

Nagpur DC Rules

DEVELOPMENT CONTROL REGULATIONS - 2000 FOR NAGPUR CITY

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PART 1 ADMINISTRATION

1. SHORT TITLE, EXTENT AND COMMENCEMENT

- 1.1 These Regulation shall be called as "Development Control Regulations, 2000 for Nagpur city".
- 1.2 These Regulation shall apply to building activity and development work in the areas under the jurisdiction of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur.
- 1.3 All Development work shall conform to the respective provisions made under these regulations.

2. DEFINITIONS

2.0 General

2.0.1 In these regulations, unless the context otherwise requires, the definitions given under 2.1 to 2.97 shall have meaning Indicated against each of them.

2.0.2 Words and expressions not defined in these regulation shall have the same meaning or sense as in the

(1) The Nagpur Improvement Trust Act, 1936.

(2) City of Nagpur Corporation Act, 1948.

(3) Maharashtra Regional & Town Planning Act, 1966.

2.0.3. Commissioner / Chairman: - "Commissioner" means Commissioner, Nagpur, Municipal Corporation and "Chairman" means Chairman, Nagpur Improvement Trust.

2.1. Act -Shall mean :-

(1) The Nagpur Improvement Trust Act, 1936 and

(2) The City of Nagpur Corporation Act, 1948

(3) Maharashtra Regional & Town Planning Act, 1966.

2.2 Advertising Sign :- Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of door for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise what soever , and which surface or structure is attached to, forms of or is connected with any building, or is fixed to a tree or to the ground or to any Pole, screen-, fence or hoarding or displayed in space.

2.3 Air - conditioning :- The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.

2.4 Alteration :- A change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. However modification in regards to gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.

2.5. Approved:- Approved by the Authority having jurisdiction.

2.6. Authority having jurisdiction :- The authority which has been created by a Statute and which for the purpose of administering the regulations may authorise Technical Committee or an official having a professional skill to act on its behalf hereinafter called the 'Authority'.

2.7 Automatic Sprinkler System :- An arrangement of piping and sprinklers, designed to operate

- automatically by the heat of fire and to discharge water upon that fire and which may also simultaneously give automatic audible alarm.
- 2.8 Balcony :- A Horizontal projection including parapet and handrail ballustrade to serve as a passage or sitting out place at least one side fully open, except provided with railing or parapet wall for safety.
- 2.9 Basement:- The lower storey of a building below or partly below the ground level.
- 2.10 Building:- Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed -platforms, varandahs, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, SHAMIANAHS and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
- 2.11 Built up Area :- The area covered by a building on all floors including cantilevered portion , if any, but excepting the areas excluded specifically under these Regulations.
- 2.12 Building Height:- The vertical distance measured in the case of flat roofs, from the average level of the surrounding ground and contiguous to the building or as decided by the Authority to the highest point of the building and in the case of pitched roofs, upto the midpoint between the eaves level and the ridge. However, architectural features serving no other function except that of decoration shall be excluded for the purpose of ascertaining height.
- 2.13 Building Line :- The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in any scheme and/or development plan.
- 2.14 Cabin :- A non - residential enclosure constructed of non - load bearing, non masonry partitions.
- 2.15 Carpet Area:- The net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these regulations.
- 2.16 Chajja :- A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of Architectural appearance.
- 2.17 Chimney:- The construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air. Chimney includes chimney stack and the flue pipe.
- 2.18 Combustible Material :- 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, National Building Code.
- 2.19.1 Courtyard or chowk :- A space permanently open to sky enclosed fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.
- 2.20 Detached Building :- A building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.21 Development :- Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under, land or the 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 of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.
- 2.22 Development Plan.- The Development Plan for the City of Nagpur framed under the Maharashtra regional and Town Planning Act, 1966 and amendments made from time to time including revised Development Plan.

- 2.23 Drain :- A system or a line of pipes including all fittings and equipments such as manholes, inspection chambers, traps, gullies and floor traps used for drainage of building, or a number of buildings or yards appurtenant to the buildings, within the same cartilage. 'Drain shall also include open channel used for conveying surface water.
- 2.24 Drainage :- The removal of any liquid by a system constructed for the purpose.
- 2.25 Enclosed Stair- case :- A stair case separated by fire resistant walls and door (s) from the rest of the building.
- 2.26 Existing Building or use:- A building, structure or its use existing authorisedly before the commencement of these regulations.
- 2.27 Exit :- A passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety.
- 2.27.1 Vertical Exit :- A vertical exit is a means of exit used for ascension or descension between two of more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
- 2.27.2 Horizontal Exit:- A horizontal exit is protected opening through or around a firewall or a bridge connecting two buildings.
- 2.27.3 Outside Exit :- An outside exit is an exit from the building to public way, to an open area leading to public way, to an enclosed fire resistive passage to a public way.
- 2.28 External Wall :- An outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.29 Fire and / or Emergency Alarm System :- An arrangement of call points or detectors, sounders and other equipments for the transmission and indication of alarm signals, for - testing of circuits and whenever required for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency.
- 2.30 Fire lift :- One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.31 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.
- 2.32 Fire Resisting Material:- Material which has certain degree of fire resistance.
- 2.32.1 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".
- 2.33 Fire Separation :- The distance in metres measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.
- 2.34 Fire Service Inlets :- 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 Fire Services Authority.
- 2.35 Fire Tower :- An enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor areas and the staircase by fire resisting doors, and open to the outer air.
- 2.36 Floor :- The lower surface in a story on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.

NOTE:- The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level the lowest floor in the building with direct entrance from to road/ street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with number increasing upwards.

- 2.37 Floor space index (F. S. I) :- The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in regulation No. 15.4.2 by the area of the plot.
- $$\text{F. S. I.} = \frac{\text{Total covered areas on all floors}}{\text{Plot area}}$$
- 2.38 Footing:- A foundation unit constructed in brick work, masonry of concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.39 Foundation :- That part of the structure which is in direct contact with an transmitting loads to the ground
- 2.40 Front :- The space between the boundary line of plot abutting the means of access / road / street and the building line. In case of plots facing two or more means of accesses / road / streets, the plot shall be deemed to front on all such means of access / road / streets.
- 2.41 Gallery :- An intermediate floor or platform projecting from a wall of an auditorium of a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- * 2.42 Garage, Private:- A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.
- 2.43 Garage, Public :- A building or portion thereof designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven of other vehicles.
- 2.44 Habitable Room :- Habitable room or living room means, a room constructed or intended for human habitation.
- 2.45 Holding, Contiguous :- A contiguous piece of land in one ownership irrespective of separate property register cards.
- 2.46 Home Occupation :- 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 premise without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilised 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 neighbourhood and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 kw. Home Occupation may also include such similar Occupations as may be specified by the Commissioner / Chairman with the approval of Corporation and subject to such terms and conditions as may be prescribed.
- 2.47 Ledge or Tand :- A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half meter.
- * 2.48 Architect :- An Architect who is an associate or corporate member of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such membership for such qualification listed in schedule XIV of the Architects Act, 1972, and being duly registered with the Council of Architecture under that Act.
- * 2.48.1 Licenced Engineer / Structural Engineer / Supervisor :- A qualified Engineer / Structural Engineer / Supervisor licenced by the Commissioner, Nagpur Municipal Corporation / Chairman, Nagpur Improvement Trust.
- 2.49 Lift :- An appliance designed to transport persons or materials between two or more levels in a
- * Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- vertical or substantially vertical directions, by means of a guided car platform.
- 2.50 Loft :- An intermediate floor between two floors or a residual space in a pitched roof, above normal floor level which is constructed and adopted for storage purposes.
- 2.51 Masonry :- An assemblage of masonry units properly bound together with mortar.
- 2.52 Masonry Unit :- A unit whose net cross - sectional area in every plans parallel to the bearing surface is 75 percent or more of its gross cross - sectional area measured in the same plans. It may be either clay brick, stone concrete block or sand-lime brick.
- 2.53 Mazzanine floor :- An intermediate floor, not being a loft, between the floor and ceiling of any storey.
- 2.54 Non -Combustible :- A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 'Method of Test for Combustibility of Building Materials'.
- 2.55 Occupancy or Use Group :- The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, on occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the buildings.
- The occupancy classification shall have the meaning given from 2.55.1 to 2.55.9 unless otherwise spelt out in Development plan.
- 2.55.1 Residential Buildings:- These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi family dwellings, lodging or rooming houses hostels, dormitories, apartment houses and flats, and private garages.
- 2.55.2 Educational Buildings :- A building exclusively used for a school or college, recognised 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 thereto such as 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.
- 2.55.3 Institutional Buildings :- A building constructed by Government, Semi - Government organisation or registered Trusts and used for medical or other treatment, 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 infirmity, care of orphans, abandoned women, children and infants, convalescents, distitutes or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharmshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental Hospitals, houses of corrections detention and reformatories.
- 2.55.4 Assembly Buildings :- These shall include any building or part of building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, for example theatres, motion picture house, drive-in - theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, skating rinks, gymnasium, restaurants, eating houses, boarding houses, places of worship, dance halls; ,club rooms, gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia, residential hotels including star category hotels.
- 2.55.5 Business Buildings :- These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

- 2.55.5.1 Office Building (premises) :- The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" includes the purpose of administration, clerical work, handling money, telephone and telegraph operating and operating computers and "clerical work" includes writing, book-keeping, sorting papers, typing filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.
- 2.55.6 Mercantile Buildings :- These shall include any building or part of a building, which is used as shops, stores, market, for display and sale of merchandise either wholesale or retail, Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.
- 2.55.6.1 Wholesale Establishments :- These shall include establishments wholly or partly engaged in whole -sale trade, manufactures, wholesale outlets including related storage facilities, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.55.7 Industrial Buildings :- These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembly laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 2.55.8 Storage Buildings :- These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.
- 2.55.9 Hazardous Buildings :- These shall include any building or: part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to bum with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals producing flame, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 2.56 Open Space :- An area, forming an integral part of the site, left open to the sky.
- 2.57 Owner :- The owner shall have the meaning as assigned thereto in the Act.
- 2.58 Parapet :- A low wall or railing built along the edge of a roof or a floor.
- 2.59 Parking Space :- An enclosed or unenclosed, covered or open area sufficient in size to park vechicles. Parking space shall be served by a drive way connecting them with a street or galley and permitting ingress or egress of vehicles.
- 2.60 Partition:- An interior non-load bearing divider, one storey or part storey in height.
- 2.61 Party wall :- It includes:-
- (a) a wall forming part of a building, and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or occupied or constructed or adopted to be occupied by different persons; or
 - (b) a wall forming part of building and standing in any part of the length of such wall to a greater extent than the projection of the footing on one side on grounds of different owners.
- 2.62 Permanent open Air Space:- Air space is deemed to be permanently open to the sky if.
- (a) it is a street.
 - (b) Its freedom from encroachment in future by a structure on any kind is assured either by law or by contract or by the fact that the ground below it is a street or is permanently

and irrevocably appropriated as an open space.

Provided that, in determining the open air space required in connection with construction work on a building, any space occupied by an existing structure may if it is ultimately to become a permanently open air space, be treated as if it were already a permanently open space.

- 2.63 Permit :- A permission or authorization in writing by the Authority i.e. Nagpur Improvement Trust or Nagpur Municipal Corporation to carry out the work regulated by the regulations.
- 2.64 Plinth :- The portion of a structure between the surface of the surrounding ground and surface of the floor and immediately above the ground.
- 2.65 Plinth area:- Built - up covered area measured at the floor level or basement or of any storey, whichever is higher.
- 2.65.1 A plot:- A parcel or piece of land enclosed by definite boundaries.
- 2.66 Porch :- A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.67 Road / Street :- Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 2.68 Road / Street Level or Grade :- The officially established elevation or grade of the central 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.
- 2.69 Road / Street Line :- The line defining the side limit of a road / street.
- 2.70 Room Height :- The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case to pitched roofs, the room height shall be the average height between bottom of the eaves and bottom or ridge.
- 2.71 Row Housing :- A row of houses with only front, rear and interior open spaces.
- 2.72 Semi Detached Building :- A building detached on three sides with open spaces as specified.
- 2.73 Service Road :- A road/ lane provided at the front / rear or side of a plot for service purposes.
- 2.74 Site :- A parcel / piece of land enclosed by definite boundaries.
- 2.75 Site corner :- The side at the junctions of and fronting on two or more intersecting streets.
- 2.76 Site, Depth of :- The mean horizontal distance between the front and rear wide boundaries.
- 2.77 Site, Double Frontage :- A site, having a frontage on two streets other than a corner plot.
- 2.78 Site, Interior or Tandem :- A site, access to which is by a passage from a street whether such passage form part of the site or not.
- 2.79 Smoke, Stop Door :- A door for preventing or checking the spread of smoke from one area to another.
- 2.80 Stair Cover :- A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.
- 2.81 Storage :- A place where goods are stored.
- 2.82 Store Room :- *A room used as storage space.*

- 2.83 Storey :- 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.
- 2.84 Tenement :- An independent dwelling unit with a kitchen or cooking alcove.
- 2.85 To Abut :- To abut on a road such that any portion of the building is fronting on the, road.
- 2.86 To Erect :- To erect a building means
- (a) To erect a new building on any site whether previously built upon or not;
 - (b) To re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
 - (c) Conversion from one occupancy to another and sub - division of occupancy into more than one.
- 2.87 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.
- 2.88 Tower like structure :- A structure in which the height of the tower like portion is at least twice the width of the broader base.
- 2.89 Unsafe Building :- Unsafe buildings are those which are structurally unsafe, insanitary 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, dilapidation or abandonment.
- 2.90 Volume to plot Ratio (VPR) :- The ratio of volume of building measured in cubic meters to the area of plot measured in square meters and expressed in meters.
- 2.91 Water Closet (WC) :- A privy with arrangement for flushing the pan with water. It does not include a bathroom.
- 2.92 Water Course :- A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm and waste water.
- 2.92.1 Major Water Course :- A water course which carries storm water discharging from a contributing area of not less than 160 Ha.
- Note :- The decision of the Authority as regards the calculation of the contributing area shall be final.
- 2.92.2 Minor Water Course :- A water course which is not a major one.
- 2.93 Width of Road :- The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or development plan or prescribed road lines by any Act or Law and measure at right angles to the course or intended course of direction of such road.
- 2.94 Window :- An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.
- 2.95 Stilts or stilt floor :- Stilts or stilts floor means ground level portion of a building consisting of structural column supporting the super structure done without any enclosures and not more than 2.5 mts. in the height from ground level for the purpose of parking vehicles, scooters, cycles, etc.
- 2.96 Group Housing :- group housing means a building constructed or to be constructed with one or more floors, each floor consisting of one or more dwelling units and having common service facilities. Common service facilities mean facilities like stair case, balcony and varandah, lift, etc.
- 2.97 Information Technology Establishment (ITE) :- means an establishment which is in the business

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

of developing either software or hardware relating to computers or computer technology.

- * 2.98 Heritage buildings / precincts :- This will include all such buildings / precincts as notified by the Govt. from time to time.
- * 2.99 Congested Area :- Relates to the congested area as shown on development plan.

