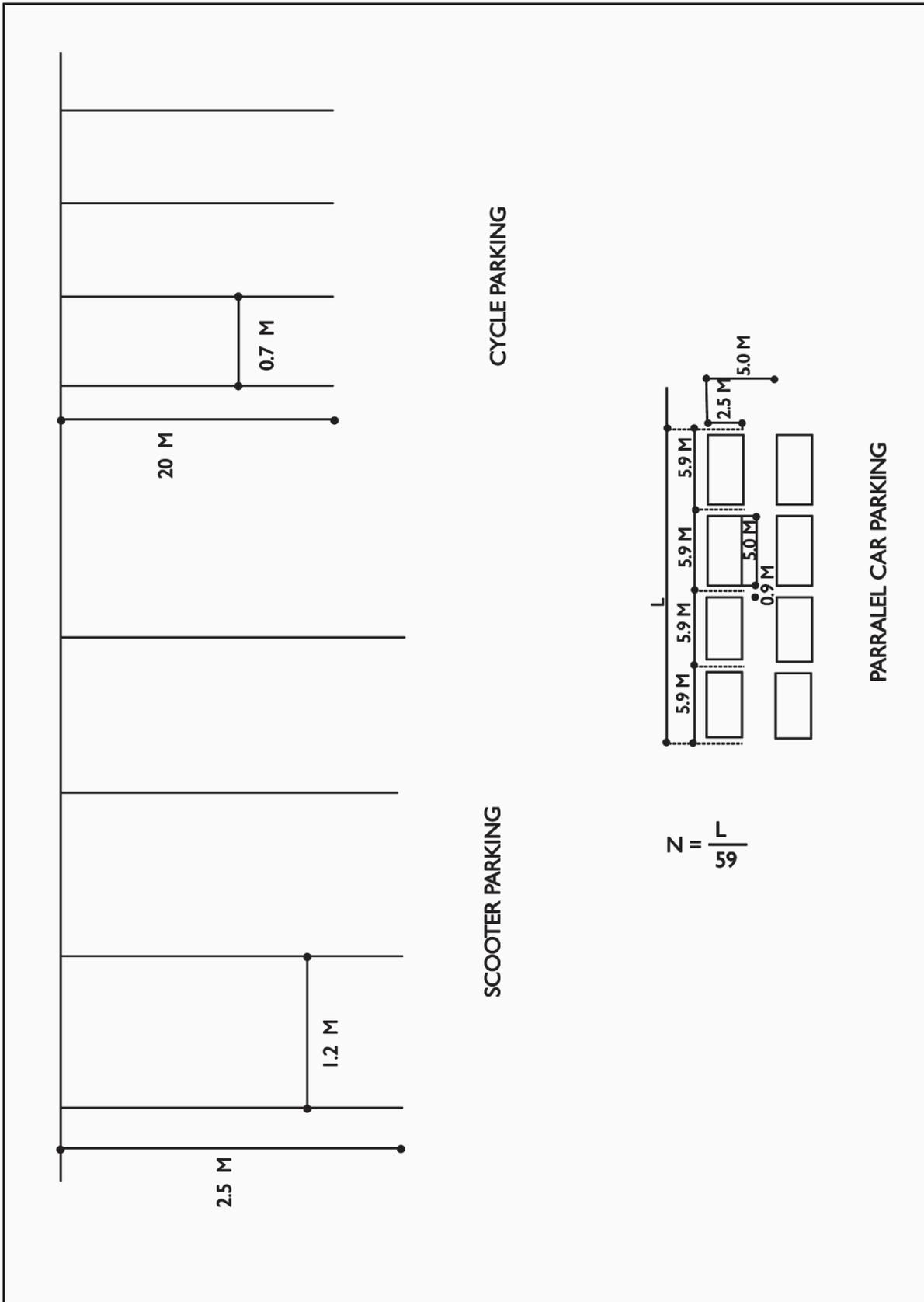
F.S.I.

APPENDIX II

With reference to Regulation No. 18, the parking arrangement shown in the following diagrams shall be considered satisfactory.



APPENDIX-II (Continued)



APPENDIX-IIA

(PLEASE REFER REG. NO. 18.2)

TYPICAL LAY-BY FOR VISITORS PARKING
ON 1200 SQM PLOT RESIDENTIAL/C+R LAND USE

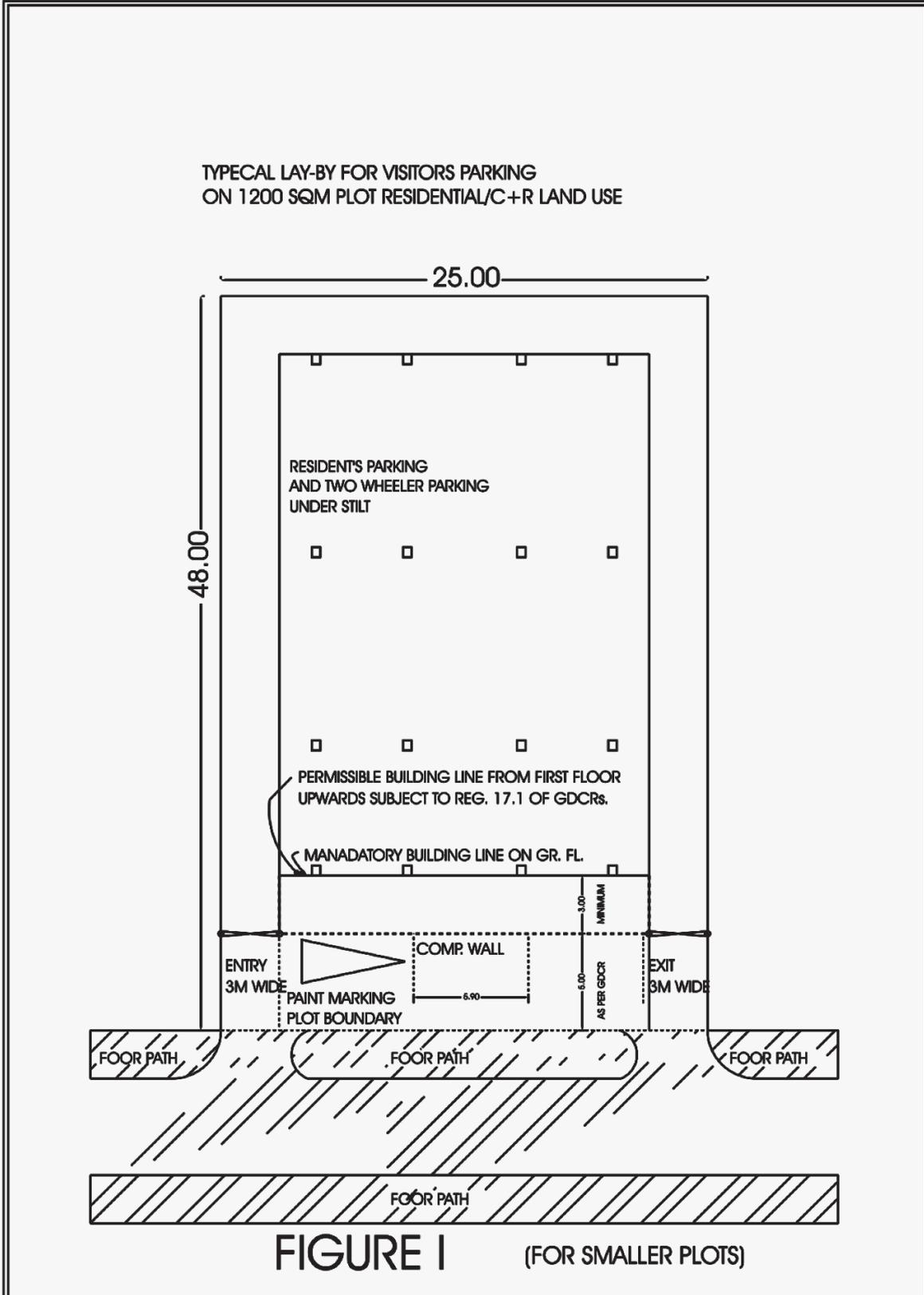
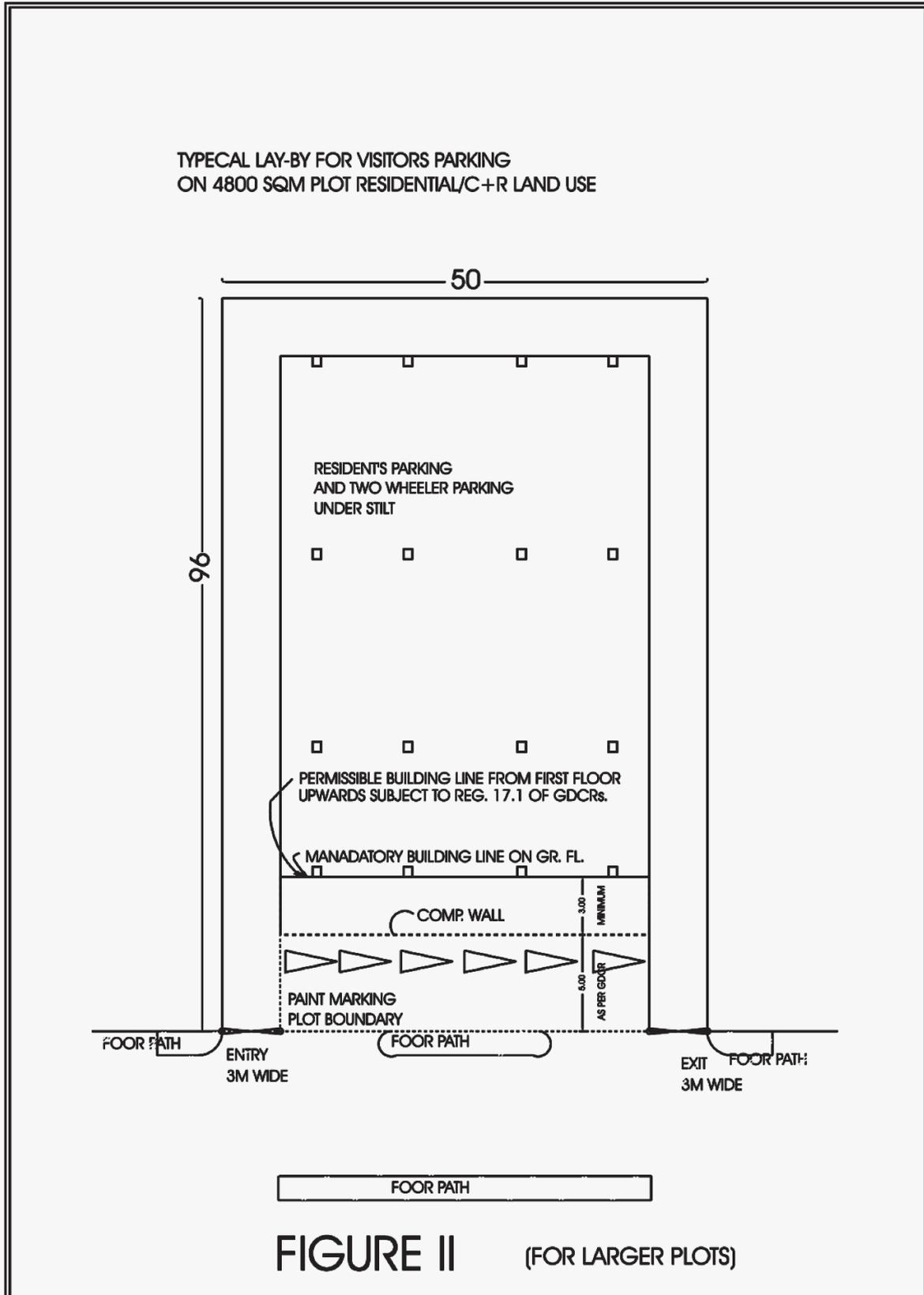