3. APPLICABILITY OF REGULATIONS.

- 3.1 In addition to the provisions contained in the Maharashtra Regional & Town Planning Act, 1966, Nagpur Improvement Trust Act, 1936, the City of Nagpur Corporation Act, 1948 and Maharashtra Apartment Act. 1963 as amended from time to time these regulations shall apply to the building regulation activities given under 3.2.
- 3.2.0 These regulations shall apply to all "development". Further these regulations shall apply to development work defined in Regulation No. 3.2.1 to 3.2.5.
- 3.2.1 Where a building is erected, these Regulations apply to the design and construction of the building.
- 3.2.2 Part Construction :- Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- 3.2.3 Change of Occupancy :- Where the occupancy of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.
- 3.2.4 Reconstruction :- The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Corporation or the Nagpur Improvement Trust or the Nagpur Housing and Area Development Board and for which the necessary certificate has been given by either the said Corporation or Trust or the Board shall be allowed subject to the Regulations mentioned in N - 2.9 (4).
- 3.2.5 Exclusions.- Nothing in this Regulations shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use or occupancy of an existing building or its use unless, in the opinion of the Chairman / Commissioner, such a building is unsafe or constitutes a hazard to the safety of adjacent property.

4. INTERPRETATION

- 4.1 In the regulations, the use of present tense includes the future tense, the masculine gender include the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word person includes a corporation, writing includes printing and typing and "signature" includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.
- 4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these regulations.

5. BUILDING PERMIT AND COMMENCEMENT CERTIFICATE REQUIRED.

- 5.1 No person shall carry out any development, erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit and commencement certificate for each such development work / building from the authority.
- 5.1.1 The following operational construction of the Government, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of following services may be exempted from the provisions of these regulations
 - (i) Railways;

- (ii) National Highways;
- (iii) National waterways;
- (iv) Airways and Aerodromes ;
- (v) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication;
- (vi) Regional grid for electricity, and
- (vii) Any other service which the State Government may, if it is of opinion that the operation maintenance development of execution of such service is essential to the life of the community, by notification, declare to be a service for the purpose of this clause.

5.1.1.1 However the following constructions of the Government Departments do not come under the preview of operational construction for the purpose of exemption under regulation No. 5.1.1 -

- (i) New residential building, roads and drains in railway colonies, hospitals, clubs, institute and school, in the case of railways ; and
- (ii) A new building, new construction or new installation or any extension thereof, in the case of any other services.

5.1.1.2 In the context of regulations No. 5.1.1. (i) and 5.1.1.1 (i) for the purpose of deciding what constitute Operational Construction the following may be used as the basis

- (i) Repaire, renovation etc, to the following works in the existing installations, buildings etc. of the Railways.
 - (a) All Railways tracks in and outside the yards including the formation, culverts, bridges, tunnels and side drains.,
 - (b) Building; Platforms, foot over bridges, subways, sheds over platforms, yard, master's and train dispatcher's offices, weight bridges; turn -tables, lifting-towers, gantries.
 - (c) Running (Loco) sheds, carriage and wagon deposits, carriage washing arrangement, running rooms, train Examiner's office and depots in the yards, permanent way inspectors and Signal Inspectors ,stores in the yards, water tanks overhead and ground level, pipe lines and pumping stations.
 - (d) Goods sheds, parcel offices, goods platforms.
 - (e) Store sheds, sub - stations.
 - (f) Signals, signal cabins, control cabins in humping yards.
- (ii) Fencing or walling for protection of railway lines and yards.
- (iii) All over head electric equipment for electric traction.

Note- 1.- In the case of new railway lines, the Railway Administration should make a reference to the state Government for their views which will be given due consideration by the Railway Administration, before finalising the project. '

Note- 2.- For the construction of new station building, goods sheds, parcel offices, goods platforms and workshops or their major remodeling, as distinct from repairs, renovations etc., referred to under item (i) (a) to (f) above, reference to the Appropriate Authority will be necessary.

* 5.2 This rule is deleted.

6.0 PROCEDURE FOR OBTAINING BUILDING PERMIT AND COMMENCEMENT CERTIFICATE.

6.1 Notice :- Every person who intends to carry out development and erect, re-erect or make

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001 .

alterations in any place in a building or demolish any building, shall give notice in writing to the Authority of his said intension in the prescribed form (See Appendix 'A') and such notice shall be accompanied by the required building permit fee and the plans and statements in sufficient (See Regulation No. 6.1.1) copies, as required under 6.2 and 6.3. The plans may be ordinary prints on ferro paper or any other type (prints only), one set of plans shall be retained in the office of the Authority for record after the issue or permit of a refusal.

* 6.1.1 Copies of Plans and Statements :- Four copies or plans and statement shall be made available along with the notice. In case of building schemes, where the clearance is required from other agencies like Nagpur Fire Service (See Regulation No. 6.2.6.1) and other, number of copies of plans required shall be as decided by the Authority.

6.2 Information Accompanying Notice :- The Notice shall be accompanied by the key (location plan), site plan, sub-division layout plan, building plan, services plans, specification and Certificate of supervision and ownership title as prescribed in 6.2.1 to 6.2.13.

6.2.1 Size of Drawing Sheets and colouring of plans.

6.2.1.1 The size of drawing sheets shall be any of those specified in Table 1.

TABLE 1

DRAWING SHEET SIZES

Sr. No.	Designation	Trimmed Size, mm
(1)	(2)	(3)
1	AO	841 x 1189
2	A1	594 x 841
3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297
6	A5	148 x 210

6.2.1.2 Colouring Notations for Plans :- The Plans shall be coloured as specified in Table 2, further prints of plans shall be on one side of paper only.

6.2.1.3 Dimensions :- All dimensions shall be indicated in metric units.

TABLE-2

COLOURING OF PLANS

Sr. No.	Item	Site Plan			Building Plan		
		White Plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Green	Green	Green	..	..	..
3.	Future street if any	Green dotted	Green dotted	Green dotted	..	..	..
4.	Permissible Building	Thick dotted Black	Thick dotted Black	Thick dotted Black	...	...	..

Continued Table 2.

Sr. No.	Item	Site Plan			Building Plan		
		White Plan (3)	Blue Print (4)	Ammonia Print (5)	White Plan (6)	Blue Print (7)	Ammonia Print (8)
5.	Open Spaces	No colour	..	..	..	..	..
6.	Existing work (outline)	Black	White	Blue	Black	White	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work	Red filled in	Red	Red	Red	Red	Red
9.	Drainage and sewerage work	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11.	Deviations	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched
12.	Recreation Ground	Green wash	Green wash	Green wash	Green wash	Green wash	Green wash

Note:-For land development / sub- division / layout, suitable colouring notations shall be used which shall be indexed.

6.2.2 Ownership title and area :- Every, application for development permission and commencement certificate shall be accompanied by the following document for verifying the ownership and area etc. of the land.

- attested copy of original sale / lease - deed / power of attorney / enabling ownership document where applicable.
- 7-12 extracts of property register card of a date not earlier than twelve months of the date of submission of the development proposal;
- Statement of area, of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Commissioner/ Chairman.
- Any other document prescribed by the Commissioner/ Chairman.

In the case of land leased by the Government or local authorities, clearance of Government or such authorities regarding observance of the lease conditions shall be obtained and attached to the application for development permission in respect, of such land.

6.2.3 Key plan or location plan :- A key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a building permit and Commencement certificate showing the boundary locations of the site with respect to neighbourhood land marks.

6.2.4 Site Plan :- The site plan sent with an application for permission drawn to a scale of 1:500 shall be duly authenticated by the appropriate Officer of the Department of Land Records showing in addition the following details :-

- The boundaries of the site and of any contiguous land belonging to the owner of the site ;

- (b) the position of the site in relation to neighbouring streets ;
- (c) The name of, the streets on which the building is proposed to be-situated, if any;
- (d) All existing buildings contained in the site with their names (where the buildings are given names) and their numbers;
- (e) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (a) above in relation to;
 - (i) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
 - (ii) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a), and
 - (iii) If there is no street within a distance of 12m. of the site, the nearest existing street with its name;
- (f) The means of access from the street to the building and to all others buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a) ; above.
- * (g) The space to be left around the building to secure free circulations of air, admission of light and access for scavenging purposes ;
- (h) The width of the street (if any) in front and of the street (if any) at the side of near the building;
- (i) The direction of the north line relative to the plan of the building ;
- (j) Any existing physical features, such as wells, tanks, drains or trees;
- (k) The ground area of the whole property and the break-up of the covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required by the Regulations governing the coverage of the area;
- (l) Overhead electric supply' lines including space for electrical transforming substation according to the requirements of the electric distribution licences, water supply and drainage line;
- (m) Such other particulars as may be prescribed by the Commissioner/ Chairman.

6.2.5 Sub - Division/ Layout plan :- In the case of development work, the notice shall be accompanied by the sub -division/ layout plan which shall be drawn on a scale of not less than 1 :500, however, for layout having areas 4.0 ha. and above the plan shall be drawn at a scale of not less than 1:1000, containing the following:

- (a) Scale used and North point;
- (b) The location of all proposed and existing roads with their existing / proposed / prescribed widths within the land;
- (c) Dimension of plot along with building lines showing the set backs with dimensions within each plot;
- (d) The location of drains of sewers, public facilities and services and electrical lines etc.
- (e) Table indicating size, area, and use of all the plot in the sub-division layout plan;
- (f) The statement indicating the total area of the site, area utilized under roads, open spaces for parks, play ground, recreation spaces and development plan reservation, schools,

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided

- (g) In case of plots which are sub-divided in built-up areas in addition to the above, the means of access to the sub-division from existing streets.

6.2.6. Building Plan :- The plans of the buildings with elevations and sections accompanying the notice shall be drawn to a scale of 1:100. and shall

- (a) include floor plans of all floors together with the covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine room and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking space, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building.
- (b) show the use or occupancy of all parts of the buildings;
- (c) show exact location of essential services, for example, WC, sink, bath and the like;
- (d) Include sectional drawings of the building showing all sectional details.
- (e) show all street elevations;
- (f) give dimensions of the projected portions beyond the permissible building line,
- (g) Include terrace plan indicating the drainage and the slopes of the roof;
- (h) give indications of the north point relative to the plans; and
- (i) give dimensions and details of doors, windows and ventilators; .

* (j) This provision is deleted.

6.2.6.1 Building Plans for Multistoreyed Special Buildings.- For multistoreyed buildings which are more than 15m. height and for special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq. m., the following additional information shall be furnished/indicated in the Building Plans in addition to the items (a) to (i) of regulation No. 6.2.6.

- (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
- (b) size (width) of main and alternate staircases along with balcony approach, corridor ventilated lobby approach;
- (c) location and details of lift enclosures;.
- (d) location and size of fire lift;
- (e) smoke stop lobby/door, where provided;
- (f) refuse chutes, refuse chamber, service duct, etc.;
- (g) vehicular parking spaces;
- (h) refuse area, if any;
- (j) Details of Building Services :- Air-conditioning system with position of fire dampers, mechanical ventilation system electrical services, boilers, gas pipes etc.,
- (k) details of exits including provision of ramps, etc. for hospitals and buildings requiring special

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- fire protection measures,
- (m) location of generator, transformer, and switch gear room;
 - (n) smoke exhauster system, if any;
 - (p) details of fire alarm system net work;
 - (q) location of centralized control, connecting all fire alarm system, built in fire protection arrangements and public address system etc.
 - (r) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
 - (s) location and details of fixed fire protection installations such as sprinklers, wet risers; house reels, drenchers, CO2 installation etc.; and
 - (t) location and details of first aid, fire fighting equipments / installations.
- 6.2.7. Service Plan:- Plans, elevations and sections of private water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1 :100 and for layouts 1 :1000:
- 6.2.8. Specifications - General specification of the proposed constructions, giving type and grade of materials to be used in the form given in Appendix A, duly signed by licensed Architect as the case may be shall accompany the notice.
- 6.2.9. Supervision - The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by the licensed Architect/ Engineer/ Structural Engineer as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, the further development work shall stand suspended till a new licensed technical person is appointed and his certificate of supervision along with a certificate for the previous work (either from the previous technical personnel or news).
- 6.2.10. Building Permit Fee :- The notice shall be accompanied by an attested copy of Receipt of payment of Building Permit Application Fee. The building permit fee and layout /subdivision of Land fees shall be as decided by the Corporation / NIT from time to time uniformly.
- 6.2.11. Security Deposit Fee:- For ensuring the faithful compliance of Regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Authority. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the Authority.
- 6.2.12 No Objection Certificate.- In the case of certain occupancies requiring clearance from the authorities like Civil Aviation Authorities, Railways, Directorate of Industries, Maharashtra Prevention of Pollution Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance etc., the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.
- * 6.2.13. Tax receipt for tax clearance - The notice shall also be accompanied by the attested copy of a tax receipt from the Assessment Department of the corporation / NIT for payment of Tax upto date:
- * 6.3. Signing the Plan - All the plans shall be duly signed by the owner and the Architect or licensed Engineer / Structural Engineer / Supervisor and shall indicate his name, address and licence number allotted by the Authority.
- * 6.4. Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer/ Supervisor:- Architect/ Engineer/Structural Engineer Supervisor referred an under 6.3 shall be registered / licensed by the authority as competent to give various works as given in Appendix "C" . The qualification and procedure for

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

registration and licensing of the Engineer I structural engineer I supervisor shall be as given in Appendix- "C".

6.5 Delegation of and discretionary Powers.—

6.5.1 Delegations of Powers- Any of the powers, duties or functions conferred or imposed upon or vested in the Chairman/Commissioner by any of these regulation may be exercised, performed or discharged under the Authority Control and subject to his revision and to such conditions and limitations, if any as he shall think fit to prescribe, by any officer whom the Authority generally or specially empowers in writing in this behalf and in each of the said regulations the word Chairman/Commissioner shall to the extent to which any officer is so empowered, be deemed to include such officer.

6.5.2 Discretionary Powers.

6.5.2.1 In conformity with the intent and spirit of these regulations the Commissioner / Chairman may :-

- (i) decide on matters where it is alleged that there is an error in any order, requirement decision, determination or interpretations made by him in the application of these Regulations
- (ii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- (iii) interpret the provisions of these regulations where the streets layout actually on the ground varies from the street layout as shown on the Development Plan;
- (iv) With prior approval of Government modify the limit of a zone where the boundary line of the zone divides a plot; and
- (v) authorise the erection of building or use of premisses for a public service undertaking for public utility purposes only, where he finds such an authorisation to be reasonable, necessary for the public convenience and welfare even if it is not permitted in any Land Use Classification.

* 6.5.2:2 Temporary Constructions - The commissioner/Chairman may grant permission for temporary construction for period not exceeding six months at a time & in the aggregate not exceeding for a period of three years, such a permission may be given by him for the construction of the following, namely:-

- (i) Structures for protection from the rain or covering of the terraces during the monsoon only.
- (ii) Pandals for fairs, ceremonies, religious function, etc.;
- (iii) Structures for godowns/storage of construction materials within the site;
- (iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.
- (v) Structures of exhibitions/ circuses etc.;
- (vi) Structures for storage of machinery, before installation, for factories in industrial lands within the site.
- (vii) Structures for ancillary works for quarrying operations in conforming zones;
- (viii) MAFCO stalls, milk booths and telephone booths;
- (ix) Transit accommodation for persons to be rehabilitated in a new construction;
- (x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings;

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

Provided that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (ix) and (x) may be permitted to be continued temporarily by the Commissioner / Chairman but in any case not beyond completion of construction of the main structure or building and that structure in (vii) may be continued on annual renewals basis by Commissioner / Chairman beyond a period of three years.

* Provided further that for the structure accommodating more than 50 persons, no objection certificate from the Chief Fire Officer, Nagpur Fire Brigade shall be obtained prior to issuing permission.

6.5.2.3 In specific cases, where a clearly demonstrable hardship is caused, the Commissioner / Chairman may by special written permission

(i) Permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health, safety; fire safety, structural safety and public safety of the inhabitants the buildings and the neighbourhood. However, no relaxation from the setback required from the road boundary or F.S.I. or parking requirement shall be granted under any circumstances. While granting permission under, (i) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance and payment of premium.

6.6 GRANT OF PERMIT OR REFUSAL.

6.6.1 The Authority may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions as it may deem necessary after having recovered the development charges as per sections 124 (A) and 124 (B) of M.R. & T.P. Act, 1966 and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D and E.'

6.6.2 The building plans for buildings identified in regulation No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Nagpur Fire Brigade and the sanction through building permit shall be given by the Authority after the clearance from the Chief Fire Officer.

6.6.3 If within sixty (60), days of the receipt of the notice, along with necessary fees/deposit under 6.2.10 of the regulations, the Authority fails to intimate in writing to the persons, who has given the notice. Of its refusal or sanction or sanction with such modification or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of all the relevant Development Control Regulations framed under the Act or bylaws or have regulations framed in this behalf under any law for the time being in force and the same in no way violates either provisions of any draft or final plan or proposals published by means of notice, submitted for sanction under the Acts.

Provided further that any development carried out in pursuance of such deemed permission which in contravention of the provisions of the above provision, shall be deemed to be an unauthorised development for purposes of sections. 52 to 57 of M. R. & T. P. Act, 1966 and other relevant Act.

6.6.4 Once the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it, The prints of plans submitted for final approval, shall not contain super imposed corrections. The authority shall grant or refuse the commencement certificate / building permit within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections.

6.7. Commencement of work- A commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be-renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which

proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Commissioner/ Chairman may condone the delay for submission of application for renewal by charging necessary fees. ' But in any case, commencement certificate shall not be renewed for a period of more than 4 years from the date of commencement certificate/ development permission.

For the purpose of this regulation, " Commencement" shall mean as under:-

- | | |
|--|---|
| (a) For a building work including additions and alterations. | Upto plinth level. |
| (b) For bridges and overhead tanks | Foundation and construction work upto the base floor. |
| (c) For underground works. | Foundation and construction work upto floor of under ground floor |
| (d) For layout, sub-division and amalgamation proposals. | Final demarcation and provision of infrastructure services upto the following stages-
(i) Roads-Water bound macadam complete.
(ii) Sewerage, drainage and water supply excavation and base concreting complete. |

* 7. PROCEDURE DURING CONSTRUCTION.

- * 7.1. Owner liability :- Neither the grant of permission nor approval of the drawing and specifications nor inspections by the Commissioner/Chairman during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with these Regulations.
- * 7.2. Notice For start of work :- The owner shall give notice to the Commissioner / Chairman of his intention to start work on the building site in the form given in Appendix ' F ' The owner may start the work after 7 days lapsed from the date of the service such notice to the Commissioner / Chairman or earlier, if so permitted.
- *7.3. Documents at site - (i) Results of tests-where tests of any material are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by Commissioner / Chairman.
- (ii) Development Permission :-The person to whom a development permission is issued shall during construction, keep -
- Posted in a conspicuous place on the site for which permission has been issued, copy of a development permission; and
 - A copy of the approved drawings and specifications referred to in Regulation 6 on the site for which the permit was issued.
- * 7.4. Checking of plinth, columns upto plinth level -The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect shall give notice in the form of Appendix ' G ' to the Commissioner/ Chairman on completion of work upto plinth level to enable the Commissioner/Chairman insure that the work conforms to the sanctioned plans. The Commissioner / Chairman may inspect the work jointly with the licensed technical personal or architect within fifteen days from the receipt of such notice and either give or refuse permission for further construction as per the sanctioned plans in the form in Appendix ' H '. If within this period, the permission is not refused it shall be deemed to have been given provided the work is carried out according to the sanctioned plans.
- *7.5. Deviation during constructions :- If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Commissioner / Chairman shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Commissioner / Chairman shall be deemed

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

as unauthorised.

- *7.6. Completion certificate:- The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect who has supervised the construction, shall furnish a building completion certificate to the Commissioner / Chairman in the form in Appendix 'J'. This certificate shall be accompanied by three sets of plans of the completed development, one of which shall be cloth mounted for office record.
- *7.7 Occupancy certificate :- The Commissioner / Chairman after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue in occupancy certificate in the form in Appendix ` K ` or refuse to sanction the occupancy certificate within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation provided the construction conforms to the sanctioned plans. One set of plans, certified by the Commissioner / Chairman, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal:
- *7.8 Part occupancy certificate - When requested by the holder of the development permission, the Commissioner/Chairman may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Commissioner/ Chairman in the form of Appendix `L',:

8. INSPECTION.

- 8.1 The Authority shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provision of regulations and sanctioned plan.

9. UNSAFE BUILDINGS.

*All unsafe building shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs, demolition or deal with as otherwise directed by the Authority. The relevant provisions of the Rule No. N.2.9 (4) of D.C.R. shall apply for procedure of actions to be taken by the Authority for unsafe buildings.

10. OFFENCES AND PENALTIES

- 10.1. Offences and penalties :-Any person who contravene any of the provisions of these regulations any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall ;
- (a) be punished by a fine as fixed by the Authority and as stipulated in the Section 52 of Maharashtra Regional and Town Planning Act, 1966 and relevant section of Corporation Act / NIT Act ;
 - (b) further the Authority may take suitable actions including demolition of unauthorised works as decided by the Authority as stipulated under Section 53 of Maharashtra Regional and Town Planning Act, 1966 and relevant sections of Nagpur Corporation Act/NIT Act-,
 - * (c) In case of Licensed Engineer / Structural Engineer / Supervisor, the planning Authority may take suitable action against licensed Engineer/ Structural Engineer / Supervisor which may include cancellation of licence and debarring him from further practice for a period extending upto 5 years.
 - * (d) To case of registered architects, the planning authority may take suitable action against the Registered Architect as per the provisions of Architect Act, 1972 as and when reported by the authority.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

PART II GENERAL BUILDING REQUIREMENTS

11. REQUIREMENTS OF SITES.

11.1. No piece of land shall be used as a site for the construction of building ;

- (a) If the Authority considers that the site is insanitary or that it is dangerous to construct a building on it;
- (b) If the site is within a distance of 9 m. from the edge of water mark of a minor course and 15 m. from the edge of water mark of a major water course. Provided that where a water course passes through a low lying land without any well defined banks, the owner of the property may be permitted by the Authority to restrict or divert the water course to an alignment and cross section as determined by the Authority ;
- (c) If the site is not drained properly or is incapable of being well drained ;
- (d) If the owner of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp;
- (e) If the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by the Authority ;
- (f) If the building is proposed on any area filled up with carcasses, excreta; filthily and offensive matter till the production of certificate from the Authority to the effect that it is safe from the heath and sanitary point of view, to be built upon;
- (g) If the use of the said site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
- (h) If the plot has not been approved as a building site by the Authority.
- (i) If the proposed occupancy of the building on the site dose not conform to the land use proposals in the development plans or Zoning Regulations, and
- (j) If the level of the site is less than prescribed datum level depending on topography and drainage aspects.

11.2 Distance of site from Electric Lines:- No varandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 3 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

TABLE No. 3

	Vertically	Horizontally
(1)	m. (2)	m (3)
(a) Low and medium voltage Lines and Service Lines.	2.5	1.2
(b) High voltage lines up to and including 33,000 V.	3.7	2.0
(c) Extra High voltage 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)

12. MEANS OF ACCESS

- 12.1 Every building, existing or proposed, shall have means of access as required in these regulation.
- 12.2 Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.
- 12.3 Width of Means of Access:-The plots shall abut on a public means of access like street / road. Plots which do not abut on a street shall abut /front on a means of access, the width and other requirement of which shall be as given in Table 4

TABLE 4
MEANS OF ACCESS

Sr. No.	Width of Means of Access in m	Length of Means of Access in m.
(i)	6.0	75
(ii)	7.5	150
(iii)	9.0	300
(iv)	12.0	Above 300

NOTE -1. The means of access shall be clear of marginal open spaces of at least 3 m. from the existing building line

In no case, development on plots shall be permitted unless it is accessible by the public street of width not less than 6 m. Provided further that for all industrial buildings, theatres, cinema houses, assembly halls, stadia, educational building, markets, other buildings which attract large crowd, the means of access shall not be less than 12 m. serving upto a length of 200 m, and for length higher than 200 m., the width shall not be less than 15 m. Further in no case shall the means of access be lesser in width than the internal access ways in layout and sub-division.

- 12.3.1 **Pathways :-** The approach to the buildings from road / street / internal means of access shall be through paved pathway of width not less than 1.5 m. provided its length is not more than 20 m. from the main / internal means of access.
- 12.3.2 The length of means of access shall be determined by the distance from the further plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.
- 12.3.3 In the interest of general development of an area, the Authority may require the mean of access to be of larger width than that required under Regulation No. 12.3.
- 12.3.4 In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the Authority may take steps including improvement under, the provision of relevant Act to declare it as a public street.
- 12.3.5 Not with standing the above, in partially built up plots, if the area still to be built upon does not exceed. 5000 sq. m. an access of 3.6 m. width and even if it is built over a width of not less than 4.5 m. may be considered as adequate means of access. If such access is at least 3 m. in width it shall be considered as adequate means of access for areas to be built upon not exceeding 5000 sq. m. provided such area is used for low Income Group Housing and the Built- up/F.S.I. permissible would be 75 per cent of the Built-up Area / F.S.I. permissible in that zone.

- 12.3.6 In congested areas in the case of plots facing street / means of access less than 4.5 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give, rise to a new street / means of access way width of 4.5 m.
- 12.4. Means of access shall be levelled, metalled, flagged, paved, sewerred, drained, channelled, lighted, laid with water supply line and provided with trees for shade to the satisfaction of the Authority, free of encroachment by any structure or fixture so as not to reduce its width below the minimum. required under regulation No. 12.3 and shall be maintained in a condition to the satisfaction of the Authority.
- 12.4.1. If any private street or any other means of access to a building be not levelled, metalled, flagged or paved, severed, drained, channeled, lighted or laid with water supply line or provided with trees for shade to the satisfaction of the Authority, he may, with the sanction of the NMC/ NIT by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner as directed.
- 12.4.2. If any structure of fixture is set upon a means of access so as to reduce its width below the minimum required, the Authority may remove the same further and recover the expenses so incurred from the owner.
- * 12.5. Access from the Highways/ important roads :- No premises other than highway amenities like petrol pump, hotel etc. shall have an access direct from highways and such other roads having a width of 30 mts. or more. The above will be subject to the provisions of State Highways Act, 1965 and National Highway Act 1956.
- Provided that in suitable cases, the planning authority may suspend the operation of this rule till serve roads are provided.
- 12.6. For building identified in regulation No. 6.2.6.1, the following additional provisions of means of access shall be ensured;
- (a) The width of the main street on which the building abuts shall not be less than 12 m. and one end of this street shall join another street of width not less than 12 m. in width.
- (b) The approach to the building and open spaces on its all sides (see regulation No. 15.1) upto 6 m. width and the layout for the same shall be done in consultation with Chief Fire Officer, Nagpur Fire Brigade and the same shall be of hard surface capable of taking the weight of fire engine, weighing upto 18 tonnes. The said open space shall be kept free of obstructions and shall be motorable.
- (c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is build over, the minimum clearance shall be 4.5 m.

13. RULES OF DEVELOPMENT OF LAND INTO I-AND SUS -DIVISION AND LAYOUT.

- 13.1 Layouts or Sub-division proposal shall be submitted for the following :
- (i) When more than one building excepting for accessory buildings in the case of residential building is proposed on any land the owner of the land shall submit proposal for proper layout of building or sub-division of his entire contiguous holding.
- (ii) When development and redevelopment of any tract of land which includes division and sub-division or amalgamation of plots for various land uses within a colony.
- 13.2 Roads / streets in Land Sub-division or Layout.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 13.2.1 The width of roads/ streets/ public and internal access way including pathway shall conform to provisions of regulation No. 12.3 to 12.6.
- 13.2.2 In addition to the provisions of regulation No. 12.3 Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. will be allowed only in residential area, provided that cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.
- 13.2.3. Intersection of Roads .- At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve being $1/2$ the road width across the direction of tangent as given below:

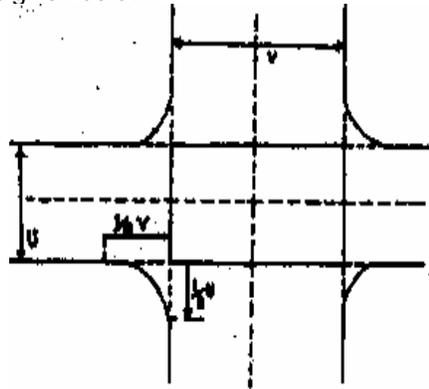


Fig. 1- Rounding off intersections at junctions

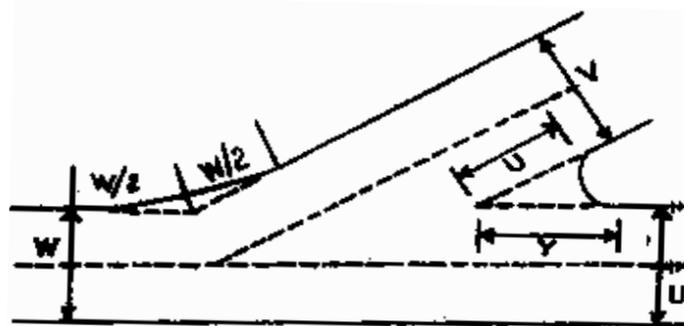


Fig. 2. - Rounding off intersection at junctions.

- 13.2.3.1. For junctions of road meetings at less than 60 degree the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in diagram 2. 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 2.

Provided however, that the radius for the junction rounding shall not be less than (20) 6 m.

13.3. OPEN SPACES :

- 13.3.1.(a) For every land irrespective of in town planning scheme or otherwise admeasuring 0.2 Ha. or more layouts or sub-division or amalgamation proposals shall be submitted for approval.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- * (b) In any layout or subdivision of land admeasuring 0.40 Ha. or more, 15% of the entire holding area shall be reserved as play ground which shall be as far possible be provided in one place. Notwithstanding any thing contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as play ground.