FIGURE I (FOR SMALLER PLOTS)

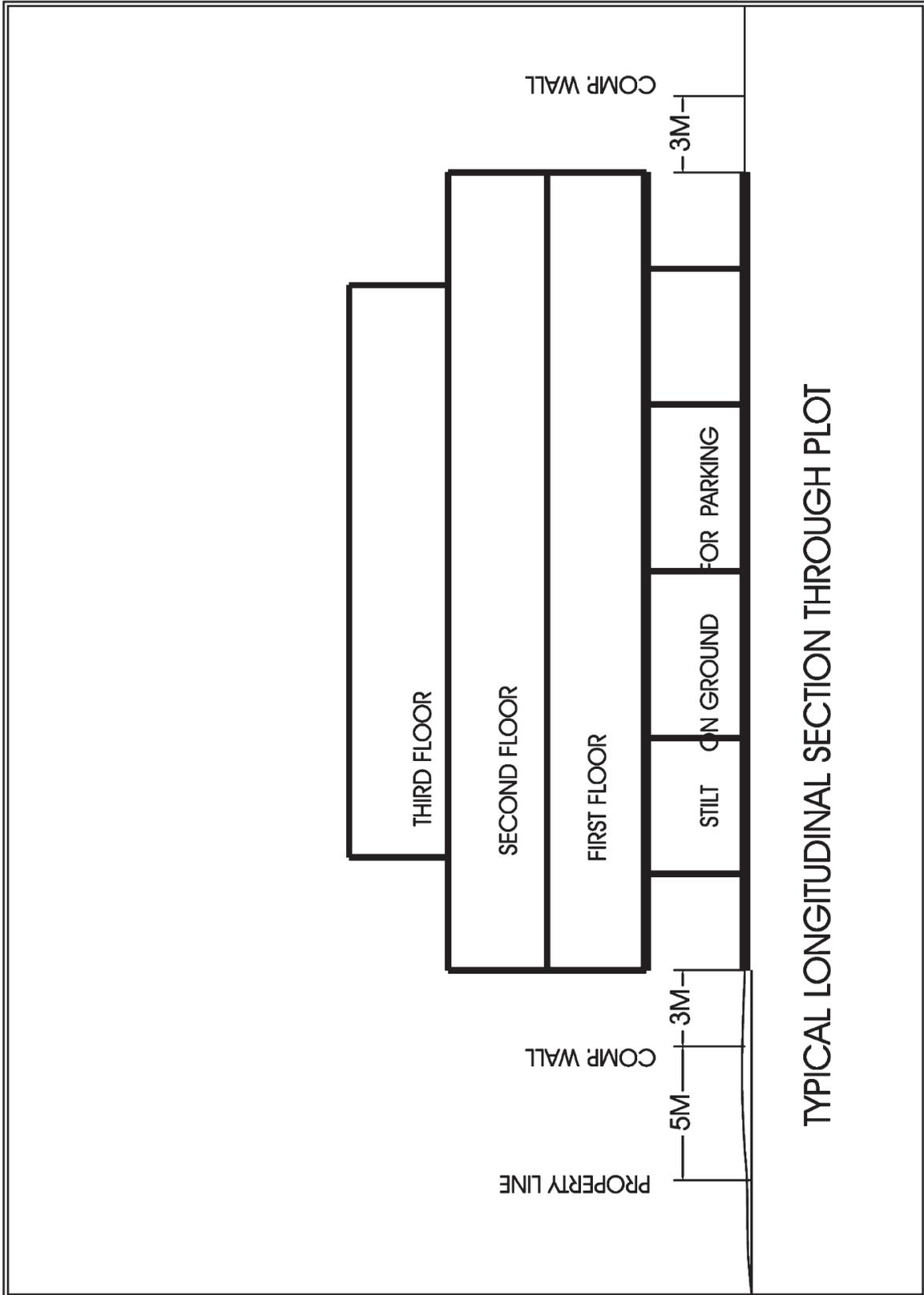
APPENDIX-IIB

(PLEASE REFER REG. NO. 18.2)



APPENDIX-IIC

(PLEASE REFER REG. NO. 18.2)



APPENDIX - III

(See Rule 24.2)

CIDCO Fire Protection (Control in Navi Mumbai) Regulations 1984.

1. SHORT TITLE EXTENT AND COMMENCEMENT:

- 1.1 These regulations may be called CIDCO Fire Protection (Control in Navi Mumbai) Regulations 1984.
- 1.2 They shall apply to development on any land in the site of Navi Mumbai as designated by the State Government under the Provisions of sub-section (1) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966). In particular, they shall apply to buildings which are more than 24 M in height and to special buildings like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq.m.
- 1.3 They shall come into force with immediate effect.

2.0 DEFINITIONS:

- 2.1 Words and expressions not defined in these Regulations shall have the same meaning or sense as is assigned in the MR&TP Act 1966 and GDCR for Navi Mumbai 1975.
- 2.2 Combustible Materials: A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 Method of test for Combustibility of Building Materials.
- 2.3 Enclosed Staircase: A staircase separated by fire resistance walls and doors from the rest of the building.
- 2.4 Exit: A passage, channel or means of access from any building storeys or floor area to a street or other open space of safety.
- 2.5 Fire Lift: One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.6 Fire Proof Door: A door or shutter fitted to a wall / opening and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 2.7 Fire Resistance: The time during which it fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809 - 1966 Fire Resistance Test of Structures.
- 2.8 Lift Well: Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weight(s), including the lift pit and the space for top clearance.
- 2.9 Non-combustible: A material which does not burn not add heat to a fire when tested for combustibility in accordance with good practice.
- 2.10 Travel Distance: The distance from the remotest point on a floor of a building to a place of safety be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.

- 2.11 Escape Route: Shall mean any corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can eventually be reached.
- 2.12 Hazardous Material: Being defined as the material which is highly combustible or explosive or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions and the storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or alkalies, acids or other liquids or chemicals producing flames, fumes and explosive, poisonous, laminate or corrosive gases or may produce explosive moistures of dust or fine particles subject to spontaneous ignition.

3. GENERAL REQUIREMENTS FOR ALL OCCUPANCIES :

- 3.1 Open Spaces on Road Sides.
- 3.2 For every building, having height between 16 M to 25 M there shall be minimum clear open space of 4.5 M on the sides fronting roads having width not less than 20 M.

4. CONSTRUCTION :

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

5. STAIRCASE ENCLOSURE:

- 5.1 One lift and one staircase shall be considered as 2 exits required as fire exits as per these rules, for buildings having height of between 16 M and 22 M.
- 5.2 The internal enclosing walls of staircase shall be brick or RCC construction having fire resistance of not less than two hours. All enclosed staircases shall have access through self closing doors of at least half an hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action doors closure.
- 5.3 The staircase enclosure on external walls of the building shall be ventilated to atmosphere at each landing.

- 5.4 Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and openable sashes at each landing level with area not less than 0.5 sq.m. on the external walls shall be provided. The roof of the shaft shall be at least 1 M above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm w.g. by an electrically operated blower / blowers shall be maintained.
- 5.5 The mechanism for pressurising the staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatic fire alarm operates.
- 5.6 (a) The maximum travel distance that shall be permitted from the farthest exit on a floor to the staircase shall be as follows:
- | | |
|------------------------|---------|
| Residential buildings. | 22.5 m. |
| Commercial buildings | 30.0 m. |
| All other buildings. | 22.5 m. |
- (b) Main staircases in buildings of following occupancies shall have a minimum width as specified below :
- | | |
|--|----------|
| i. Residential building. | 110 cms. |
| ii. Hotels etc. | 150 cms. |
| iii. Business & Mercantile bldgs. | 150 cms. |
| iv. Educational & Public assembly Buildings. | 200 cms. |
| v. Institutional building. | 200 cms. |

6. LIFT ENCLOSURES

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

- 6.7 Exit from lift lobby shall be through a self-closing smoke stop door.
- 6.8 Grounding switch / switches at ground floor level to enable the fire service to ground the lift / car / cars in an emergency shall be provided (for building more than 24 m in height).