***NOTE:** (a) No permission will be granted to delete / reduce the existing sanctioned open space of layout / subdivision or amalgamation, where layout / subdivision permission is granted prior to issue of these regulations.

However, for plots below 0.40 Ha, where 15% open spaces are physically shown on the approved layout, the FSI of said open space can be utilised on the upper floor provided completion / occupation certificate are not issued as yet (the project is incomplete)

- (b) The open spaces shall be exclusive of areas of accesses / internal roads / designations or reservations development plan roads and areas for road widening and shall as far as possible be provided in one place. Where, however, the area of the layout or subdivision is more than 5,000 Sq. Mt. open spaces may be provided in more than one place, but atleast one of such places shall be not less than 50% at one place and further not less than 300 Sq. mt. at one place. Such recreational spaces will not be necessary in the case of land used for educational institutions with attached independent play grounds.
- 13.3.1.1. No such recreational spaces shall admeasures less than 200 Sq. Mt.
- 13.3.1.2. Minimum dimensions -The minimum dimensions of such recreational space shall be not less than -7.5 m. and if the average width of such recreational space is less than 16.6 m. the length thereof shall not exceed 2 ½ times the average width.
- 13.3.1.3. The structure and uses to be permitted in the recreational open spaces shall be as under,
- (1) There shall be two storeyed structure with maximum 15% built up area, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be consumed on 1 st floor.
 - (2) The structures used for the purpose of pavilion or gymnasium or club house or vipasana and yoga center and other structures for the purpose of sports and recreation activity may be permitted.
 - (3) No detached toilet block shall be permitted.
 - (4) A swimming pool may also be permitted in such a recreational open space and shall be free of F. S. I. ':
 - (a) The ownership of such structures and other appurtenant users shall vest, by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz " R. G. " in the layout of subdivision of the land.
 - (b) The proposal for the construction of such structure should come as a proposal from the owner / owners / society / societies or federation of societies and shall be meant for the beneficial use of the owner / owners / members of such society / societies /federation of societies: .
 - (c) Such structure shall not be used for any other purpose, except for recreational activity, for which a security deposit as decided by the Commissioner / Chairman will have to be paid to the Corporation / NIT
 - (d) The remaining area of the recreational open space for play ground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a play ground.

- (e) The owner / owners / society / societies the federation of the societies shall submit to the Commissioners/ Chairman a registered undertaking agreeing to the conditions in (a) to (d) above.
- 13.3.1.4. **Access:-** Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.
- 13.3.1.5. Whenever called upon by the planning authority to do so under provisions of NMC Act / NIT Act, areas under roads and open spaces shall be handed over to the planning authority after development of the same for which nominal amount of Rs. 1 shall be paid by the planning authority. In case of owners who undertake to develop the open spaces for bonafide reasons as recreational community open spaces, the authority may permit the owner to develop the open specs unless the authority is convinced that there is misuse of open spaces in which case the authority shall take over the land.
- 13.3.2. In case of sub-division of land admeasuring 8000 sq. m. or more in area in an industrial zone, 5 percent of the total area in addition to 10 present stipulated in regulation no 13.3.1, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq. m., the excess area may be used for construction of buildings for banks, canteens, welfare centre, offices, crèches and other common purposes considered necessary for industrial users as approved by the Commissioner/Chairman.
- 13.4. Minimum plot areas for various users shall be given below in the Table No. 5.

TABLE NO 5**MINIMUM PLOT AREAS FOR VARIOUS USES**

Sr. No. (1)	Land Use (2)	Plot area (3)	Type of Development (4)
1.	Residential and Commercial (except those in 2,3 & 4 below.)	(i) 50 and above but upto 125 sq. m. width between 4.5 to 8 m.	Row
		(ii) 125 & above but less than 250 width 8 to 12 m.	Row/Semidetached
		(iii) 250 & above with width above 12 m., with no dimension less than 12 m.	Semidetached/ Detached
2.	Plots in public housing / High density Housing / Sites and Services I Slum up gradation / reconstruction scheme	20 with minimum width of 3.6 m. or the size as prescribed by Govt. from time to time	Row
3.	(a) Without service bay	545 (with one dimension not less than 16.75 m.)	Detached.
	(b) With service bay	1100 (with one dimension not less than 30.5 m.)	Detached.
4.	Cinema theatre assembly hall	3 sq. m., per seat including parking requirements	
5.	Mangal Karyalaya	1000	Detached.
6.	4 and 5 star Hotel in independent plot	2500	Detached.
7.	3 Star Hotel when in independent plot	1000	Detached.
8.	Industrial	300 (with width not less than 15 m.)	Detached.

Note- (1):- Plot abutting 6 m. wide road and below in E. W. S. components of U. L. C. scheme and other government schemes, marginal spaces will be as per their respective schemes and rules.

(2) The front set back for already existing layouts / roads shall be as per existing schemes by these rules provided it is more than what is prescribed by these rules.

13.4.1. FSI / Building area / Tenement Density / calculation on net plot area:- For the purpose of FSI / Built - up area / Tenement Density calculation on the net area of the plot shall only be considered. In case of a layout such net area shall be calculated after deducting from the gross area of plot, the area covered by access and recreational and amenity open space:

13.5 If the land proposed to be laid out is affected by any reservations or public purposes the authority may agree to adjust the location of such reservation to suit development without altering the area of such reservation. Provided however that no such shifting of the reservations shall be permitted.

(a) beyond 200 Mts. of the location in the Development Plan.

(b) beyond the holding of the owner in which such reservation is located, and

(c) unless the alternative location is at least similar to the location of the Development plan as regards access, levels, etc.

All such alterations in the reservations / alignment of roads shall be reported by the planning authority to govt. at the time of sanctioning the layout.

*13.6 Convenience Shopping :- In the case of layout or sub-division of areas in residential and commercial zones, provision shall be made for convenience shopping. Such shopping area shall not be less than 2% but shall not however, exceed 5% of the area of the total land (In industrial zones provisions of rule No. 13.3.2 shall apply).

Further following provision shall apply.

(1) Such convenience shopping may be distributed within the layout area so that it is available within 300 M from any parts of the layout.

(2) Such convenience shop shall not have an area of more than 20 sq. Mt. each and shall comprise of the following shopping activities only.

(3) Within a layout, the shopping centre shall be provided on ground floor and upper floors may be utilised for residential purpose and convenience like banks, places for Doctors and Medical practitioners, Architects / Engineers, Income Tax consultants/Advocates practitioners or any other such professioners etc.

(a) Food grain shops (Ration Shops) and groceries and general provisions.

(b) Pan shops.

(c) Tobacconist.

(d) Shop for collection and distribution of clothes for cleaning and dyeing.

(e) Damer

(f) Tailors.

(g) Hair dressing saloon and Beauty parlour.

(h) Bicycle hire and repair.

(i) Vegetable and fruit stalls.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (j) Milk shops.
- (k) Floweriest
- (l) Bangles and other articles needed by women.
- (m) Small bakeries.
- (n) Newspaper stalls.
- (o) Book and stationery etc.
- (p) Medicine and Chemist shops.
- (q) Confectionary & wine shops with minimum 50 sq. m. area
- (r) Plumbers, electricians, radio, television & video equipments repair shops and video libraries.
- (s) Sports shops each not exceeding 75 sq. m.
- (t) Flour mills (power upto 10 H. P.)
- (u) Goldsmiths, photo studio, opticians, watches shop.
- (v) P.C.O. s / S.T.D. s, other equipments based communication facilities.
- (w) Tea shop of upto 20 sq. mt.
- (x) Restaurants and eating houses each with carpet area not exceeding 50 sq. m.

The Municipal Commissioner / Chairman NIT may from time to time add to, alter or amend the above list with approval of Director of Town Planning.

13.6.2. Commercial user shall not be allowed on 24 roads listed below :

TABLE No. 6

No Shopping Frontage Roads			
Sr. No.	Name	From	To
(1)	(2)	(3)	(4)
1	Chindwada Road	Governor Kothi	N.M.C. Limits
2	Kamptee Road	Railway over bridge, Delhi line.	N.M.C. Limits
3	Bhandara Road	(Middle ring road)	N.M.C. Limits
4	Umrer Road	(Middle ring road)	N.M.C. Limits
* 5	Wardha Road ..	(Ring road)	N.M.C. Limits
6	Hingna Road ..	(Chowk of South-East corner of Ambazari Tank).	N.M.C. Limits
7	Amravati Road	(Maharaj Bag chowk)	N.M.C. Limits
8	Katol Road ..	Governor Kothi	N.M.C. Limits
9	Old Kamptee Road ..	(Middle ring road)	N.M.C. Limits
10	Kharnla Road ..	(Ring road)	N.M.C. Limits
11	Shivangaon Road ..	(Wardha road)	N.M.C. Limits
12	Jaitala Road ..	(Ring road)	Shivangaon road

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

..... Table Continued

No Shopping Frontage Roads

Sr. No. (1)	Name (2)	From (3)	To (4)
13	Gorewada Road	Katol road	Village Gorewada
14	Ring Road	Full length	Full length
15	Police Training Centre road	Ajni chowk	Hingna Road
16	South Ambazari Road	Wardha road	Shradhanand Peth chowk
17	High land drive Road	West High Court road	Amravati Road
18	Road to East of Ambazari Tank	Hingna road	Amravati Road
19	Hill Road	North Ambazari road	Amravati Road
20	West High Court Road	1. South Ambazari road	Shankarnagar chowk
		2. Law College chowk	Katol road
* 21	Ring Road	Proposed North-South Main Road	Wardha road
22	Proposed North-South Main Road Parallel to wardha road.	Ring road	Nagpur municipal Corporation Limit
23	Middle Ring Road	Umrer Road	Old Kamthi Road
24	Cement Road	Shankarnagar chowk	Ramnagar chowk

Note.-Commercial user shall be allowed as per Regulation of R-1 and R-2 zone on the lanes branching of from above listed roads, however on corner plot in such lanes and on above roads no commercial user shall be allowed.

- 13.7 In any layout or sub-division of plot 2 H. or more a suitable site for an electric sub-station as directed by the Authority shall be provided
- 13.8 Amenities facilities for layouts of larger areas :- For larger layouts admeasuring more than 3.0 Ha. provision shall be made in the layout for Nursary Schools, Sub-Post Offices, Police Stations etc. as directed by the Authority; on not less than 5% of the total area.
- 13.9 *Other/Stipulations* :- (1) General-in every case of development / re-development of any land, building or premises, the intended use shall conform to the use zones, purpose of designation, allocation or reservation, as the case may be, unless specified otherwise.
- (2) Development of land partly designated/ allocated/ designated/ reserved :- Where a building exists on a site shown as an allocation, designation or reservation in the Development Plan only its appropriate part as used for; such allocation, designation or reservation, shall be used for the said purpose and the remaining part of the building or of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in the case of adjacent land.
- (3) Combination of Public Purposes uses in reserved sites:- Where the Corporation or the Appropriate Authority proposes to use land / building / premises reserved for one specific public purpose / purposes, for different public purpose / purposes it may do so, with the previous approval of the

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

Government, provided that the combination of such second user conforms to these Regulating and the permissible use in the zone in which the site falls. Provided that this shall not apply (a) to any site being developed for an educational or medical purpose or club/gymkhana wherein a branch of bank may be allowed; (b) to any site being developed for medical purposes wherein shops of pharmacists' or chemists may be permitted and; (c) to any site encumbered by another non-educational user and being redeveloped for educational purposes, in which case the existing non-educational uses may be allowed to continue without any increase in the net floor area covered by them and; (d) to any site being developed for recreational use such as garden, playground, recreation ground, park, etc. each measuring not less than 400 sq. m. at one piece, wherein electric sub-stations which utilise not more than 10 percent of the site in which they are located is proposed, ...

14. LAND USE CLASSIFICATION AND USES PERMITTED.

14.1 The various building uses and occupancies and premises to be permitted in the various zones are given in Appendix 'M'. The Authority may modify the specified uses given in Appendix 'M' with the approval of the Director of Town Planning.

14.2. No building or premises shall be changed or converted to a use not in conformity with the provisions of these Regulations.

14.3. Use as specifically designated on Development Plan.

14.3.1 Where the use of a site is specifically designated on the Development Plan it shall be used only for the : purpose so designated.

(a) Where a site is designated for one specific public purpose on the Development Plan, the authority with the 'approval of Government may use the structure existing or to be built thereon or permit the use of the structure in combination with other purposes provided the same is in conformity with these rules and the zone in which the site' falls,

(b) In the case of specific designation in Development Plan for schools and their play ground or markets or service' industries the authority may inter-change their uses provided the designations are on adjoining or nearby building or premises;

* (c) * This provision is deleted.

(d) Construction of multi-storeyed garages for parking may be permitted on parking lots.

14.4. uses to be in Conformity with the zone.-Where the use of buildings or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall;

Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulation, shall continue upto a period as may be specified in the Development Plan. Provided further that a non-conforming use shall not be extended or enlarged except as provided in regulation No. 14.5.1 and 14.5.2 and that when a building , containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these regulations.

14.5. Non-Conforming Uses:-

14.5.1. *Industries* - Where a non-conforming industry has been granted a written permission without condition for its shifting to a conforming zone at the end of a specified period, additions thereto for the manufacture of new articles or for starting new process. may be permitted by the Authority when -

(a) Such schemes form an integral part of and are directly connected with the process carried on in the existing unit;

(b) Such schemes of additions do not envisage more than 5% increase in the employment and do not results in increasing existing authorised floor space for the industrial user;

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (c) Such addition is for preventing undue loss or improving the working efficiency or the conditions of existing unit or for balancing the existing production units for the industry ;
- (d) A certificate from Maharashtra Prevention of Water, Air etc. Pollution Board is obtained;
- (e) Satisfactory means of access as required under these regulation for industrial zones is provided and maintained; and
- (f) Parking, loading and unloading spaces are provided according to these regulations.

Before permitting any such additions, the Authority shall first satisfy that the degree of nuisance from the existing unit will in no way be increased by such additions.

14.5.2. *Others (Non-Conforming Users Other than Industries):-* Where non-conforming users existing prior to the date of enforcement of these regulations are allowed to be continued in the Development Plan, and additions to such non-conforming use (other than those provided in 14.5.1) not exceeding the permissible F. S. I. / Total permissible Built up Area for the zone or the normal floor area ratio for the non-conforming user, whichever is less, may be permitted subject to the following terms and conditions, namely:

- (a) The whole building is owned and occupied by the one establishment only;
- (b) The proposed additions are for preventing undue loss or for improving working efficiency or conditions of existing user;
- (c) The additions and alternations are meant for the existing user and not proposed to be let out; and
- (d) Open spaces and parking spaces required under the Development Control Regulations shall be provided.