7. EXTERNAL WINDOWS :

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

8. LIFTS AND FIRE LIFTS :

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

- a) To enable Fire Services personnel to reach to the upper floors with the minimum delay, one of the lifts shall be so designed so as to be available for the exclusive use of the Fireman in emergency and be directly accessible to every dwelling / lettable floor space on each floor.
- b) The lift shall have loading capacity of not less than 545 kgs (8 persons lift). The lift shall have a floor area of not less than 1.4 sq.mt.
- c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shafts. In case of failure of normal electric supply, it shall be capable of changing over to alternate supply manually through a change over switch.
- d) The operation of a fire lift is by simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will control only. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- e) The words "FIRE LIFT" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f) For buildings above 24 M in height, collapsible gates shall not be permitted for lifts and shall be solid doors with fire resistance of one hour.
- g) Lifts shall not be provided in the staircase well.
- h) The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute or 91.5 meters per minute whichever is less.

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

9. BASEMENTS

9.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stallboards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basements ceiling levels. Inlets and extracts may be terminated at ground level with stallboards

or pavement lights as before but ducts to convey fresh air to the basement floor level have to be laid. Stallboards and pavement lights should be in positions easily accessible to the Fire Bridge and clearly marked 'SMOKE OUTLETS' or 'AIR INLET" with an indication of area served at or near the opening.

- 9.2 The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m additional staircases at proper places shall be provided.
- 9.3 In multi - storey basements, intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.
- 9.4 Mechanical extractors for smoke venting system from lower basements levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have a considerably higher performance than the standard units. It should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 550 degree C.
- 9.5 Kitchens working on gas fuel, departmental stores and shops shall not be permitted in basement / sub-basement.

10. SERVICE DUCTS

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

11. REFUSE CHUTES AND REFUSE CHAMBERS :

- 11.1 Hoppers to refuse chutes shall be situated in well ventilated positions and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.
- 11.2 Inspection panel and hopper (charging station) opening shall be fitted with tight fitting metal doors, covers having a fire resistance of not less than one hour.
- 11.3 Refuse chutes shall not be provided in staircase walls, air-conditioning shafts etc.

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

12. BUILDING SERVICES :

12.1 Electrical Services :

- a) The electric distribution cables / wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.
- b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- c) Separate circuits for water pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
- d) The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having the fire resistance of not less than two hours.
- e) Medium and Low-Voltage wiring running in shafts and within false ceiling shall run in metal conduit.
- f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply cable. The doors provided for the service room shall have fire resistance of not less than two hours.
- g) If the licensees agree to provide meters on upper floors, the licensees cables shall be segregated from consumers cable by providing a partition in the duct.
- h) PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.

12.2 Town Gas / L P Gas supply pipes:

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

12.3 Staircase and Corridor lighting :

- (a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- (b) The staircase and corridor lighting shall also be connected to alternate supply as defined in Byelaw No. 12.4 for building exceeding 24 m in height. For assembly, institutional buildings

of height less than 24 m. the alternate source of supply may be provided by battery continuously trickle charged from the electric mains.

- (c) Suitable arrangements shall be made by installation double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- (d) Emergency lights shall be provided in the staircases / corridor for assembly and institutional buildings above 16 m in height.

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

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

- (2) The provision of generator set as above shall not be applicable to residential buildings.

12.5 Transformers :

- a) If transformers are housed in the building between the ground level it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other part of the basement. The direct access to the transformer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.
- b) The transformer if housed in basement shall be protected by an automatic high pressure water spray system. (Mulsifyre System).
- c) In case the transformers housed in the basements totally segregated from other areas of the basements by 4 hours fire resisting wall / walls with an access directly from outside it may be protected by carbondioxide or B.C.F. fixed installation system
- d) When housed at ground floor level it / they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- e) They shall not be housed on upper floors.
- f) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame arrester.

12.6 Air Conditioning :

- a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with IS 655 - 1963 (Revised) and any revision thereof.
- c) Wherever the ducts pass through firewalls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete, glasswool etc.
- d) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e) The materials used for insulating the duct system (inside or outside) shall be of noncombustible material such as glasswool etc.
- f) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic Fire Dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually
- g) Air ducts serving main floor areas, corridors etc. shall not pass through the stair wall.
- h) The air handling units shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way inter-connected with the ducting of any other floor.
- i) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given from J to O.
- j) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
- k) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
- l) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment / shop on every floor.
- m) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operating of a smoke detectors.
- n) The air filters of the air-handling units shall be of non-combustible materials.
- o) The air handling unit room shall not be used for storage of any combustible materials.

13. BOILER ROOM :

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

- a) The boilers shall not be allowed in sub-basement but may be allowed in the basements away from the escape routes.

- b) The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 hours fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the Boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the Boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire service to use foam in case of fire.

14. HAZARDOUS OR INFLAMMABLE MATERIALS :

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

15. PROVISION OF FIRST AIR FIRE FIGHTING APPLIANCES :

- 15.1 The first air fire fighting equipments shall be provided on all floors including basements, occupied terraces, lift rooms in accordance with IS 2217 - 1963 or revision thereof. Recommendations for providing First-aid-Fire Fighting Arrangements in Public Buildings in consultation with the Competent fire authority as designated or authorised by the Corporation.
- 15.2 The fire fighting appliances shall be distributed over the building in accordance with prevailing IS: Code of practice for selection, installation and maintenance of portable first-aid fire appliances.

16. FIXED FIRE FIGHTING INSTALLATIONS:

- 16.1 Building above 16 m in height depending upon the occupancy use shall be protected by wet riser cum down comer automatic sprinkler installation, high pressure water spray or foam generating system etc. as per the details given 16.2 to 16.7

16.2 Fire Fighting Installations / Requirements:

Sr. No.	Type of the bldg/occupancy	Type of installations	Water Supply Underground/ Terrace Static Tank		Pump Capacity Near the underground at terrace level Static tank	
			4	5	6	7
1.	Residential building upto 16 M in height	Nil	Nil	Nil	Nil	Nil
2.	Residential buildings a) above 16 M but not exceeding	Wet-riser cum-down comer with provision of fire service inlet only near ground level.	Nil	10000 ltrs	Nil	100 Litres per minutes giving a pressure not less than 1.5 kg/cm ² at the top most hydrant
	b) (I) exceeding 24M but not exceeding 25.5m.	Wet riser-cum-down cornner	15,000 ltrs.	20,000 ltr.	Nil	450 ltr.Per minutes giving a pressure not less than 2.15kg/cm ² at the top most hydrant.
	ii) exceeding 25.5M but not Exceeding 35m	-do-	35,000 ltr	20,000 ltr	Nil	-
	iii) exceeding 35M but not exceeding 45M	-do-	50,000	20,000	Nil	-
	c) above 24M & nor exceeding 35m with shopping area upto 250 sq.m. and restricting the shopping areas to the ground floor only	-do-	-do-	-do-	1400 ltrs/ minutes giving a pressure not less than 3.2 kg/cm ² at the top most hydrant	900 ltrs/minute minutes giving a Pressure not less than 2. 1kg/cm ² at the top most hydrant
	d) above 24m & not exceeding 35m with shopping area exceeding 250 sq.m.	-do-	100,000 ltrs	-do-	2400 ltrs per minutes giving a pressure not less than 3.2 kg/cm ² at the topmost hydrant.	-do-

Sr. No.	Type of the bldg/occupancy	Type of installations	Water Supply Underground/ Terrace Static Tank		Pump Capacity Near the underground at terrace level Static tank	
			4	5	6	7
1.	e) above 45m & not exceeding 60m	-do-	75,000 ltrs.	-do-	-do-	-do-
2.	f) above 60m in height but not exceeding 92m. (Residential bldg. above 92 m should not be permitted)	-do-	100,000 ltrs.	-do-	-do-	-do-
3.	Non-Residential Buildings: a) above 16M in height but not exceeding 24M excepting educational buildings	Wet riser- cum-down commer	50,000 ltrs.	10,000 ltrs.	1350 Ltrs/ minutes giving a pressure not less than 3.2 kg/cm ² at the the top most hydrant except for institutional, business & educational bldg.	450 ltrs. Per minutes giving a pressure not less than 2.1 kg/cm ² at the top most hydrant.
	b) educational building above 16 M but not exceeding 24M in height	-do-	Nil	-do-	Nil	Nil
	c) above 24M but not exceeding	-do-	75,000 ltrs	20,000 ltrs	2400 ltrs per minutes giving a 450 ltrs. Per minute giving a pressure 35M pressure not less than 3.2 kg/cm ² . The pump provided will be of multistage type with suction and delivery size	450 ltrs. per minute giving a pressure not less than 2.1 kg/cm ² at the top most hydrant

Sr. No.	Type of the bldg/occupancy	Type of installations	Water Supply Underground/ Terrace Static Tank		Pump Capacity Near the underground at terrace level Static tank	
			4	5	6	7
1	2	3	4	5	6	7
					not less than 6" dia with low level riser upto 10 storeys and high level riser delivery for upper floors	
	d) above 35M but not exceeding 60 M	Wet riser (fully charged with adequate pressure at all times and automatic in operation)	100,000	Nil	-do-	Nil
	e) above 60M but not exceeding 92M	-do-	150, 000 ltrs	Nil	i) 2400 ltrs per minute giving a pressure not less than 3.2 kg/cm ² . The pump provided will be of multistage type with suction and delivery sizes not less than 6" dia with low level riser up to 16 storeys and high level riser delivery for upper floors. ii) A stand by pump of equal capacity shall be provided on alternate source of supply	Nil
	f) above 92M	-do-	200,000 ltrs	Nil	-do-	Nil

Note 1: Any of the above categories may incorporate an automatic sprinkle / drencher system. If the risk is such that requires installation of such protective methods.

- Note 2:** Minimum of two hydrants shall be provided within the courtyard, the location of which shall be decided in consultation with the competent fire authority as approved by the Fire Adviser to the Govt. of Maharashtra.
- Note 3:** Wet riser cum down comer is an arrangement for fire fighting within the building by means of vertical pipes not less than 10.00 cm dia with hydrant outlets on each floor / landing connected to an overhead water storage tank for fire fighting purpose through a booster pump, gate and non-return valves over the underground static tank. A fire service inlet at ground level fitted with a non-return valve, shall also be provided to the rising main for charging it through fire service pumps in case of failure of static fire pump over the underground station tank.
- Note 4:** The pump specified above shall not exceed 2000 R M P.
- Note 5:** In case of group housing of apartment building 16 M and above in height but below 24 M a centrally located tank having a capacity of 200000 liters shall be provided.
- Note 6:** The above quantities of water shall be exclusively for fire fighting and shall not be utilized for domestic or other use.