* 14.6. This Regulation is deleted

15. OPEN SPACE, AREA AND HEIGHT LIMITATIONS

- 15.1.1. Exterior Open Space:- Provisions for open space at the front side and rear of the building shall be as given in Appendix N.
- 15.1.2. Building shall be a set-back of at least 3.00 m. from internal means of access in a layout of buildings.
- 15.1.3. Buildings Abutting Two or More Streets:- When a Building abuts two or more streets, The set- backs from the streets shall be such as if the building was fronting each such street.
- 15.1.4. Open Spaces to be Provided for the Full Consumption of F. S. I :- The open spaces to be left at the sides and rear shall conform to the height necessary to consume full F. S. I. permissible for the occupancy in the Zone, provided that smaller open spaces than area required under regulation No. 15.1 would be permissible if the height of the building is restricted permanently to any smaller height, The Authority may permit smaller set-back and permit additional floor area to the limit of 10 sq. m. on upper floor to consume permissible F. S. I. to avoid structural difficulties or great hardship, but so as not to affect adversely the light and ventilation of adjoining building or part thereof.
- 15.1.4.1. Open Spaces Requirements:- Side or rear open space in relation to the height of the building for light and ventilations.-

(1) Residential and Commercial Zones.

* (a) building having length / depth upto 40 m.:- The open spaces on all sides except the front side of a building shall be of a width not less than one half of the height above the ground level minus four with minimum 3.0 mt. rounded to the nearest decameter subject to a maximum of 20 mt. the minimum being 3.00 mt. for

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

a residential building and 4.5 mt. for a Commercial building.

15.1.4.2. Building with Length / Depth Exceeding 40 m :-

*(a) If the length or depth of building exceeds 40 mt an additional marginal distance of 10% of the required distance shall be necessary on the side and rear open space as the case may be :

Provided that no such increase in additional open space shall be necessary if

- (a) it is front open margin space or
- (b) when only store rooms and stairways derive light and ventilation from the open space :

Provided further that :-

- (i) The open space for separation between any building and a single storeyed accessory building shall not be less than 1.5m.
- (ii) The minimum distance between any two ground floor structures in Public Housing/ High Density Housing shall be 4.5 m., if habitable rooms derive light and ventilation from the intervening space, if not, the distance may be reduced to 1.5 m.
- (iii) Except where the plot size is less then 2500 sq.m. the marginal open space in a plot abutting the amenity / recreational open space in the same layout shall not be less than 3 m.
- (iv) Where the amenity open space being accessible from all the layout plots does not have an exclusive means of access, the rear marginal open space shall not be less than 3 m.

* 15.1.5. Open spaces for Tower like Structures:- Notwithstanding the provisions of regulation No: 15.1.4 tower like structure may be permitted only with 6 (six) meter minimum open space at the ground level and one setback at the upper levels provided that the total height does not exceed 24 meter. If it exceeds 24 m. but does not exceed 37.5 meter the minimum open space at ground level shall be 9 m. beyond 37.5 mt. the minimum open space at ground level shall be 12 mt. with two setbacks at upper level. The terrace created by the setback shall be accessible through a common passage and or common staircase only. For height more than 24 meter shall need no objection certificate from Director of Microwave Project, Nagpur Telephone, Fire Brigade and Civil Aviation Authority.

15.1.6. Open spaces separate for each Building or Wing:- The open spaces required under these regulation shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces according to these regulations for the purpose of light and ventilation of the wings,

15.2. Interior open spaces (chowk).

15.2.1. Inner chowk :- The whole of one side of every room excepting bath, W. C. and store room and not abutting on either the front, rear or side (s) open spaces (see regulation No. 17.12.2) shall abut on an internal open space (courtyard, inner chowk), whose minimum width shall be 3 m. Further inner chowk shall have an area at all levels of chowk of not less than the square of the 1/5 th the height, of the highest wall abutting the chowk. Provided that when any room (excluding staircase bay and bathrooms and water closet (see regulation No. 15.2.1.1) is dependent for its light and ventilation on an inner chowk, the dimension shall be such as is required for each wing of the building.

15.2.1.1. Where only water closet and bathroom are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation. shaft as given in

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

regulation No. 17.12.4.

- 15.2.2. Outer chowk-The minimum width of outer chowk (as distinguished from its depth) shall be not less than 2.4m. If the width of outer chowk is less than 2.4 m. then it shall be treated as a notch and the provisions of outer chowk shall not apply. However, if the depth of outer chowk is more than the width, the provisions of regulation No.15.1.6 shall apply for the open spaces to be left between the wings.
- 15.3. Area and Height limitations - The area and height limitations through covered area, height of buildings, and number of storeys, floor space index, facing different road widths shall be as given in Appendix 'N' and Regulation No. 15.5.
- 15.4. Exemption to open spaces/covered area.
- 15.4.1. The following exemption to open spaces shall be permitted
- (a) Projections into open spaces :- Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, slopping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m. Beyond balcony projections at an angle of 30 degree from horizontal level.
 - * (b) A canopy not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 mt. below the canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy.
 - (c) Projections /Balconies :- Balcony or balconies of a minimum width of 1.00 m. may be permitted free of F.S.I. at any floor, not more than 15% of the floor area and such balcony projection shall be subject to the following condition
 - * (1) In non-congested area, no balcony shall reduce the marginal open space to less than 2 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less. No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space. The width of the balcony will be measured perpendicular to the building / admeasured from that line to the balconys outer most edge.
 - (2) Balconies may be allowed to be enclosed, when enclosed 1/3 of the area of their faces shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters.
 - * (3) The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Municipal Commissioner / Chairman N.I.T. from time to time.
 - * (d) A projection of 30 cm. on terrace level shall be allowed through out periphery of the building.
 - * (e) Accessory buildings :- The following accessory buildings may be permitted in the marginal open spaces :-
 - (i) In an existing building a single storeyed sanitary block subject to a maximum area of 4 sq. m. in the rear and side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.50 m. from other boundaries may be permitted where

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

facilities are not adequate. The authority may reduce 1.5 m. margin in rare cases to avoid hardship.

- (ii) Parking lock up garage not exceeding 2.4 mtr. in height shall normally be permitted in the rear corner of the plot. Provided that in exceptional cases, where the side or rear open spaces at a distance of 7.5 mtr. from any road or the front boundary of the plot.

Parking lock up garage when attached main building shall be 7.5 mtr. Away from the road line and shall be of such constructions giving fire resistance of 2 hours.

The area of sanitary blocks and parking lock up garage shall be taken into account for the calculation of F.A.R. and covered area calculations, subject to the provisions of Rule No. 15.4.2 (h), except that the area of one garage per plot shall not be counted within the maximum ground coverage permissible.

- (iii) Suction tanks, pump room, electric meter room or garage shaft space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.
- (iv) One watchman's booth not over 3 sq. m. in area or less than 1.20 m. in width or diameter.

Note :- When a building abuts on 3 and above roads then above mentioned user shall be permitted in front setback facing the smaller road or less important from traffic point of view

* 15.4.1(f) "Ramp" in basement shall be allowed.

* 15.4.1(g) Fire Escape stair of single flight not less than 75 cm. wide with 15 cm. Trades and riser not more than 20 cm. Subject condition at the same shall be open to sky with the NOC from Chief Fire Officer.

15.4.2. The following shall not be included in covered area for F. S. I. and Built-up area calculations. -In addition to rule 15.4.1. (a), (b) and (c) and 17.6.3 the following shall not be included in covered area of F. S. I. and built up area calculations.

- (a) Multi-storeyed stilt floor space constructed under a building shall be allowed to be used as parking subject to the height restrictions in that area.
- (b) Electric cabinet or sub-station, watchman booth of minimum size of 3.00 Sq. mt. with a minimum width or diameter of 1.2 m. pump house, garage shaft, space required for location of fire hydrants, electric fitting and water tanks.
- (c) Projections as specifically exempted under these rules.
- * (d) A basement in two tiers construction under a building and used for air-conditioning plant meter room, electric sub-station and parking spaces for the plots of the size more than 500 sq. mt. in non-congested area only, (use accessory to the principal use). (In non-congested area for starred hotels with rating three and above, hospitals of charitable trusts, cinema theatres for an area as per technical requirements with special written permission of the Commissioner/Chairman of NIT.)
- (e) Areas covered by staircase rooms for stair flights of width 0.75 m. and above in case of row housing, pent houses and duplexes, 1.2 m. and above in case of residential / commercial buildings and 2 m. and above in case of assembly halls, area of staircase flights, midlandings and floor-landings, staircase passages irrespective of width of staircase

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

subject to payment of premium to be decided by the Municipal Commissioner / Chairman and without any premium for Government, Semi-Government buildings, Educational and Hospital buildings of Charitable Trusts and buildings constructed for slum dwellers under Slum Redevelopment Schemes.

Note :- Minimum width of staircase room and flight shall be 1.2 m. except in case of Duplex and EWS Housing where it shall be 0.75 m.

- * (f) Architectural features, chimneys and elevated tanks of permissible area of fire escape stairways and lifts with cantilevered fire escape passages according to the Chief Fire Officer's requirements. Lift room, lift walls, lift lobbies subject to premium as decided by Municipal Commissioner / Chairman N.I.T.
- (g) Area of one office room of a co-operative housing society or apartment owners association of size 4m. x 3m. only on the ground floor.
- (h) Area of the sanitary block(s) consisting of a bathroom and water closet for each wing of each floor of a building of a prescribed dimensions deriving access from a common passage as required for the use for domestic servant or staff engaged in the premises.
- (i) Areas covered by (i) Lofts (ii) Meter rooms, (iii) Porches, (iv) Canopies, (v) Air conditioning plant rooms (vi) Electric sub-stations, (vii) Service floor to height not exceeding 1.5 m. for hotels rating with three stars and above with the special permission of the Commissioner/ Chairman. N.I.T
- (j) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- (k) Areas covered by service ducts, pumps, rooms, electric, sub-station, stilts and additional amenity of lift.
- (l) Area of one milk booth under the public distribution system in a building layout of area exceeding 0.4 Ha. with the permission of the Commissioner/Chairman N.I.T
- (m) Rockery, well and well structures, plant, nursery, water pool, swimming pool, (if covered) platform round a tree, fountain bench, chabutara with open top and unclosed sides by walls, ramps, compound wall, gate side, swing, overhead water tank on top of buildings. Provided that the distance between terrace and soak pit of tank is less than 1.50 m.
- (n) Area of one public telephone booth and one telephone exchange (PBX) per building with the permission of the Commissioner/Chairman. N.I.T
- (o) Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 Sq. mt. per building with the permission of the Commissioner/ Chairman. NIT
- (p) Area of separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of the Commissioner / Chairman. N.I.T.
- (q) Area covered by new lift and passage thereto in an existing building with height up to 16 m. in gaothan/ congested area.
- (r) Area of covered passage of clear width not more than 1.52 m. (5 Ft.) leading from a lift exists at terrace level to the existing staircase so as to enable descend to lower floor in building to reach tenements not having direct access to a new lift in a building without an existing lift. .
- (s) Atrium or entrances of any size and passage more than 1.5 m. width in shopping malls, public buildings.

***Note -** This rule shall not be applicable for the building proposals where occupancy certificates have been granted prior to issue of these regulations. Provided further that

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

where a permissible FSI has not been exhausted in the case of existing building and cases decided by the corporation, prior to coming into force of these modified regulations, provisions about the exclusion from FSI computation as in these regulations will be available for construction of remaining balance FSI on site. Also provided further that this rule shall not be applicable for the change in occupancy in existing building after issue of this regulation. Also provided that the extent of exemption under this rule shall not in any case exceed 30% of the permissible F.S.I.

15.5 The height and number of storeys shall be related to provisions of F. S. I. as given in these regulations and the provisions of open spaces as given in regulation No. 15.1. 1 and 15.3 and the following

- (a) The maximum height of building shall not exceed 1.5 times total of the width of road abutting and ,a front open space subject to the NOC of Director of Microwave Project, Nagpur Telephone, Civil Aviation & Chief Fire Officer, Nagpur in case of building exceeding 15 m. in height;
- (b) If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of building shall be regulated by the width of the street and may be continued to this height to a depth of 24 m. along the narrower street subject to conformity of regulation No. 15.1 .2.
- (c) In case of congested area the maximum height of building shall be as under.-

Road Width	Maximum Permissible Height
1	2
1. Upto 6 m .	.. 1.5 times width of the road+front marginal open space within the premises.
2. 6 m. to 10 m.	.. 10 m.+ front marginal distance within the premises.
3. Other roads above 10 m.	Sum of the width of the road + front marginal distance.

- * (d) For building in the vicinity of aerodromes the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities excepting that within 0.90 km of the Airport reference point, no building shall be permitted, the development permission shall be considered only after applicant produces NOC from Air Port authority.
- * (e) In addition to (d) for Industrial Chimneys coming in the Air-port zone, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
- (f) Buildings intended for hazardous godowns storage of inflammable materials of storage of explosives shall be single storied structures only.

15.5.1.(i) For the purpose of regulation No. 15.5 (a) the width of the street may be prescribed width of the street, shown on Development Plan or width resulting from the prescription of a regular line of street. under the relevant act whichever is more, provided the height of the building does not exceed twice the sum of the width of existing street plus the open space between the existing street and the building (2w + open space).

(ii) Further to provisions of (i) the width of the open space between the street and the building shall be calculated by dividing area of land between the street and the building by the length of the front face of the building.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

15.5.2.(i) Height Exemptions :- The following appurtenant structures shall not be included in the height of the building: .

Roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1 m. in height.

*** 16. PARKING, LOADING AND UNLOADING SPACES: -**

16.1. Each off street parking space provided for Motor Vehicles shall not be less than 2.5 m. x 5 m. area, and for scooters and cycles the parking spaces provided shall not be less than 3 sq. m. and 1.4 sq. m. respectively.

16.2. For building of different occupancies off street space for vehicles shall be provided as given 16.2.1

16.2.1. Parking spaces -The provision for parking of vehicles shall be as given in Tables-8. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.

(1) General space requirements :-

(i) Types: The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and Lock up garages.

(ii) Size of parking space:- The minimum sizes of parking spaces to be provided shall be as shown below:-

Type of Vehicle / parking space	Minimum Size/ area of
(1)	(2)
(a) Motor vehicle	2.5 m X 5 m
(b) Scooter, Motor Cycle.	3.sq. m.
(c) Bicycle	1.4 sq. m.
(d) Transport vehicle	3.75 m. X 7.5 m.

Note : In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.

(iii) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles

(iv) Manoeuvring and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.