Sizes of the riser shall be as under (internal diameter):

- a) Residential buildings :
 - i. upto 45 m - 10 cm with single hydrant outlet and hose reel on each floor.
 - ii. above 45m - 15 cm with twin hydrant outlets and hose reel on each floor.
- b) Non-Residential buildings.
 - i. upto 24 m - 10 cm with single hydrant outlet and hose reel on each floor.
 - ii. Above 24m - 15 cm with twin hydrant outlets and hose reel on each floor.

- 16.3 The Wet Riser installations shall conform to IS 3844-1966 Code of Practice for installation of internal fire hydrants in multistoreyed buildings.

In addition, Wet Riser shall be designed for zonal distribution ensuring that unduly high pressure are not developed in risers and hose pipes. In addition to Wet Risers / Wet Riser cum Down corner, first aid hose reels shall be installed on all the floors of the buildings above 24 m and shall conform to IS 884 - 1969. Specification for first aid hose reel for fire fighting (fixed installation). The first aid hose reel shall be connected to one of the female couplings of twin couplings of landing valves of the Wet Riser installations by means of adopter.

- 16.3 (1) Static Water Storage Tank : A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storages tank with capacity specific for each building with arrangements of replenishment by main or alternative source of supply @ 1000 litres per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local Fire Services. Provision of suitable number of manholes shall be made available for inspection, repairs and inspection of suction holes etc. The covering slab shall be able to withstand the vehicular load of 18 tons.

The domestic suction tank connected to the static water storage tank shall have an overflow capable for discharging 2250 litres per minute to a visible drain point from which by a separate conduits, the overflow shall be conveyed to a storm water drain.

- 16.3 (2) To prevent stagnation of water in the static water storage tank, the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity.
- 16.3 (3) The static water storage tank shall be provided with a fire brigade collecting breaching with 4 nos. 63 mm dia (2 nos. 63mm dia for pump with capacity 1400 litres / minute) instantaneous male inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm dia to discharge water into the tank when required at a rate of 2250 litres per minute.
- 16.4 Automatic Sprinklers : Auto - sprinklers shall be installed :
- In basement used as car parks, if the area exceeds 500 sq.m.
 - In multi-storied basements used as car parks and for housing essential services ancillary to a particular occupancy.
 - Any room or other compartment of a building exceeding 500 sq.m.
 - Departmental stores or shops that totally exceeds 750 sq.m.
 - All non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independent of the remainder of a building.
 - Godown and warehouses as considered necessary.
 - On all floors of the buildings other than residential buildings, if the height of the building exceed 60m.
 - Dressing rooms, scenery docks, stages and stage basements of theatres.
- 16.5 Automatic high pressure water spray (mulsifyre) system.
- This system shall be provided for protection of indoor transformers of a substation in a basement area.
- 16.6 Foam generation System:
- This system shall be provided for protection of boiler rooms with its ancillary storage of furnace oils in basement.
- 16.7 Carbon-di-Oxide Fire Extinguishing System:
- Fixed CO₂ fire extinguishing installation shall be provided as per IS 6382 - 1971 Code of Practice for design and installation of fixed CO₂ fire extinguishing system on premises where water or foam cannot be used for fire extinguishment because of the special nature of the contents of the buildings areas to be protected. Where possible BDF (Bromochlorodifluoremethane) installation may be provided instead of CO₂ installation.

17. FIRE ALARM SYSTEM :

- 17.1 All buildings with heights mentioned against each shall be equipped with fire alarm system as given in Byelaws No. 17.11 to 17.13.
- 17.1 (1) Residential Building (Dwelling Houses and Hostels) above 35 m and Educational Buildings, Institutional buildings above 24 m in height.

- a) Such buildings shall be equipped with manually operated electrical alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.5 m.
- b) The call boxes shall be of the 'break-glass' type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All call boxes shall be wired in a closed circuit to a control panel in the control room, located as per Bylaw No. 17.0 so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle - charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in By-law No. 12.4.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all the occupants of the building shall be warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m from the floor level.

17.1 (2) Business and Industrial Building above 24 m but not exceeding 30 m.

- a) Such buildings shall be equipped with manually operated electrical fire alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.5m.
- b) The call boxes shall be of the 'break-glass' type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All call boxes shall be wired in a close circuit to a control panel in the control room located as per By-law No. 17.0 so that the floor number from where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in By-law No. 12.4.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the building shall be warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m from the floor level.

- 17.1 (3) All other buildings exceeding 24 m height excluding those mentioned in By-law No. 17.1 and 17.1.2.

The building shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system. The later shall be in addition to the alarm which may be sounded by the actuation of any automatic fire extinguishing system which may be installed in any particular occupancy in accordance with these bylaws. The detectors for the automatic fire alarm shall conform to relevant IS specification Head / Smoke sensitive type Fire Detector and the system shall be installed in accordance with IS 2139 - 1976 Code of practice of Automatic Fire Alarm System or any other relevant Indian Standard prescribed from time to time.

Note-1: Several types of fire detectors are available in the market but the application of each type is limited and has to be carefully considered in relation to the type of risk and the structural feature of the building where they are to be installed.

Note-2: No automatic detectors shall be required in any room or portion of building which is equipped with an approved installation of automatic sprinklers.

18 LIGHTNING PROTECTION OF BUILDINGS :

- 18.1 The lightning protection for buildings shall be provided based on the provisions of Part-III of the National Building Code of India 1970.

19. CONTROL ROOM :

- 19.1 For all buildings mentioned in Byelaws No. 17.1.1, 17.1.2 and 17.1.3 except residential buildings not exceeding 60 m there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of the fire fighting equipment and installations shall be maintained in the Control Room. The Control Room shall also have facilities to detect the fire on any floor through Indicator Boards connecting fire detecting and alarm system on all floors. The staff in charge of control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations.

20. CARETAKER FOR RESIDENTIAL, HOTELS, BUSINESS, MERCANTILE, INDUSTRIAL, STORAGE AND HAZARDOUS BUILDINGS WITH HEIGHT MORE THAN 45 M.

- 20.1 A qualified Fire Officer with experience of not less than 3 years shall be appointed as a care taker who will be available on the premises at all time.

20.2 The Fire Officer shall -

- i) Maintain the fire fighting equipment in good working condition at all times.
- ii) Layout fire orders and fire operational plan.
- iii) Impart training to the occupants of the buildings in the use of fire fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan.
- iv) Keep proper liaison with City Fire Brigade.

21. HOUSE KEEPING :

21.1 To eliminate fire hazards a good house keeping inside the building and outside the buildings shall be strictly maintained by the occupants and / or the owner of the building.

22. FIRE DRILLS AND FIRE ORDERS :

22.1 Fire notices / orders shall be prepared to fulfill the requirements of the fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their action in the event of the emergency, by displaying fire notices at vantage points. Such as notices should be displayed prominently in bold lettering.

23. SECURITY DEPOSITS :

For buildings which are more than 24 M in height the applicant / owner shall deposit and keep deposited an amount of Rs 20,000/- as security deposit, at the time of application to the Fire Officer of CIDCO for approval under these regulations, for the due performance of the requirements of these regulations. The security deposit shall be refunded without interest, after the grant of Occupancy Certificate.

APPENDIX-IV

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAL", Nariman Point, Bombay - 400 021.

No. In exercise of the powers conferred by paragraph (l) of Section 159 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), the City & Industrial Development Corporation of Maharashtra Limited, Bombay, being the New Town Development Authority for the area comprised in the site of New Bombay under sub-section 3(A) of Section 113 of the said Act, hereby makes the following building regulations with the previous approval of the State Government for controlling the development of land in village gaothans in New Bombay, namely:

1. Short Title and Extent:
 - (a) These regulations may be called the New Bombay Building Control Regulations 1973 (village gaothans) for the control of the development in village gaothans in New Bombay.
 - (b) They shall come into force immediately on the publication in the Maharashtra Govt. Gazette.
 - (c) Subject to the provisions of the Maharashtra Regional & Town Planning Act, 1966, the following Regulations shall apply to the village gaothans in New Bombay.
2. Permission may be granted for the construction of buildings 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, toilet areas 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 gaothan, subject to a No Objection Certificate from concerned village Panchayat in the form of Resolution. †

In particular, any industry mentioned in Schedule-II (Appendix-IV), may be permitted.
3. The built-up area shall not exceed 50% of the plot area.
4. The number of storeys shall not exceed two (including ground floor) .
5. The total floor area of both of floors shall not be more than 3/4 of the plot area (FSI 0.75).
6. The minimum dimension of the leaving room shall be 2.75 mtrs.
7. 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 is at least 9.5 Sq.m.. This was added in December '78.
8. Open space around building :
 - (i) A marginal open space of 1.5 m. shall be left permanently open on all sides of the building.

- (ii) The plots with less than 9 mtr. width or depth the marginal open space may be allowed to be reduced to 1m. but in such plots only ground floor structure shall be permitted.
 - (iii) For two storeyed structures a marginal open space of 2.25 m. shall be left permanently open on all sides of the building.
9. In preparing building plans care shall be taken to provide the following.
- (a) Windows space for light and ventilation equal to at least 1/8th of the floor area of the room.
 - (b) Soak pits for drainage, water where there are no.....
 - (c) Soak pits and privies shall be at least 7.5 mtrs. away from private wells and 15 mtrs. area from the public wells.
10. No plot shall be sub-divided without the permission of the Planning Authority.
11. The Vice Chairman & Managing Director, CIDCO may relax the any of these regulations in deserving cases.

APPENDIX-V ¹

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

Notwithstanding anything to the contrary contained in these Regulations or the Development Plan / Planning proposals, land in the possession of the Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index, subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home department, Resolution No. STC 3400/CR-148/TRA-1 dated 1st February 2001 as may be modified from time to time.