(v) Ramps for Basement parking :- Ramps for parking in basement should conform to the requirement of 19.4.6

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

TABLES - 8								
OFF STREET PARKING SPACES								
Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car	Scooter	Cycle	Car	Scooter	Cycle
			Nos.	No.	No.	Nos.	No.	Nos.
1.	2.	3.	4.	5.	6.	7.	8.	9.
1.	Residential (I) Multi family residential ii) Lodging establishments tourist homes, hotels with lodging accommodation. iii) Restaturants	(a) 1 Tenement having carpet area more than 80 sq.m. (b) 2 tenements having carpet area between 40 sq.m. to 80 sq.m. (c) 4 tenements having carpet are upto 40 sq.m. (d) Every five guest rooms (e) For Grade 1 hotel, eating houses 18 sq.m. of area of restaurant including Kitchen, pantry Hall, Dining rooms etc. (f) For Grade II and III hotels, eating houses etc. for an area of 80 sq.m. or part thereof	1 2 2 2 ..	2 2 4 2 2 4	2 4 8 4 2 8	1 1 1 2 2 1	2 4 4 4 4 4	2 4 4 4 4
2.	Institutional (Hospital, Medical Institutions)	Every 20 Beds	3	2	4	3	4	4
3.	Assembly (theatres Cinema houses, concert halls, Assembly halls including those on college and Hostels and Auditorium for Educational buildings	40 Seats.	3	5	10	3	10	10
4.	Educational	100 sq. or fraction thereof the administration area and public service area.	2	2	4	2	4	4
5.	Government or semipublic or private business buildings and Auditorium for Educational buildings	100 sq. m. carpet area or fraction thereof	2	2	4	2	4	4

..... Table 8 Continued

Cont. Table-8

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area		
			Car Nos.	Scooter No.	Cycle No.	Car Nos.	Scooter No.	Cycle Nos.
1.	2.	3.	4.	5.	6.	7.	8.	9.
6.	(a) Mercantile (markets, departmental stores, shops and other Commercial-s users)	100 sq. m. carpet area or fraction thereof	2	2	4	2	4	4
	(b) Wholesale	100 sq. m. carpet area or fraction thereof	2	2	4	2	4	2
	(c) Hazardous building	100 sq. m. carpet area or fraction thereof	1	2	4	1	4	4
7.	Industrial	Every 300 sq. m. or fraction thereof	1	2	4	1	4	8
8.	Storage Type		1	2	4	1	4	8
9.	Plots less, than 200 sq. m. (any use)		..	2	4	..	2	4
10.	Plots less than 100 sq.m.		..	2	4	..	2	4

- * Note 1 - In the case of auditoria for Educational buildings parking space shall be as per sr. no. 4
- * Note 2. - For plots upto 100 sq. m. as in the case of shops, parking space need not be insisted.
- * Note 3.- Fraction of parking unit need not be provided. However, in case where proportional number of vehicles in less than 1 (i.e. Fraction) it will be rounded to the next full number.
- * Note 4 : Parking for Mangal Karyalaya should be calculat as per Sr. No. 3 of above table. However for calculating number of users/seats for free seating and lawns shall be calculated at the rate of 1 person per 1.20 sq. m. of sitting area or and 1.0 sq. m. of lawn area where provided respectively, provided for fixed seating, parking shall be provided as per sr. No. 3 directly.
- * Note 5 :- For Plots upto 300 sq. m. parking space need not be insisted separately and shall be allowed in marginal space only in case of independent single family residential bungalows only.
- * Note 6 :- Further a garage shall be allowed in rear marginal distance at one corner having dimension 3 X 6 m. area.
- * 16.3 Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these regulations.
- * Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- * 16.4 If the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be construed as meeting the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted, if common parking space is proposed for the group of buildings, and the owners, of such buildings shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.
- * 16.5 In addition to the parking spaces provided for building of Mercantile (Commercial) like office, markets, departmental store, industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. X 7.5 m.
- * 16.6. Parking lock up garages shall be included in the calculation for floor space for F.A.R. Calculations unless they are provided in the building constructed on stilts with no external wall.
- * 16.7 The space to be left out for parking as given in Regulation 16.1 to 16.6 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No. 15. Those spaces may be used for parking provided minimum distance of 3 m. around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentioned in Note No. 5 of the Table No. 8.
- * 16.8 Parking space shall be paved and clearly marked for different types of vehicles.
- * 16.9 In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) shall be provided located preferably at opposite ends.
- * 16.10. In additional to the regular parking area as per rule, a space of 3.0 m. wide strip along the road on front / side shall be provided as visitors parking on the roads prescribed by the N.M.C. I N.I.T. for the mixed user buildings as prescribed and directed by the Commissioner N.M.C./ Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.

17. REQUIREMENTS OF PARTS OF BUILDINGS

- * 17.1. Plinth:-
 - * 17.1.1. Main Building - The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 45 cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level.
 - 17.1.2. Interior Courtyards:- Every interior Courtyard shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.
- 17.2 Habitable Rooms.
 - 17.2.1. Size.-No habitable room shall have a carpet area of less than 9.50 sq. m. except those in the hostels attached to recognized educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 sq. m; the minimum width of a habitable room shall be 2.4 m. One full side of a habitable room shall abut on the open space. Where there are more than one room, one shall be not less than 9.5 m² and other 7.5 m².

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 17.2.1.1 The size of the room in a single room tenement shall not be less than 12.5 sq. m. with a minimum width of 2.4 m.
- 17.2.2. height:-The height of all rooms for human habitation shall not be less than 2.75 m. measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling.
- 17.2.2.1 In the case of pitched roof the average height shall not be less than 2.75 m. and the minimum height at eaves level shall not be less than 2.1 m.
- * 17.2.2.2 However, the maximum room height shall be 4.40 m. in case of all buildings excepting Residential Hotels of the category of 3 star and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats. Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors.
- 17.2.2.3 Height of room for I. T E. for any telematic equipment storage erection facility can have a height as required for effective functioning of that system.
- 17.3. Kitchen size - The area of the kitchen shall not be less than 5.5 sq. m. with a minimum width of 1.8 m.
- 17.3.1.1 In the case of special housing scheme as given in Regulation No. 17.2.1 .1 no provision for kitchen is necessary. In the case of double room tenements, the size of kitchen shall be not less than 4.0 sq. m. with a minimum width of 1.5 m., where alcoves (a cooking space having direct access from the main room without any inter communicating door) are provided, the size shall not be less than 3.0 sq. m. with a minimum width of 1 .5 m.
- 17.3.2 Height:- the room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m., subject to provisions of 17.2.2.1.
- 17.3.3. Other Requirements :- Every room to be used as kitchen shall have-
- (a) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
 - (b) Impermeable floor.
 - (c) Window of not less than 1.0 sq. m. area, opening directly on to an interior or exterior open space, but not into a shaft.
 - (d) In case multi-storeyed residential buildings more than 15 m. in height, refuse chutes.
- 17.4. Bath Rooms and Water Closets
- * 17.4.1 Size. The minimum size of bath rooms and water closets shall be as under-
- (a) Independent Bath Room 1.2 m. x 1.3 m.
 - (b) Independent Water closet 0.9 m. x 1 .2 m.
 - (c) Combined bath room and water closet. 2 sq. m. with minimum width of 1.2 m.
- 17.4.2 Height:- The Height of a bath room or water closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall be not less than 2.1 m.
- 17.4.3 Other Requirements - Every bath room or water closet shall -
- (a) be so situated that at least one of its wall shall open to external air with the size of opening (windows ventilators, louveres) not less than 0.3 sq. m. in area and side not less than 0.3 m. (See Regulation No. 17.12.3)

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (b) have the platform or seat made of water tight not absorbent material,
 - (c) be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room; and
 - (d) be provided with an impervious floor covering, slopping towards the drain with a suitable grade and not towards verandah or any other room.
- 17.4.4. No room containing water closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely closing the entrance to it.
- * 17.5. Loft - The maximum depth of a loft shall be 1.5 m. and the loft may be provided, over residential kitchens, bath room, corridors and over shop floor, built up to an area 25 per cent over kitchens and full space of bath rooms, water closets corridors. In the shops with width up to 3.0 mt. loft of 3313% and width above 3.0 mt. lofts of 50% of the carpet area may be provided. However, loft will not be allowed where mezzanine floor is provided.
- 17.5.1. The clear head room under loft shall not be less than 2.1 m.
- 17.5.2. Loft in commercial areas and industrial buildings shall be located 2 m. away from the entrance.
- 17.6. Ledge or Tand.
- 17.6.1 Size :- A ledge or Tand in a habitable room shall not cover more than 25 per cent of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.
- 17.6.2. Height-The ledge shall be provided at minimum height of 2.1 m.
- 17.6.3 The projections (cantilever) of cupboards and shaleves may be permitted and would be exempted from covered area calculations. Such projections may project upto 23 cm., in the set backs for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m. and there is not more than one such cupboard/ shelf in each room provided such projection shall be 2 m. from plot boundary.
- 17.7. Mezzanine floor.
- 17.7.1. Size:- The aggregate area of the mezzanine floor shall not exceed 50 % of the built up area of that floor. The minimum size of a mezzanine floor if it is used as a habitable room shall not be less than 9.5 m².
- Note :-** Mezzanine floor area shall be counted towards F. S. I.
- * 17.7.2. Height -The minimum height of a mezzanine floor shall be 2.2 m. The head room under mezzanine room shall not be less than 2.10 m.
- 17.7.3. Other Requirements :- A mezzanine floor may be permitted over a room or a compartment provided that-
- (a) It conforms to the standards of habitable rooms as regards lighting and ventilation, in case the size of mazzanine floor is 9.5 sq. m. or above;
 - (b) it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
 - (c) Such mezzanine floor or any part of it shall not be used as a kitchen;

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (d) In no case a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments
- 17.8. Store Room.
- 17.8.1. *Size* :- The floor area of a store room in a residential buildings, where light ventilation and height are provided at special standards lower than as required for living rooms shall not be more than 3 sq. m.
- * 17.8.2. *Height*- The height of a store room shall not be less than 2.10 mt.
- 17.9. *Garage*:- The area of parking lock up garage shall be included in FSI calculations. However, the built-up area of one garage per residential plot or one garage per plot area of 500 sq. m. (5000 sq. ft.) in other zones shall not be taken into consideration for the purpose of calculating maximum allowable ground coverage.
- 17.9.1. *Garage Private*:- The size of a private garage in residential building shall be not less than 2.5 m.X 5 m. and not more than 3 m. X 6 m. The garage, if located in the side open space shall not be constructed within 1.5 m. from the main building.
- 17.9.2. *Garage, Public*:- Parking places in public buildings open from all sides and having only roofs at top shall be exempted both from built-up area and FSI calculations.
- 17.9.3. *Height*:-The maximum head room in a garage and parking area shall be 2.4 m.
- 17.9.4. The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.
- 17.9.5. The garage shall be set back behind the building line for the street / road on to which the plot abut, and shall not be located affecting the accessways to the building.
- 17.9.6. *Corner Site* :- When the site fronts on two streets the frontage would be as on the street having the larger width. In case where the two streets are of the same width, then the larger depth of the site will decide the frontage and open space. In such cases the location of a garage (in a corner plot) if provided within the open spaces shall be located diagonally opposite the point of intersections.
- 17.10. Roofs.
- 17.10.1 The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water there from by means of sufficient rain water pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the wall foundations of the building or those of an adjacent building.
- 17.10.2 The authority may require rain water pipes to be connected to a storm water drain or sewer through a covered channel formed beneath the public footpath or in any other approved manner.
- 17.10.3. Rainwater pipes shall be affixed to the outside of the walls of the building or in recessed or chases cut or formed in such walls or in such other manner as may be approved by the Authority.
- *17.10.4. Terrace of a building shall not be sub-divided and it shall have only common access. However for pent houses sub divisions of terrace shall be permissible
- 17.11. Basement.
- *17.11.1. Basement may be put to only the following uses to be constructed within the prescribed setbacks and prescribed building line and subject to maximum coverage on ground floor.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- * (a) Following user shall be permitted free of FSI.
 - * (i) Air conditioning equipment and other machine used for services and utilities of the building ; and
 - * (ii) Parking spaces and
 - * (iii) Strong room, bank cellars etc.
 - * (b) Following user shall be computed in FSI.
 - * (i) Storage of household or other goods of ordinarily noncombustible material and storage incidental to principal user;
 - * (c) Deleted
 - * (d) Deleted
 - * (e) Area and extent :- The total area of any basement shall be permissible on area excluding essential side margins It may be in one level or two.
- *17.11.1.2 The basement shall not be used for residential or any habitable purposes and Industrial or hazardous use.
- 17.11.2. The basement shall have the following requirements:-
- (a) Every basement shall be in every part at least 2.4 m. in height from the floor to the under side of the roof slab or ceiling.
 - (b) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to regulation. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.
 - * (c) The minimum height of the ceiling of any basement shall be 0.9 mtr. and maximum of 1.2 mtr. above the average surrounding ground level. However it does not apply to the lower tier of the basement when two tiers are proposed.
 - (d) Adequate arrangement shall be made such that surface drainage does not enter the basement.
 - (e) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given;
 - (f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors (see Regulation No. 19.4.3 (n) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d).
- 17.12. Lighting and Ventilation of Rooms.
- 17.12.1 The minimum aggregate area of opening of habitable rooms and kitchens excluding doors, shall be not less than 1/10 of floor area.
- *17.12.2 No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting/ventilation of the portion, provided additional depth of living room beyond 7.5 mt. may be permitted subject to provision of proportionate increase in the opening.
- 17.12.3 Where the lighting and ventilation requirements are not met through day lighting and natural

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of part VIII building Services Section, Lighting and Ventilation of National Building Code of India published by the Indian Standards Institution. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

- 17.12.4. Ventilation Shaft:- For ventilating the space for water closets and bath room, if not opening on the front side, open on the ventilation shaft, the size of which shall not be less than the values given below :

Height of building in m.	Size of Ventilation shaft in sq. m.	Minimum size of shaft in m.
(1)	(2)	(3)
Up to 12	3.0	1.50
Up to 18	4.5	1.80
Up to 20	6.0	1.80

- 17.12.5. In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per regulation No. 17.12.3. the size of ventilation shaft may be relaxed by the Authority.

- 17.13. Parapet:- Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1 .05 m. and not more than 1 .20 m. in height.

- 17.14. Wells :- Wells, intended to supply of water or human consumption or domestic purposes where provided, shall comply with the requirements of Regulation No. 17.14.1 and 17.14.2.

- 17.14.1 Location :- The well shall be located :

- Not less than 15 m. from soak pit, refuse pit, earth closet or privy and shall be located on a side upwards from the earth closet or privy.
- Not less than 18 m. from any cess pit, soak way or borehole latrine and shall be located on a site upwards from the earth closet or privy;
- That contamination by the movement of sub soil or other water is unlikely; and
- Not under a tree or otherwise it should have a canopy over it so that leaves and twigs do not fall into the well and rot.

- *17.14.2. Requirements :- The well shall :**

- Have minimum internal diameter of not less than 1 m
- Be constructed to a height not less than 1 m. above the surrounding ground level to from a parapet or kerb and to prevent surface water from following into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or the kerb forming the well head and the upper surface for such paving shall be sloped away from a well.
- Be a sound and permanent construction (PUCCA) throughout,
- The interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

- 17.15 Septic Tanks :- Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of 17.15.1 and 17.15.2.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 17.15.1 *Location of Septic Tanks and subsurface Absorption system:-* A subsoil dispersion system shall not be closer than 12.00 mt. of any source of drinking water, such as 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 6 m. to avoid damage to the structures.
- 17.15.2. Requirements :-
- (a) Dimensions of Septic Tanks :- Septic tanks shall have minimum width of 75 cm., minimum depth of one meter below the water level and a minimum liquid capacity of one cubic meter. Length of tanks shall be 2 to 4 times the width
 - (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by the Authority;
 - (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) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes, direction' of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the: main pipe
 - (e) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400
 - (f) Every septic tank shall be provided with 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 would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may 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 septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees, the entire pit should be filled with losses stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm. from the top as an anti mosquito measure and;
 - (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed' gravel of crushed stones Open jointed pipes placed in side the trench shall be made of unglazed earthenware clay or concrete and shall have 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.
- 17.15.2.1 Septic Tank Requirements :- Requirements specified by State and Central Government, public Health Institutes such as NEERI, for modern methods of disposal, may also be permissible.
- 17.16. Boundary Wall :-The requirements of the boundary wall are given below :
- (a) Except with the special permission of the Authority the maximum height of the compound wall shall be 1.5 m. above the centre line of the front street. Compound

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

wall upto 2:4 m. height may be permitted of the top 0.9m. is of open type construction of a design to be approved by the Authority.

- (b) In case of corner plot the height of boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the intersections and balance height of 0.75 m. if required in accordance with (a) may be made in up of open construction (through railings) and of design to be approved by the Authority; and.
 - (c) However, the provisions of (a) and (b) are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings height upto 2.4 m, may be permitted by the Authority.
 - (d) The compound gate should open entirely inside the property and shall not open on any access/pathway/ road/street.
- 17.17 Office cum Letterbox Room - In the case of multistoried multi family dwelling apartments constructed by existing and proposed co-operative, Housing Societies or Apartment Owners Association Limited Companies and proposed societies, an office cum letter box room of dimension 3.6 m. x 3 m. shall be provided on the ground floor, or under stilts.
- 17.18. Meter Rooms:- Meter room size shall be minimum of 3.00 x 5.00 m. Depending upon the requirements, the size shall be increased in consultation with M.S.E.B.
- *17.18.1 The spaces for provision of transformers shall be provided as per rules.
- 17.19. Chimneys
- 17.19.1 Chimneys, where provided shall conform the requirements of IS: 145-1960.
- 17.19.2 Notwithstanding the provisions of Regulation No. 17.19.1, the Chimneys shall be built at least 0.9 m. above flat roofs provided the top of the chimneys shall not be below the roofs, provided the top of the chimneys shall not be below the top of adjacent parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0:6 m. above the ridge of the roof in which the chimney penetrates.
- 17.20. Cabin- The size of a cabin shall not be less than 3.0 sq. m. The clear passages within the divided space of any floor shall not be less than 0.75 m. and the distance from the farthest space in a cabin to any exit shall not be more than 18.5 m. In case the subdivided cabin does not derive direct lighting and ventilation from any open space/mechanical means, the maximum height of the cabin shall be 2.2 m.

18. PROVISION OF LIFTS

- 18.1 Provision of lift shall be made for all buildings more than 16 m. in height (See Regulation No. 19.4.9)

19. EXIT REQUIREMENTS

- 19.1 General-The following general requirement shall apply to exits.
- (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;
 - (b) In every building exits shall comply with the minimum requirements of this part except those not accessible for general public use;
 - (c) All exits shall be free of a obstructions;
 - (d) No building shall be altered so as to reduce the number, width or protection of exits to less than that required;
 - (e) Exits shall be clearly visible and the routes to reach the exist shall be clearly marked and sign posted to guide the population to floor concerned; -

- (f) All exit ways shall be properly illuminated;
- (g) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;
- (h) Alarm device's shall be installed for buildings above 13 m. in height, to insure prompt evacuation of the population concerned through the exits;
- (l) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and ;
- (j) Exits shall be so arranged that they may be reached without passing through another occupied unit, except in the case of residential buildings.

19.2 Types of exits -

- (a) Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, passageways to an internal stair case or external stair case, ramps or to a verandah and/or terraces which have access to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level and
- (b) Lifts and escalators shall not be considered as exits.

19.3 Number and Size of Exits -The requisite number and size of various exist shall be provided, based on the population in each room area and floor based on the occupant load, capacity of exits; travel distance and height of buildings as per provisions of Regulation No. 19.3.1. to 9.3.3. -

19.3.1. Arrangement of Exits - Exits shall be so located so that the travel distance on the floor shall not exceed 22.5 m. for residential, educational, institutional and hazardous occupancies and 30 m. for assembly, business, mercantile, industrial and storage occupancies. Wherever more than one exits required for a floor of a building, exits shall tie placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

19.3.2 Occupant Load - The population in rooms, areas of floors shall be calculated based on the occupant load given in Table -10.

19.3.3 Capacity of Exits - The capacity of exits (doors and stairways) indicating the number of Persons that could be safely evacuated through a unit exit width of 50 cm. shall be as given in Table -11.

19.3.4 For all buildings identified in regulation No. 6.2.6.1 there shall be a minimum of two staircases. They shall be of an enclosed type stairway.

At least one of them shall be on the external walls of buildings and shall open directly to the exterior, interior open space or to any open place of safety.

19.3.5. The following minimum width provisions shall be made for stair-ways;

- | | | | |
|-----|---|-------|---------|
| (a) | Residential Buildings (dwelling) | .. .. | 1.00 m |
| | Note--for Row housing with two storeys the minimum width shall be | | 0.75 m. |
| (b) | Residential Hotel Buildings | .. .. | 1.50 m |
| (c) | Assembly buildings like auditorium Theatres and
Cinemas & Educational. | | 1.50 m |
| (d) | Institutional Building like hospital:- | | |
| | Up to 10 beds | .. .. | 1 .5 m |
| | More than 10 beds | .. .. | 2.0 m |
| (e) | All other building | .. .. | 1.5 m. |

TABLE -10
Occupant Load

Sr. No.	Group of Occupancy	Occupant Load Gross Area *in m2 / persons
(1)	(2)	(3)
1.	Residential	12.5
2.	Educational	04.00
3.	Institutional	15+
4.	Assembly	
	(a) with fixed or loose seats and dance floors	0.6++
	(b) without seating facilities including dining rooms	1.5++
5.	Mercantile	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
6.	Business and industrial	10
7.	Storage	30
8.	Hazardous	10

*The gross area shall mean plinth area or covered area

+ Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc. where sleeping accommodation is provided shall be calculated at not less than 7.5m². gross area/person.

+ + The gross area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly space. No deductions shall be made in the gross area for corridors, closets or other sub-divisions the area shall include all space serving the particular assembly occupancy.

TABLE -11
Occupants Per Unit Exit Width

Sr. No.	Group or Occupancy	Number of Occupants	
		Stairways	Doors
(1)	(2)	(3)	(4)
1	Residential	25	75
2	Educational	25	75
3	Institutional	25	75
4	Assembly	60	90

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

.....Table 11 cont.

Sr. No.	Group or Occupancy	Number of Occupants	
		Stairways	Doors
(1)	(2)	(3)	(4)
5	Business	50	75
6	Mercantile	50	75
7	Industrial	50	75
8	Storage	50	75
9	Hazardous	25	40

19.4. Other Requirements of Individual Exits-The detailed requirements of individual exits are given in regulation No. 19.4.1 . to 19.4.6.

19.4.1. Doorways :

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit, on a corridor or passage way providing continuous and protected means of egress
- (b) No exit doorway shall be less than 100 cm. in width. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. Wide
- (c) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Overhead or sliding doors shall not be installed.
- (d) Exit door shall not open immediately upon a flight or stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorways, level of landing shall be the same as that of the floor which it serves
- (e) Exit doorways shall be openable from the side which they serve without the use of a key.

19.4.2. Revolving Doors :

- (a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;
- (b) When revolving doors are considered as required exit way the following assumptions shall be made;
 - (i) Each revolving door shall be credited one half a unit exit width; and
 - (ii) Revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

19.4.3. Stairways:

- (a) Interior stair shall be constructed of non-combustible materials throughout;
- (b) Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed ;
- (c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of fire- resistance rating as that for type of construction itself. For buildings more than 15 m. in height, the staircase location shall be to the satisfaction of Chief Fire Officer, Nagpur Fire Brigade.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (d) Hollow combustible construction shall not be permitted.
- (e) The minimum width of an internal staircase shall be 100 cm. subject to provisions of regulation No. 19.3.5
- (f) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- (g) The maximum height of riser shall be 20 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.
- (h) Handrails shall be provided with a minimum height of 90 cm. from the centre of the tread,
- (j) The minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
- * (k) No store or other fire risk shall open directly into the staircase or staircases.
- (l) External exit door of staircase enclosure of ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to form a draught lobby.
- (m) In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided at a height of 0.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indication boards indicating the number floor. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5 x 0.5 m.
- (n) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircase may lead to basement levels provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq. m. per landing.

19.4.4. Fire escape or external stairs - For buildings above 15 m. in height fire escape stairs shall be provided subject to the following conditions :

- (a) Fire escape shall not be taken into account in calculating the evacuation time of building;
- (b) All fire escapes shall be directly connected to the ground;
- (c) Entrance to fire escape shall be separate and remote from the internal staircase;
- (d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required, fire resistance;
- (e) Fire escape shall be constructed of non-combustible materials;
- (f) Fire escape stairs shall have straight flights not less than 75 cm. wide with 15 cm. treads and risers not more than 20 cm. The number of risers shall be limited to 16 per flight.
- (g) Handrail shall be of height not less than 90 cm.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 19.4.5. Spiral stairs (fire, escape) - The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies and terraces to allow escapee to pause.

A spiral fire escape shall be not less than 150 cm. in diameter and shall be designed to give adequate headroom.

- 19.4.6. Ramps:

(1) Ramps for pedestrians.-

(a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material;

(b) The minimum width of the ramps in hospitals shall be 2.25 m ;

(c) Handrails shall be provided on both sides of the ramp.

- * (2) Ramps for basement or storeyed parking - For parking spaces in a basement and upper floors, at least two ramps of adequate width and slopes shall be provided preferably to the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of firefighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed to front marginal open spaces facing the smaller road or less important road from traffic point of view.

- 19.4.7 Corridors :

(a) The minimum width of a corridor shall not be less than 90 cm. in the case of 2 storey row housing residential building and 150 cm. in the case of other building and actual width shall be calculated based on the provisions of a regulation No. 19.3.1 to 19.3.3 ;

(b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.

- 19.4.7 (i) The passages (covered or uncovered) including an arcade a courtyard, a porch or portico, a mezzanine floor loft, spaces to left open to sky in accordance with Building or Zoning Regulations, in any premises shall not be used for any other purpose than the one permissible and in particular the space to be left open to sky, including the space on which arcade is permitted, shall not be used for putting up. The shops (moveable or immovable temporary shops) or permanent or temporary encroachments such as projecting steps or stacking of goods and parking of vehicles etc. So that pedestrians can freely use it as foot-paths.

- 19.4.8. Refuge Area.-For all buildings exceeding 15 m. in height except multifamily dwellings, refuge area shall be provided.

- 19.4.8.1 Refuge area shall be provided on the external walls as cantilever projection or in any other manner (which will not be covered in FSI) with a minimum area of 15 sq. m.

- 19.4.9. Lifts :-

(a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency

(b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;

(c) The lift machine room shall be separate and no other machinery shall be installed therein.

20. FIRE PROTECTION REQUIREMENTS

- 20.1. Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with part IV Fire Protection of National Building Code of India, unless otherwise specified in these regulations. In the case of buildings identified in Regulation No. 6.2.6.1. the building schemes shall also be cleared by the Chief Fire Officer, Nagpur Fire Brigade.
- 20.2. The additional provisions related to fire protection of building more than 15 m. in height and buildings identified in regulation No. 6.2.6.1. shall be as given in Appendix 'P'

21. SPECIAL REQUIREMENTS OF OCCUPANCIES'

- 21.1. Special requirements of Educational buildings.
- 21.1.1. No class room shall admeasure less than 38 sq. m. with a minimum dimension of 5.50 m.
- 21.1.2. The height of any class room shall not be less than 3.60 m.
- 21.1.3. Exit Requirements -This shall conform to regulation No. 19 and 19.3.5.
- 21.1.4. Requirements of Water Supply, Drainage and Sanitation:- This shall conform to requirements of regulation Nos. 26.2 and 26.3 and Table 12 and 17.
- 21.1.5. Parking spaces - This shall conform to regulation Nos. 16 and Table 8.
- 21.2. Special Requirements of Institutional Buildings (Hospital, Maternity Homes and Health Centres, Sanitaria).
- 21.2.1. Any Special ward in the hospital building shall not admeasure less than 9.0. sq. m. in area with no side less than 3 m.
- 21.2.2. Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m.
- 21.2.2.1. Every building shall have a refuge area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuge may be adopted.
- 21.2.3. Exit Requirements-This shall conform to regulation No. 19 and 19.3.5.
- 21.2.4. Requirements of Water Supply, Drainage and Sanitation - This shall conform to requirements of Regulation No. 26.2 and 26.3 and Tables 12, 18 and 19.
- 21.2.5. Parking Spaces - This shall conform to regulation No. 16 and Table-8.
- 21.3. Special Requirements of Cinema Theatre (Assembly Halls)
- 21.3.1. They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.
- 21.3.2. Exit Requirements -This shall conform to regulations No. 19 and 19.3.5.
- 21.3.3. Requirements of Water Supply Drainage and Sanitation -This shall conform to the requirements of regulation No. 26.2 and Tables 12, 13 and 22.
- * 21.3.4. Parking Spaces - This shall conform to regulation No. 16,
- 21.4. Special Requirements of Mercantile Buildings.
- 21.4.1. Minimum area of shop shall be 6 Sq. m. in R-1 zones with a minimum width of 2.0 m. and 10 Sq. m. in R-2 and other zones with a minimum width of 3 m.
- 21.5. Special requirements of Industrial Building.-

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 21.5.1 In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- 21.5.2 In the case of Industrial Buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Prevention of Water Pollution Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out on to the air, ground or water course.
- 21.5.3. Exit Requirements -This shall conform to Regulation No. 19, 19.3.5.
- 21.5.4. Requirements of Water Supply, Drainage and Sanitation:- This shall conform to regulation No. 26.2 and 26.3 and Tables 12, 13 and 25.
- 21.5.5. Parking spaces/Loading and unloading spaces-This shall conform to regulation No. 16,16.5 and Table 8.

PART III - STRUCTURAL SAFETY AND SERVICES

22. STRUCTURAL DESIGN

- 22.1. The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, prestressed concrete and structural steel shall be carried out in accordance with Part VI. Structural design Section 1-Loads, Section 2-Foundation Concrete, Section 3-Wood, Section 4-Masonry, Section 5-Concrete, Section 6-Steel of National Building Code of India.