APPENDIX-VI *

2.5 FSI for EWS, LIG, MIG

APPENDIX - VII ²

[Regulation No. 34]

Regulations for Reconstruction/Redevelopment:

- For redevelopment of building or buildings in the housing schemes of CIDCO, containing houses or tenements for (i) EWS/LIG and/or (ii) MIG and/or (iii) HIG, the total permissible FSI shall be permissible in accordance with the provisions contained in Appendix VII of this Regulation as specified in Table-A below and shall be based on gross plot area:

Table A

Sr. No.	Category	Permissible FSI
i.	Plot area of 1000 sq. m. or more and having access road of minimum 15m width	2.50
ii.	Plot area of 1000 sq.m. or more and having access road of minimum 9 m width.	2.00
iii.	All other plots having access road below 9m width	1.80 or Authorisedly consumed FSI + 50% Incentive whichever is less

Identification of dangerous / dilapidated buildings shall be done by a Committee Under the Chairmanship of the Joint Managing Director, CIDCO, comprising Superintendent Engineer, Public Works Department, Thane, Joint Director, Town Planning, Konkan Division; City Engineer, NMMC; Chief Engineer, CIDCO, Chief Planner, CIDCO and such other members as may be appointed by the Joint Managing Director, CIDCO having regard to their academic qualifications, technical competence and previous experience in the field of Structural Engineering.

- Where redevelopment of any dangerous/dilapidated building(s) in a Housing Scheme of CIDCO constructed buildings is undertaken by the Co-op Housing Society or the occupiers of such building(s) or by the lessees of CIDCO, the Rehabilitation area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:

¹ The Regulations were amended and sanctioned on 27/01/2005.

² The Regulations were amended and sanctioned on 01/10/2016.

* Awaiting Government Sanction.

A) Rehabilitation Area Entitlement:

- i) Under redevelopment of any dangerous/dilapidated building(s) in a Housing Scheme of CIDCO, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of:
- a basic entitlement equivalent to the carpet area of the existing tenements plus 35% thereof, subject to a minimum carpet area of 300 sq.ft. and
 - an additional entitlement, governed by the size of the plot under redevelopment, in accordance with the Table-B below:

Table B

Area of the Plot under Redevelopment	Additional Entitlement (As % of the Carpet Area of the Existing Tenement)
Upto 4000 sq. m.	Nil
Above 4000 sq.m. to 2 hect	10%
Above 2 hect to 5 hect	15%
Above 5 hect to 10 hect	20%

Explanation: The plot under redevelopment, means the total area of the land on which redevelopment of dangerous/dilapidated building(s) is to be undertaken.

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed for MIG category by the Govt. as applicable on the date of approval of the redevelopment project.

Provided further that the entitlement of rehabilitation area, as admissible under this regulation, shall be exclusive of the area of balcony.

- ii) Under redevelopment of any dangerous/dilapidated building(s) in a Housing Scheme of CIDCO, the entitlement of rehabilitation area of any existing authorised commercial unit / amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.

B) Incentive FSI:

Incentive FSI admissible against the FSI required for rehabilitation, as calculated above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs./Sq.m. of the plot under redevelopment as per the Annual Schedule of Rates (ASR) and Rate of Construction (RC)* in Rs/Sqm applicable to the area as per the ASR and shall be as given in the Table - C below:

Table C

Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)
Above 3.00	70%
Above 2.00 and upto 3.00	80%
Above 1.00 and upto 2.00	90%
Upto 1.00	100%

Explanation:- * RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Schedule of Rates.

Provided that the above incentive will be subject to the availability of the FSI on the Plot under the redevelopment and its distribution by CIDCO.

Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the authority.

C) Sharing of the Balance FSI:

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (A) and (B) above respectively, shall be shared between the existing or proposed Co-operative Housing Society/ Apartment Ownership Association and CIDCO, in the form of built-up area, as given in Table D below and the share of CIDCO shall be handed over to CIDCO free of cost.

Table D

Basic Ratio (LR/RC)	Sharing of Balance FSI	
	Society / Association Share	CIDCO Share
Above 3.00	50%	50%
Above 2.00 and upto 3.00	60%	40%
Above 1.00 and upto 2.00	70%	30%
Upto 1.00	80%	20%

2.1 Where redevelopment of dangerous/dilapidated building(s) in a Housing Scheme of CIDCO is undertaken by CIDCO directly or jointly by CIDCO along with the Co-operative Housing Society / Association or the occupiers of such building(s) or by the lessees of CIDCO, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:

A) Rehabilitation Area Entitlement:

The Rehabilitation Area Entitlement shall be increased by 15% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of clause 2 above, subject to the maximum of the size of MIG, prescribed by the Government in the Housing Department.

B) Incentive FSI:

Incentive FSI shall be the same as in (B) of Clause 2.

C) Sharing of the balance FSI:

There shall be so sharing of the balance FSI, which shall be entirely available to CIDCO for implementing Affordable Housing Project.

* Awaiting government sanction

3. Other requirement/Criteria:

- i. For the purpose of calculating the FSI, the entire area of the layout including widening of existing roads and internal roads but excluding the land earmarked for public amenities shall be considered. Sub-division as well as amalgamation of plots shall be permissible. Amalgamation of more than one Apartment Owners' Association / Co. op. Hsg. Society amalgamation, the amalgamated plot should be in the name of the applicant CHS with legal ownership title, without considering the provision made in the Regulation of this DCR. However, consent of at least 70% leaseholders / occupants who intend to amalgamate such condominium shall be necessary.
- ii. In a condominium/plot area, widening of existing roads as per the regular line of street prescribed by CIDCO or widening of road providing vehicular access to the condominium plot to bring it to the minimum right of way as prescribed in Table "A", shall be permissible for reconstruction / redevelopment, after handing over required stretch of land under road to CIDCO, free of cost, duly developed with storm water drains and footpath, if any, to the satisfaction of the Managing Director, CIDCO.
- iii. In case where there are a number of dangerous / dilapidated building on a plot, in such cases, equivalent Land component of such buildings shall be worked out and incentive F.S.I. shall be based on such land component.
- iv. The normal permissible tenement density per net hectare may be allowed to be exceeded in multiple of F.S.I. permissible.
- v. The existing residential premises (other than R+C premises) shall be permitted to be redeveloped for residential user only. No change of Use from Residential to Residential cum Commercial shall be permitted. However, in such premises, if area of such plot is more than 1000 sqm and the same is fronting on a road having width of 20 mtr and above then it shall be permissible to construct convenience shopping to the extent of 5% of the plot area and if the plot area is more than 1000 sq. mtr. and the plot is fronting on a road having width of 30 mtrs and above then this limit for convenience shopping will be upto 10%.
- vi. In a condominium/plot area, it shall be mandatory to keep minimum 10% or 15% as the case may be compulsory recreational open space on ground clearly open to sky over and above podium garden, in the proposed redevelopment project in respect of land area between 2500 sq.mtrs. to 4000 sq.mtrs. or more than 4000 sq.mtrs. respectively.
- vii. 5% of the Plot area under reconstruction/redevelopment project shall be surrendered to the CIDCO, free of cost, towards essential amenity area, in case the plot area is more than 2500 sq.mt. The FSI of such amenity area shall be permissible on the balance plot area and the entire area of such amenity space will be considered for computation of FSI, without deducting this area from the gross plot area. However, 1.0 FSI out of amenity space FSI will be deducted from the total permissible FSI. Alternatively carpet area equivalent to 5% of the area of the plot under redevelopment can be constructed within the scheme, providing separate access, and handed over to CIDCO free of cost as Social amenity.
- viii. The Layout of entire condominium / residential / Residential cum commercial premises, duly signed by the Apartment owners' Association/CHS shall be submitted at the time of Commencement Certificate to ascertain the feasibility of the entire condominium for redevelopment, so that in future, proper redevelopment of other buildings in the condominium/residential premises is smoothly feasible. However, such redevelopment can be undertaken in a phased manner in respect of one

or two buildings likewise as per the approved layout of the entire condominium/residential premises. In case of such partial redevelopment, the infrastructure charges shall also be deposited in proportion to the area under such partial redevelopment.

- ix. For the purpose of deciding the authenticity in of the age of the structure, if the approved plans of such existing structure are not available, the Managing Director, CIDCO shall consider other evidence such as Assessment Record or city survey record or sanad.
- x. In any Redevelopment project where the existing or proposed Corporative Housing Society/ Apartment Owners Association/Developer appointed by the concerned Society/Associations has obtained No Objection Certificate from the CIDCO, thereby securing additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alterative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. However, in case of Apartment owners associations, the consent as per the concerned Act will be required.
- xi. For redevelopment of any dangerous/dilapidated buildings in any Housing Scheme of CIDCO under clause 2.1 herein above, by CIDCO, the consent of the Corporative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. Similarly, in case of Apartment Owners Association, the consent as per the concerned Act will be required.
- xii. For providing the requisite infrastructure for the increased population, an infrastructure charge at the rate of 10% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be levied and charged by the CIDCO for the extra FSI granted for the redevelopment project, over and above the Basic Zonal FSI.
- xiii. A corpus fund, as may be decided by the Managing Director, CIDCO shall be created by the Developer which shall remain with the concerned Co-operative Housing Society/Apartment Owner Association for the maintenance of the new buildings under the Rehabilitation Component.
- xiv. For the purpose of this Regulation, the carpet areas of EWS, LIG or MIG tenements shall be determined by the Government in the Housing Department from time to time.
- xv. Any redevelopment proposal where CIDCO has already issued Commencement Certificate (CC) prior to the date of coming into force of this Modification (hereinafter referred to as "the appointed date") and which is valid as on the appointed date, shall be allowed to convert to redevelopment project under this Regulation, provided it satisfies all the requirements specified in this Regulation.

APPENDIX - VIII : DEVELOPMENT AROUND GAOTHAN *

* Awarding Government Sanction

APPENDIX - IX : REGULATION 36 ¹

(A) Regulations for Land Compensation Scheme and Rehabilitation Pocket in Navi Mumbai

1. Land Compensation Scheme and Rehabilitation Pocket:

Land Compensation Scheme means the Scheme devised by City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) with the approval of State Government vide Government Resolution CID-1812/C.R. 274/UD10, dated 1/3/2014 and as amended from time to time for compensating the land holders whose lands are being acquired on or after 1st March 2014, The Rehabilitation Pocket means the land identified by CIDCO for allotment under land compensation scheme. The compensation under Scheme shall have three components.

- a) **Component - I:** involving allotment of 10% developed land in lieu of monetary compensation after deduction of 30% of the eligible area for the development of infrastructure and amenities. Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.
- b) **Component - II:** involving allotment of 12.5% developed land in lieu of monetary compensation after deduction of 30% of the eligible area for the development of infrastructure and amenities. Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.
- c) **Component - III:** involving allotment of developed plot to the eligible owner of the house whose house and land under house are being acquired and resettled at another location Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.

2. Floor Space Index admissible on lands allotted under the scheme shall be as follows:

- a) **Component - I:** Floor Space Index for the development of lands allotted under Component - I shall be 2.5.
- b) **Component - II:** Floor Space Index for the development of land allotted under Component - II shall be 1.5.
- c) Floor Space Index for the development of total land allotted under Component - I and Component - II that is **22.5%** shall be 2.0.
- d) **Component - III:** Floor Space Index for the development of land allotted under Component - III shall be 1.5.
- e) **Kept in abeyance**
- f) The base FSI of the lands within Pushpak Node as described by CIDCO shall be 2.0 irrespective of the land use and the maximum permissible FSI shall be 2.5. Provided that with the previous approval of VC & MD, CIDCO, this additional 0.5 FSI may be granted for utilization on these plots subject to payment of additional premium as may be decided by the Corporation.

Alternatively, with the previous approval of VC & MD, CIDCO, additional FSI 0.5 in the form of DRC shall be allowed on lands within the Pushpak Node only over and above the base FSI of 2.0.

However, while granting such additional 0.5 FSI VC & MDm CIDCO shall give priority to grant of such additional FSI in the form of DRC.

¹ The Regulations were amended and sanctioned on 13/08/2015

Provided that

- i) A maximum FSI 2.0 shall be admissible for plots having an area equal to or in excess of 1000 sq. mtr., however in case, the available FSI can not be used at site due to hardship of height restriction and for any other reasons recorded in writing in Pushpak Node, floating of TDR shall be allowed and such TDR shall be used within Pushpak Node only with the approval of VC&MD.
- ii) FSI 1.5 shall be admissible for plot having area less than 1000 sq. mtr. And the balance 0.5 or 1.0 FSI, as may be applicable, shall be admissible for utilization in the form of Development Right Certificate (DRC) as a Transferable Development Right (TDR), the utilization of which shall be within Pushpak Node only as per regulation 37.

3. Locations for utilization of DRC -

DRC in the form of TDR shall be eligible for utilization in the following locations.

- a) Pushpak Node as shown on the plan.
- b) Kept in abeyance
- c) The proposed provision is refused to accord sanction.

4. Extent of Utilization of DRC :

The utilization of DRC within Pushpak node only shall be permitted is as follows:

Road width	Maximum Permissible Utilization of TDR in addition to the base FSI under GDCR and under this regulations.
Equal to or above 20.0 mtr and along the service road in Pushpak node	Upto 0.5 FSI on receiving plot.

5. Marginal Open Space:

The minimum marginal open spaces for any individual building in the are designate for the allotment of land under the Land Compensation Scheme shall be

- a) As per table no. 17.6 of General Development Control Regulations in respect of plots of size less than 1000 sq.m. Further semidetached building shall be permitted on the plots of size less than 1000 sq. mtr.
- b) The minimum marginal open space on all sides of the building on a plot of 1000 sq. m. or more shall be 6.0 m. without any projections, except required for fire fighting and as permitted by the Fire Officer CIDCO and irrespective of whether the face of the building derives light and ventilation or not.
- c) If any interior or exterior open space is intended to be used for the purpose of light & ventilation by more than one building belonging to the same owner, then the width of such open spaces shall be minimum 9.0 mtr.

6. Applicability of the other Provisions of DCR

All the aspects of development not covered under this regulation shall be governed by the relevant provisions of the sanctioned GDCR.

7. Powers of Interpretation :

If any dispute regarding the interpretation of these Regulations arises, the decision made by the State Government shall be final.

Appendix - X : Regulation 37 ¹

(B) Regulation for Utilization of Transferable Development Right in Navi Mumbai (TDR is as specified in the Appendix – X)

1. Transferable Development Right means the unused potential of the plot allotted under the Land Compensation Scheme which in FSI terms is equivalent to the balance eligible area of development of such allotted plot, and which is made available to the allottee in the form of Development Right Certificate, which allottee may utilize himself or transfer to any other person.
2. Allottee under the Land Compensation Scheme who is entitled to receive developed lands under Component - I and Component - II and is unable to utilize the full potential of development of such land in situ as per the provisions of Regulation 36, shall be eligible for the grant of Development Right Certificate.
3. The Development Right Certificate (DRC) shall be issued by the Managing Director/Jt. Managing Director CIDCO.
4. If the holder of the DRC intends to transfer it to any other person, he shall submit the DRC to the Managing Director, CIDCO with their appropriate application for endorsement of the new holder's name.
5. A holder of DRC who desires to use the FSI credit on a particular plot land shall attach to his application for development permission, valid DRC to the extent required.
6. The DRC shall be valid for use on receiving plots in area of Pushpak Node described in detail in the schedule, the pockets as may be notified by CIDCO as the Intensive Development Pockets and all the plots of residential, business or mercantile in combination with residential use in all Southern Node (Raigad District) under the jurisdiction of CIDCO having one side or the plot fronting on equal to or above 20.0 mtr. Wide road.
7. The minimum size of the receiving plot on which TDR may be permitted to be utilized shall be 2000 sq. mtr. in the area of Pushpak Node, described in detail in the schedule and development of such plot shall be as per Regulations no. 36.
8. Plots in the range of 1000 m² to 2000 m² shall not be permitted to float TDR unless the full potential of the plot with FSI 2.0 is consumed, however in case of exceptional hardship more specifically due to height restrictions, in Pushpak node, floating of TDR shall be allowed and such TDR shall be used within Pushpak node only with the approval of VC&MD.
9. Except Intensive Development Pockets, in other plots the utilization of TDR shall depend on the size of the plot and its development potential as per GDCR.
10. Amount of TDR shall be equal to the unutilised FSI in sq. mtr. The utilisation of TDR on receiving plot shall be as per formula given below:

¹ The Regulations were amended and sanctioned on 13/08/2015

Formula;

$$A = (R_g/R_r) \times B$$

Where,

A = utilisation of DR in sq. mtr. on receiving plot

R_g = Rate in rupees per sq. mtr. as per ASR* of generating plots in generating year

R_r = Rate in rupees per sq.mtr. as per ASR* of receiving plots in generating year

B = TDR debited from DRC in sq.mtr.

*ASR means Annual Schedule of Rates published by the registration department for each year.

Wherever ASR rate is not available the rates decided by CIDCO shall be applicable for computation.

11. DRC in combination shall be allowed for utilization on receiving plots on exclusive residential use plots and business or mercantile plots use in combination residential use in the designated areas.
12. The DRC may be used in one or more plot of land in multiple of 10 sq. mtr.
13. The principal DRC shall be valid for a period of 5 years from the date of issue, thereafter, it shall have to get revalidated from CIDCO every five year.
14. The transferees DRC shall be valid only for two years or up to the date of principal DRC - whichever is earlier. Thereafter the transferee's DRC shall be got revalidated every two years,

SCHEDULE - I : LIST OF SERVICE INDUSTRIES - CLASS 'A' / CLASS 'B'.

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any
1	2	3	4	5	6	7	8	9	10		
I	Food Products										
1.	Preservation of meat canning preserving and processing of fish, crustacea and similar foods.	-	Not included	-	-	20	20	250	-		
2.	Manufacture of dairy products such as butter, ghee etc.	5	9	50	-	20	20	250	-		
3.	Canning and preservation of fruits and vegetables including production of jam, jelly, sauce etc.	-	Not included	-	-	20	20	250	-		
4.	a) Grain mill for production of flour.	10	9	50	i) shall not be permitted under or adjoining a dwelling unit	20	20	100	-		
	b) Supari and masala grinding	10	9	50	ii) Operation shall be permitted only between 800 hrs and 2000 hrs.	20	20	100	-		

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions					Criteria for classification and special conditions				
		Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any		
1	2	3	4	5	6	7	8	9	10		
5.	Manufacture of	10	9	50	i) -do- ii)-do- bakery products iii) Fuel used shall be electricity, gas or smokeless coal.	20	20	250	-		
6.	Manufacturing of coco, chocolate. sugar confectionery.	-	Not included	-	-	20	20	250	-		
7.	Coffee curing, roasting and grinding.	2	9	50	-	10	20	100	-		
8.	Cashewnut processing like, drying, shelling. roasting, salting etc	-	Not included	-	-	10	20	250	-		
9.	Manufacture of Ice	-	Not included	-	-	30	20	250	-		
10.	Sugar-cane and fruit juice curshers.	2	9	25	-	2	9	25	-		
II	Beverages and Tobacco										
11.	Manufacture of soft drink and carbonated water:	-	Not included	-	-	20	20	250	-		

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B					
		Criteria for classification and special conditions		Criteria for classification and special conditions			Criteria for classification and special conditions		Criteria for classification and special conditions			
		Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employ-ment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any			
1	2	3	4	5	6	7	8	9	10			
12.	Manufacture of bidi.	-	Not included	-	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.			
III	TEXTILE AND TEXTILE PRODUCTS											
13.	Printing, dyeing and bleaching of cotton woolen and silk textiles.	-	Not included	-	-	20	20	250	-			
14.	Embroidery and making of crape laces and fringes.	5	9	50	-	20	20	250	-			
15.	Manufacture of all type of textiles garments including wearing apparel.	-	Not included	-	-	20	20	250	-			
16.	Manufacture of made up textile goods such as certains. Mosquitonets, mattress bedding material, pillow cases, textile bags etc.	-	Not included	-	-	20	20	250	-			

Sr. No.	Category of Industry	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions		Criteria for classification and special conditions		Criteria for classification and special conditions		Criteria for classification and special conditions	
		Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any
1	2	3	4	5	6	7	8	9	10
IV	WOOD PRODUCTS AND FURNITURE								
17.	Manufacture of wooden and cane boxes and packing cases.	-	Not included	-	-	20	20	500	-
18.	Manufacture of structural wooden goods such as beams, posts, doors and windows.	-	Not included	-	-	20	20	500	-
19.	Manufacture of wooden furniture and fixtures.	No power to be used	9	50	i) Shall not be permitted under or adjoining a dwelling unit ii) operation shall be permitted only between 800hrs. and 2000 hrs.	20	20	250	-
20	Manufacture of bamboo and cane furniture and fixtures.	-do-	9	50	-do-	20	20	250	-
21.	Manufacture of wooden products such as utensils, toys, artwares etc.	-	Not included	-	-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any
1	2	3	4	5	6	7	8	9	10		
V	PAPER PRODUCTS AND PRINTING PUBLISHING										
22.	Manufacture of containers and boxes of paper, paper board, paper pulp.	-	Not included	-	-	20	20	250	-		
23.	Printing & publishing of newspaper.	-	Not included	-	i) shall not be permitted under or adjoining a dwelling unit.	20	20	250	No restriction of power, number of employees or area shall apply and if special permission of the corporation is obtained		
24.	Printing & Publishing of periodicals, books, journals, atlases, maps printing, picture post card embossing	5	9	50	ii) operation shall be permitted only between 800hrs. and 2000hrs. iii) No restriction of power number of employee, area of hours of operation shall apply if located in a building in separate plot not less than 500 sq.m & if special permission of the Corporation is obtained.	-	-	-	-		

Sr. No.	Category of Industry	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions		Special conditions, if any		Criteria for classification and special conditions		Special conditions, if any	
		Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any
1	2	3	4	5	6	7	8	9	10
25.	Engraving, etching block making etc	5	9	50	Operation shall be permitted only between 800 hrs. and 2000 hrs.	20	20	250	-
26.	Book binding	5	9	50	-	20	20	250	-
VI.	LEATHER PRODUCTS.								
27.	Manufacture of leather footwear.	-	Not included	-	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.
28.	Manufacture of wearing apparel like coats, gloves etc.	-	Not included	-	-	20	20	250	do
29.	Manufacture of leather consumers goods such as upholstery, Suit cases, Pocket books, Cigarette and key cases, Purses etc.	-	Not included	-	-	20	20	250	do

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Maximum permissible power requirement (HP)	Maximum Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any	Criteria for classification and special conditions
1	2	3	4	5	6	7	8	9	10		
30.	Repair of footwear and other leather goods.	No power to be used	9	50	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.		
VII	RUBBER AND PLASTIC PRODUCTS										
31.	Retreading and vulcanising works	-	Not included	-	-	20	20	250	-		
32.	Manufacture of balloons. Rubber and plastic toys.	-	Not included	-	-	20	20	250	-		
VIII	NON-METALLIC MINERAL PRODUCTS										
33.	Manufacture of structural stone goods stone dressing crushing and polishing	-	Not included	-	-	20	20	250	-		
34.	Manufacture of earthen and plaster slates and images. Toys and artwares.	-	Not included	-	-	20	20	250	-		

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any
1	2	3	4	5	6	7	8	9	10		
35.	Manufacture of cement concrete building components. Concrete jallis, septic tank, plaster of paris work, lime mortar etc.	-	Not included	-	-	20	20	500	-		
IX	METAL PRODUCTS										
36.	Manufacture of furniture and fixture primarily of metal	-	Not included	-	-	30	20	250	-		
37.	Plating and polishing of metal products	-	Not included	-	-	30	20	250	-		
38.	Manufacture of metal building component such as grills, gates, doors and window frames water tanks wire nets etc.	-	Not included	-	-	30	20	250	-		
39.	Manufacture & repair of sundry ferrous engg. Products done by jobbing concerns such as mechanical work shops with lathes, drills,grinders, welding equipment etc.	-	Not included	-	-	30	20	250	-		
40.	Tools sharpening and razor sharpening works.	No power to be used.	6	25	Operation shall be permitted only between 800 hours & 2000 hrs.	20	20	250	-		

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum permissible Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any	
1	2	3	4	5	6	7	8	9	10		
X.	ELECTRICAL GOODS.							250			
41.	A) Repair Refrigerators, air conditioners, washing machines, electric cooking ranges, motor rewinding works etc.	-	Not included	-	-	20	20	250	-		
	B) Repair of other house hold electrical appliances such as radio set, television set, Tape recorders, heaters, irons, shavers, vacuum cleaners etc.	-	9	50	- do -	20	20	250	-		
XI.	TRANSPORT EQUIPMENT										
42.	Manufacturing of push cart, hand cart etc.	-	Not included	-	-	20	20	250	-		
43.	A) servicing of motor vehicles and servicing and repairing of motor cycles. B) Repairs of motor vehicles. C. Battery charging and repair.	10	9	50	Operation shall be permitted only between 800 hrs and 2000 hrs.						
		-	-	Not included	-	30	20	50	This includes activities under (A) and (C)		
		5	6	25	-	-	-	-			

Sr. No.	Category of Industry	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)
1	2	3	4	5	6	7	8	9	10
44.	Repair of bicycles and cycle rickshaws.	5	6	50	Operation shall be permitted only between 800 hrs. and 2000 hrs.	10	20	250	-
XII	OTHER MANUFACTURING & REPAIR INDUSTRIES AND SERVICES.								
45.	Manufacture of jewellery and related articles.	No power to be used	9	50	-do-	10	20	250	-
46.	Repair of watch, clock and jewellery.	-do-	6	50	-do-	10	20	250	-
47.	Manufacture of sports and athletics goods.	-	Not included	-	-	20	20	250	-
48.	Manufacture of Musical instruments and its repair	No power to be used	6	50	-do-	20	20	250	-
49.	Manufacture of miscellaneous products such as costume jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco pipes, cigarette holders, ivory goods, badges, wigs & similar articles.	No Power to be used	Not included	-	-do-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A					Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible power requirement (HP)	Maximum Employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Special conditions, if any	
1	2	3	4	5	6	7	8	9	10		
50.	A) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry household equipment B) Optical glass grinding and repairs.	- do -	6	50	- do -	10	20	100	-		
51.	Manufacture of gas in gas work & distribution.	10	9	-	-	No restriction	20	500 (Plot area)	-		
52.	Petrol filling stations.	10	9	1200 (Min. plot area)	-	10	9	1200 (Min. plot area)	-		
53.	Laundries, Laundry services and cleaning, dyeing, bleaching and dry cleaning	5	9	50	i) Cleaning and dyeing fluid used shall, not have flash point higher than 138 degree F. ii) Operation shall be permitted between 800hrs. to 2000 hrs.	20	20	250	-		
54.	Photo. Processing laboratories	5	9	50	Operation shall be permitted between 800hrs. to 2000 hrs.	-	20	250	-		

SCHEDULE - II

(Appendix - IV)

List of service industries to be allowed in Gaothan Areas.

Sr.	Category of Industry	Max.permissible power requirement (H.P)	Max.permissible floor Area in square Metres	Max permissible No. employment persons
1.	Manufacture of dairy products, butter, ghee etc, and allied products.	5	25	5
2.	Rice Mill	10	50	5
3.	Sugarcane & Fruit juice crushers.	2	25	5
4.	Manufacture of supari and Masale Grinding etc. (in separate building)	5	25	5
5.	Grain mill for production of flour	10	25	5
6.	Manufacture of bakery products. (The height of chimney shall be at least 10M above the ground level or 3M above the top most structure in the vicinity, whichever is more).	5	25	5
7.	Manufacture of chocolate	5	25	5
II	Food Products			
8.	Manufacture of wooden furniture fixtures and toy making etc.	5	25	25
9.	Manufacture of bomboo furniture	Nil	25	5
III	Repairing and Servicing			
10.	Repairs of household electrical appliances such as radio, T.V. sets. Tape-Recorders, heaters geyser etc.	Nil	25	5

Sr.	Category of Industry	Max.permissible power requirement (H.P)	Max.permissible floor Area in square Metres	Max permissible No. employment persons
11.	Repairs of Auto -rickshaw, cycles, motor cycles, scooters, marine engines repairs etc.	5	25	5
12.	Repairs of locks, stoves, umbrellas, sewing machine, gas burners, bucket and other sundry household requirements.	-	25	5
13.	Tool Sharpening	5	25	5
14.	Optical glass grinding & repairs	-	25	5
15.	Lathe machine operation for small job work	5	25	5
IV	Miscellaneous			
16.	Printing binding. Publishing of periodicals. Books, cyclostyling. Typing etc.	5	25	5
17.	Manufacture of Bidi (if no power is used max. employment shall be 9 persons)	5	25	5
18.	Agarbatti Making	-	25	5
19.	Manufacture of jewelry & related articles, watch repairs	5	25	5
20.	Musical Instruments (Manufacturing & repairs)	5	25	5
21.	Laundries, cleaning, dyeing, bleaching of dry cleaning etc.	5	25	5
22.	Plastic processed products manufactured from plastic sheets, rods, tubes etc.	5	25	5
23.	Photo processing Laboratories	5	25	5

Sr.	Category of Industry	Max.permissible power requirement (H.P)	Max.permissible floor Area in square Metres	Max permissible No. employment persons
24.	Manufacture of garments and hosiery, embroidery making crape laces	5	25	5
25.	Medical and surgical apparatus i.e. Hospital and minor surgical apparatus	5	25	5
26.	Pottery making from mud, china-clay (separate structures essential)	5	50	5

Note:

1. Corporation may, from time to time add, alter or amend the above list
2. For service industries at serial Nos. 2 & 5 maximum permissible power stipulated is 10 H.P.
3. Approved by the State Government on Aug. 1973

APPLICATION FOR PERMISSION FOR DEVELOPMENT												
<p>To The city and industrial Development Corporation of Maharashtra Limited, Administrative Building, CBD Belapur, Navi Mumbai - 400 614. Sir,</p> <p>I intended to carry out the undermentioned development in survey No./Plot No. _____ Street _____ Sector _____ Township/Village _____ in accordance with the provisions of section 44 of the Maharashtra regional and Town planning Act, 1966. (state particular of proposed developed)</p> <p>2. I forward herewith: a) A site plan (in quadruplicate showing the plan, section and elevations of the proposed development work; or (in the case of layout a plan (in quadruplicate) showing: i) sub-divisions of the land or plot with dimensions and area of each of the proposed subdivisions and its use according to prescribed regulations:</p>												
<p>1) Width of the proposed streets, and ii) Dimension or area of open spaces provided in the layout for the purpose of garden or recreation or any like purpose. c) An extract of record of rights/property register card (any other document showing ownership of land.) d) Information in prescribed forms duly filled in as required by the corporation. 3. I request that the proposed development may be approved and that permission may be accorded to carry out the development. Signature of the licensed Architect _____ Signature of the owner of the land _____ Date: _____ Date: _____</p> <p>Note: 0. Please read the instruction before filling the forms. 1. Information in areas bounded by bold lines is to be filled in by CIDCO. 2. Use only shaded areas for filling in the information. 3. All areas are to be in Square metres.</p>												
Name of the applicant					Name of the Applicant (for correspondence)							
Name of the Architect												
No.	Date of Application dt. mo yr	Date of Comment refusal dt. mo yr	Date of Completion Certificate dt. mo yr	Architect's Regn. No.	No. of Develop	Ownership	Plot No.	Stree	Sector	Township	Date of Comment refusal dt. mo yr	a) Put 1 for Commencement 2 for Refusal b) Put 1 for mining & quarrying 2 for building 3 for sub-division/layout 4 for Hoarding 5 for Engineering operations 9 for other development c) Put 1 for owned 2 for owned but notified for acquisition 3 for lease of the corpn.
IF the nature of Development "Mining & Quarrying"												
Register No.	Mtrl Extrd	Total area of Plot (sq. M)	Area required for quarrying	Area required for Crusher	Area reqd for incidental use	Date of expiry of permission	d) Put 1 for Earth 2 for stone 9 for any other mineral					
The nature of Development "Building" provide following information												
Register No.	L. Use	Total area of Plot	Total floor area approved	FSI	Floor area to which C.C. Sought	Amount of Scrutiny Fee	Security Deposit	e) Put 2 for residence 3 for Educational 4 for Institutional 5 for Assembly 6 for Business 7 for Mercantile 8 for Industrial 9 for Storage				
The nature of Development "Sub-Division or Layout" provide following information												
Register No.	Total area of land	Area of amenity open space	Net area of plots	Net area of plots	Plot area	Plot area	Plot area	Plot area	Plot area	Area under roads	f) Put appropriate figures for the land uses as in e above	
The nature of Development "Sub-Division or Layout" provide following information												
Register No.	Area Hoarding	Annual Fee										

DECLARATION

We hereby declare that the structural work of proposal on Plot No. _____ Sector _____ Township (Node) _____ shall be executed in accordance with the Structural design, drawings and details to be prepared by a qualified Structural Engineer and under his supervision to enable due and proper safety and stability of the intended work under the aforesaid proposal. We hereby further declare that no approval or permission granted to the aforesaid proposal shall be construed to impose upon your Corporation any liability of responsibility in law for any damage or loss arising from any act of omission in executing the intended work for which we ourselves liable or responsible wholly and exclusively.

Name and Signature of the
Licensed Architect.

Name and Signature of the
owner of the land.

Date:

Date:

Form No.2

FORM FOR SUPERVISION

I hereby certify that the proposed development to be carried for _____ (Name of the owner-applicant) Plot No. _____ Street _____ Ward/Sector _____ in Navi Mumbai shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with, and that the development shall be carried out according to the approved plans.

Signature of Licensed Architect

Name of the architect _____

Registration Number _____

Address _____

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966):

To* _____

To** _____

subject to the following conditions, viz

This certificate shall remain valid for period of one year commencing on the date of issue

Place _____

Date _____

CIDCO

* Name of person

** Description of work of development

Form No.4

FORM OF COMPLETION CERTIFICATE

I hereby certify that the carrying out of development for _____ (give a brief description of the nature of development) on plot No. / S No. _____ Ward/Sector / Village _____ in Navi Mumbai, has been completed on _____ according to the permission granted vide Commencement Certificate dt. _____ and plans approved. I hereby declare that the structural work of the aforesaid proposal has been executed in accordance with the structural design, drawings and details prepared by a qualified structural Engineer and under his supervision to ensure due and proper safety and stability of the work carried under the aforesaid proposal. I hereby further certify that no approval or permission granted to the aforesaid proposal has been constructed to impose upon your Corporation any liability or responsibility in law for any damage or loss arising from any act or omission in executing the intended work for which I hold myself liable or responsible wholly and exclusively. No provisions of the Development Control Regulations and Conditions prescribed in the Commencement Certificate have been transgressed during the carrying out of development. The development so carried out is fit for which it has been carried out.

(Signature of the Licensed Architect)

Name of the Licensed Architect

(IN BLOCK LETTERS)

Registration No. _____

Address _____

Place: _____

Date: _____

FORM OF OCCUPANCY CERTIFICATE

I hereby certify that the development _____

(Brief description of the nature of development)

on Plot No. / Survey No. _____ Street _____ Ward /
Sector / Village _____ in Navi Mumbai, completed under the supervision of
_____ has been

(Name of the Licensed Architect)

inspected on _____ and I declare that the development
has been carried out in accordance with the General Development Control Regulations and the conditions
stipulated in the commencement certificate dated _____ and that the development is fit for the use for which it has
been carried out.

City and Industrial Development
Corporation of Maharashtra Ltd.

Date : _____

Place : _____

FORM FOR APPOINTMENT OF STRUCTURAL ENGINEER

Form No.6

See Rule No. 5.2.2

Name & Address of the Owner applicant

Date:

To
 The Addl. Town Planning Officer (N)/(S)
 CIDCO Ltd. CBD
 Navi Mumbai - 400 614.

Dear Sir,

Sub :

Ref :

Further to my letter ref. No. _____ dated _____ wherein I have intimated to you the name and address of Architect engaged by me for the above proposal, I am pleased to inform you that I have now engaged the service of a consulting structural engineer whose name, address and registration No. are given below :

Name: _____

Address: _____

Reg. No. _____

I am enclosing herewith the letter of consent along with the Supervision Memo from the consulting structural engineer.

Thanking you.

Yours faithfully

(_____)

Signature of the Owner

Name:

c.c.to : 1. Architect
 2. Consulting Structural Engineer.

FORM FOR ACCEPTANCE BY STRUCTURAL ENGINEER

Form No.7

See Rule No. 5.2.2

Name & Address of the Structural Engineer _____

Registration No.

Date:

To

The Addl. Town Planning Officer (N)/(S)

CIDCO LTD. CBD.

Navi Mumbai 400 614.

Dear Sir,

Sub :

Ref :

With reference to the letter no. _____ dated _____ addressed to you
by _____ I hereby now
confirm that I have agreed to act as his Consulting Structural Engineer for the above proposal.

Thanking you.

Yours faithfully,

(Consulting Structural Engineer)

c.c.to: 1. Architect

2. Owner

Form No. 8
See Rule No. 5.2.2

Name & Address of the Structural Engineer _____

FORM OF SUPERVISION

I hereby certify that the proposed development to be carried for _____
_____ on Plot No. _____

(Name of owner/applicant)

Sector No _____ in Navi Mumbai shall be executed in accordance with my structural design drawings and details and carried out under my supervision and I certify that all the materials (types and grades) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted and that the development shall be carried out according to the approved plans.

(Signature of Structural Engineer)

Name of Structural Engineer

Registration No.

Date:

Form No. 9

See Rule No. 5.2.2

CERTIFICATE OF STABILITY OF STRUCTURE

1. Proposal _____
2. Ref. No. _____
3. Name and Address of the owner _____

4. Name and address of Architect _____

I hereby certify that the structural work of the above proposal has been carried out as per my structural design and details and that the said structure is safe and stable for the purpose for which it is intended.

(Signature of Structural Engineer)

Name & Registration No.

Place :

Date :

APPLICATION FORM FOR REGISTRATION OF ARCHITECTS / STRUCTURAL ENGINEERS/PLUMBERS

To
The Managing Director
City And Industrial Development
Corporation of Maharashtra Limited
"Nirmal", 2nd Floor, Nariman Point,
MUMBAI - 400 021.

Sir,

I wish to register myself as Licensed Architect, Structural Engineer /
Plumber with your organization.

Particulars of my educational qualification and experience are given in the enclosed form.

Yours faithfully,
(Signature of the applicant)

Note: Tick mark the appropriate square.

1. Name of the applicant (in block letters)

Form - 10

For office
use only

2. Address (permanent)

3. Wishes to register as :

1. Licensed Architect
2. Structural Engineer
3. Plumber

(enter the appropriate number in the square)

For registration as Licensed Architects, attach
a copy of the certificate of registration issued
Under the Practising Architects Act 1972.

4. Educational Qualification :

Examination

Year of passing

1. _____

2. _____

3. _____

4. _____

5. Membership of the professional institution

1. _____ 2. _____ 3. _____

(Attach copies of certificate in support of 4&5 above)

6. Experience :

(a) Are you registered with a Municipal Corporation ?

Yes No. If yes, give registration No.

(b) Are you registered with 'A' Class municipality ?

Yes No. If yes, give registration No.

(c) Have you been working with a professional

Registered with a Municipal Corporation of 'A' Class Municipality ?

Yes No.

If yes, give following particulars :

Name of the professional with whom worked:

Registration No. of the professional :

Period for which worked with the professional in Years :

(Attach copies of certificates from registered Architects/ Structural Engineers/Plumbers in support of 6(c) above). The above information is true.

Signature of the Applicant

**UNDERTAKING TO BE GIVEN BY THE APPLICANT
AT THE TIME OF REGISTRATION**

I undertake to perform my professional duties in accordance with the Development Control Regulations of Corporation and any other rules and regulations which will be prescribed from time to time.

Signature of the Applicant

FOR OFFICE USE ONLY :

- a) The applicant shall be registered as a Architect/Structural Engineer/Plumber.
- b) The applicant shall not be registered.
 - 1.
 - 2.
 - 3.

(Signature of the members of the
scrutinising Committee)



June, 2017

Visit us at: www.cidco.maharashtra.gov.in

Price: Rs. 525/- (Including GST)