23. A QUALITY OF MATERIALS AND WORKMANSHIP

- 23.1. All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part V Building Materials and Part VII construction Practices and Safety of National Building Code of India.
- 23.2. All borrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

24. ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS

- 24.1. The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations provided any such alternative has been approved.
- 24.1.1. The provision of these regulations are also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.
- 24.2. The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire and rate resistance, durability and safety.
- 24.3. **Tests:-** Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Authority may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.
- 24.3.1. Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Indian Standards Institution. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.
- 24.3.2. Copies of the results of all such tests shall be retained by the authority for a period of not less than two year after the acceptance of the alternative material.

25. BUILDING SERVICES

- 25.1. The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part VIII Building Services Section 2-Electrical Installations, Section 3-Air-conditioning and Heating of National building Code of India.

25.2. The planning, design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section - 5 installation of Lifts and Escalators and National Building Code of India. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.

25.2.1. Maintenance of Lift in working order the lifts shall be maintained in working order in line with provisions of regulation No. P-4.

26. PLUMBING SERVICES

26.1. The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Water Supply and Drainage rules of Nagpur Municipal corporation of Nagpur and Part IX Plumbing Services- Section 1 Water Supply, Section 2 Drainage and sanitation and Section-3 Gas supply of National Building Code of India.

26.2. Requirements of water supply in building. The total requirements of water supply shall be calculated based on the population as given below:

Occupancy	Basis
Residential Building	5 persons tenement
Other Buildings	No. of persons on occupant load and area of floors given in table 8.

26.2.1. The requirements of water supply for various occupancies shall be as given in Table 12, 13, and 14 or as specified by the Authority from time to time.

26.3. Requirements of Sanitary Fittings - The sanitary fittings and installations for different occupancies shall be as given in table 15, 16,17,18,19,20,21,22,23,24,25 & 26.

26.3.1. The total requirements shall be calculated based on the population as per Rule No. 26.2.

27. SIGNS AND OUTDOOR DISPLAY STRUCTURES

27.1. The display of advertising signs on buildings and land shall be in accordance with part X "Signs and outdoor display structures" of National Building Code of India as amended from time to time.

27.2. In addition to provisions of Regulation No. 27.1 the following provisions shall be complied with for permitting advertising signs.

27.2.1. Roof Signs - They shall not be permissible.

27.2.2. Wall Signs - They shall be below by ground floor roof slab level.

(a) Any sign attached to the wall shall not project more than 7.5c.m. from the wall.

(b) Lighting reflections may project maximum 50 cm beyond the wall surface.

***27.2.3. Project sign shall not project beyond 0.90m. from the wall,**

27.2.4. The overhead clearance from the ground level shall not be less than 2.50m.

27.2.5. No project sign shall be above the ground floor roof slab level.

27.2.6. Projecting signs shall include polls signs.

27.2.7. Morque signs :- They shall not project beyond the chajja in the building and shall not be above the ground floor roof slab height. They shall be above 2.50m height from ground level.

27.2.8. Sky signs - Regulations laid down by the Authority shall apply.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- 27.2.9. Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner, or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings own purposes or related programmes.

TABLE No. 12

PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/USES

Sr. No.	Type Of Occupancy	Consumption per head per day (in litres)
(1)	(2)	(3)
1	Residential	
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180
2	Educational:	
	(a) Day Schools	45
	(b) Boarding Schools	135
3	Institutional (Medical Hospitals) :	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation).	15
5	Government of Semi-public business.	45
6	Mercantile (Commercial:)	
	(a) Restaurants (per seat):	70
	(b) Other business buildings.	45
7	Industrial :	
	(a) Factories where bath-rooms are to be provided	45
	(b) Factories where no bath-rooms are required to be provided.	30
8	Storage (including warehousing)	30
9	Hazardous.	30
10	Intermediate / Stations (excluding mail and express stops).	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations.	45
13	International and domestic Airports.	70

*The value in parenthesis are for stations where bathing facilities are not provided.

Note: The number of persons for Sr. No. (10) to (13) shall be determined by the average No. of passengers handled by the station daily; due consideration may be given to the staff and workers likely to use the facilities.

TABLE No. 13
FLUSHING STORAGE CAPACITIES

Serial No.	Classification of building	Storage capacity.
(1)	(2)	(3)
1	For tenements having common convenience	900 litres net per w. c. seat.
2	For residential premises other than tenements having common convenience.	270 litres net for one w. c. seat and 180 litres for each additional seat in the same flat.
3	For Factories and Workshops	900 litres per w.c. seat and 180 litres per urinal seat.
4	For cinemas public assembly halls, etc.	900 litres per w. c. seat and 350 litres per urinal seat.

TABLE No. 14

DOMESTIC STORAGE CAPACITIES

Serial No.	No. of Floors	Storage Capacity	Remarks
(1)	(2)	(3)	(4)
For premises occupied as tenements with common conveniences			
1.	Floor (Ground)	NIL	Provided no dwnntake fittings are installed.
2.	Floors 1,2, 3, 4, 5 and upper floors	500* literes per tenements	
For premises occupied as Flats or blocks			
1.	Floor (Ground)	NIL	Provided no dwnntake fittings are installed.
2.	Floors 1,2,3,4,5 and upper floors	500* literes.	

Note 1: If the premises are situated at a place higher than the road level in the front of the premises, storage at ground level shall be provided on the same line as on floor 1.

Note 2 : The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculation on the number of dawntake fittings according to the scales given.

Dwnntake taps	70 litres each
Showers	135 litres each
Bathtubs	200 litres each

*Subject to provisions of water supply and drainage rules.

TABLE No. 15

SANITION REQUIRMENTS FOR SHOPS AND COMMERCIAL OFFICES				
Serial No.	Fitments			For personnel
(1)	(2)			(3)
1.	Water closet	..	..	One of every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel, one per every 15 persons or part thereof exceeding 10.
2.	Drinking water fountain	..		One for every 100 persons with a minimum of one on each floor.
3.	Wash basin	..	..	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cms. With tap at 100 cms. above finished floor level for the use of handicapped, disable, old and infirm persons.
4.	Urinals	..	..	Same as Sr. No. 3 of Table.
5.	Cleaner's sink	..	..	One per floor minimum preferably in or adjacent to sanitary rooms.

* **Note** : No of customers for the purpose of the above calculation shall be the average No. of persons in the premises for a time Interval of one hour during the peak period for male-female calculations, ration of 1 : 1 may be assumed. One sanitary block, containing one water closet, one wash basin in and two urinals shall be provided minimum up to 5 shops.

TABLE No. 16
SANITATION REQUIREMENTS FOR HOTELS

(1) Sr. No.	(2) Fitments	(3) For Residential Public & Staff	(4) For public rooms		(6) For Non-residential staff	
			(5) For Males	(5) For Femals	(7) For Males	(7) For Females
1.	Water-closets	One per 8 persons committing occupants of the room with attached water-closet minimum of 2 in both sexes lodged.	One per 100 persons upto 400 persons; for over 400 add at the rate of one per 250 persons or part thereof.	2 for 100 persons upto 200 persons; over 200 add at the rate of 1 per 100 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons.	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons.
2.	Ablution taps	One in each water-closet	One in each water-closet.	One in each water-closet.	One in each water-closet.	One in each water-closet.
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closet and urinals.						
3.	Urinals		One for 50 persons or part.		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons.	
4.	Wash basins	One per 100 persons omitting the wash basins installed in the room suite.	One per water-closet and urinal provided.	One per water-closet provided.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons.	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons.
5.	Baths	One per 10 persons omitting occupants of the room with bath suite	..	..	..	..
6.	Slope sinks	One per 30 bed rooms (one per floor in)	..	..	..	..
7.	Kitchen sinks and dish washers.	One in each kitchen.	One in each kitchen.	One in each kitchen.	One in each kitchen.	One in each kitchen.

Note : It may be assumed that two-thirds of the number are males and one-third females.

One of such wash basins on each floor shall be fixed at height of 80 cms. with tap at 100 cms. above finished floor level for the use handicapped, disable, old and infirm persons

TABLE No. 17
SANITATION REQUIREMENTS FOR EDUCATIONAL OCCUPANCY

Sr. No.	Fitments	Nursery Schools	Boarding Institutions		Other Education Institutions	
			For Boys	For Girls	For Boys	For Girls
(1)	(2)	(3)		(4)	(5)	(6)
1.	Water Closet	One per 30 pupils and part thereof	One/every 6 pupils or part thereof.	One/every 6 pupils or part thereof	One / 80 pupils or part thereof.	One/50 pupils or part thereof.
2.	Ablution taps	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
One water tap with draining arrangements shall be provided for every 50 pupils or part thereof in the vicinity of water closets and urinals						
3.	Urinals	..	One per 25 pupils or part thereof	..	One per every 20 pupils or part thereof	..
4.	Wash basins	One per 30 pupils or part thereof.	One for every 8 pupils or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cms. above finished floor level. For the use of handicapped, disable, old and infirms persons.	One for every 6 pupils or part thereof	One per 80 pupils of part thereof	One per 80 pupils or part thereof.
5.	Baths	One bath sink per 40 pupils.	One for every 8 pupils or part thereof.	One for every 6 pupils or part thereof.		
6.	Cleaner's Sinks	One per floor minimum.	One per floor minimum.	One per floor minimum.	One per floor minimum.	One per floor minimum.
7.	Drinking Water fountains or taps.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.

Note : For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office buildings (Table 20).

TABLE No. 18
SANITATION REQUIRMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY- HOSPITALS

Sr No.	Fitments	Hospitals with Indoor patients Wards. For Males & for Females	Hospital with outdoor patients wards		Administrative Building	
			For Males	For Females	For Males Personnel	For Females Personnel
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water-closets	One for every 8 beds or part thereof.	One for every 100 persons or part thereof.	Two for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2.	Ablution taps	One in each water-closet.	One in each water-closet.	One in each water-closet.	One in each water-closet.	One in each water-closet.
	One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.					
3.	Wash basins	2 upto 30 beds, add one for every additional 30 beds or part thereof.	One for every 100 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cms. with tap at 100 cms. above finished floor level for the use of handicapped, disable, old and infirms persons.	One for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 25 persons or part thereof.
4.	Baths	One bath with shower for every 8 beds or part thereof.	..	..	One on each floor	One on each floor
5.	Bed pan, washing sinks.	One for each ward	..	..	..	..
6.	Cleaner's sinks	One for each ward	One per floor minimum.	One per floor minimum.	One per floor minimum.	One per floor minimum.
7.	Kitchen sinks and disk washers (where kitchen is provided).	One for each ward	..	..	..	..
8.	Urinals	..	One per every 50 persons or part thereof.	..	1 upto 20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons form 101-200 persons, add at the rate of 3% For over 200 persons. Add at the rate of 2.5 %	..
9.	Drinking water fountains	One per 100 persons or part thereof with a minimum of 1 on each floor.				

TABLE NO. 19
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY
(STAFF QUARTERS AND HOSTELS)

Serial No.	Fitments	Docotr's Dormiteries		Nurse Hostel
		For Male Staff	For Female Staff	
(1)	(2)	(3)	(4)	5)
1.	Water-closets	One for 4 persons	One for 4 persons	One for 4 persons or part thereof
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet
3.	Wash Bsins	One for every 8 persons or part thereof. One of such wash basins on each floor fixed at height of 80 cms. With tap at 100 cms. Above finished floor level for the use of handicapped, disable, old and infirm persons.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4.	Bath (with Shower)	One for 4 persons or part thereof.	One for 4 persons or part thereof.	One for 4 persons or part thereof.
5.	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum
6.	Drinking water fountains ..	1 per 100 persons or part thereof with a minimum of 1 on each floor.		

TABLE NO. 20

SANITATION REQUIREMENTS FOR GOVERNMENT AND PUBLIC BUSINESS OCCUPANCIES AND OFFICES

Serial No. (1)	Fitments (2)	For Male Personnel (3)	For Female Personnel (4)
1.	Water Closets	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2.	Ablution taps	One in each water-closet	One in each water-closet
One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.			
3.	Urinals	Nil upto 6 persons One for 7-20 person 2 for 21-45 persons 3 for 46-70 persons 4 for 71 -100 persons from 101 to 200 persons add at the rate of 3% for over 200 persons add at the rate of 2.5%	
4.	Wash basins		One for every 25 persons or part thereof. One of such wash basins on each floor fixed at height of 80 cms. with tap at 100 cms. above finished floor level for the use of handicapped, disable, old and infirm persons.
5.	Drinking water fountains ..	One for every 100 persons with a minimum of 1 for each floor.	
6.	Bath .. ..	..	Preferably one on each floor
7.	Cleaner's Sinks .. ..	..	One per floor minimum preferably in or adjacent to sanitary rooms.

TABLE No. 21
SANITATION REQUIREMENTS FOR RESIDENCES

Serial No.	Fitments			Dwellings with Individual Conveniences	Dwellings without Individual Convines
(1)	2)			(3)	(4)
1.	Bath Room	..	..	1 Provided with water tap	1 for every two tenements
2.	Water-Closet	..	..	1 Provided with water tap	1 for every two tenements
3.	Sink (NAHANI)	..	..	1 Provided with water tap	..
4.	Water tap	..	..	..	1 with draining arrangements in each tenement.
					1 in common bathrooms and common water- closets.

Note :- Where only one water closet is provided in a dwelling, the bath and the water closet shall be separately accommodated.

TABLE NO. 22
SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(CINEMAS, THEATRES AND AUDITORIA)

Serial No.	Fitments	For Public		For Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water closets ..	1 per 100 persons upto 400 persons for over 400 persons add at the rate of 1 per 250 persons or part thereof.	3 per 100 persons upto 200 persons. For over 200 persons add at the rate of 2 for 100 persons or part thereof.	1 for 1 - 15 persons 2 for 16 - 35 persons	1 for 1 -12 persons 2 for 13 - 25 persons
2.	Ablution taps ..	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water-closet and urinals.					
3.	Urinals ..	1 for 25 persons or part thereof.		Nil upto 6 person 1 for 7-20 persons. 2 for 21-45 persons.	
4.	Wash Basins ..	1 for every 200 persons or party thereof.	1 for every 200 persons or party thereof.	1 for 1 - 15 persons 2 for 16 - 35 persons.	1 for 1-12 persons. 2 for 13 - 25 persons.
One of such basins on each floor fixed at height of 80 cms. With tap at 100 cms. Above finished floor level For the use of handicapped, disable, old and infirms persons.					
5.	Drinking water	1 per 100 persons or part thereof			

Note : - It may be assumed that two - thirds of the number are males and one-third females.

TABLE No. 23
SANITARY REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(ART GALLERIES, LIABRARIES AND MUSEUMS)

Serial No.	Fitments	For Public		For Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water closets ..	1 per 200 persons upto 400 persons. For over 200 persons add at the rate of 1 per 250 persons. or part thereof.	1 per 100 persons upto 200 persons. For over 200 persons add at the Rate of 1 per 150 persons. or part thereof.	1 for 1 -15 persons 2 for 16 - 35 persons	1 for 1 - 12 persons. 2 for 13 - 25 persons.
2.	Ablution taps ..	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the Vicinity of water-closets and urinals.					
3.	Urinals ..	1 for 50 persons		Nil upto 6 persons 1 for 7 - 20 persons. 2 for 21 - 45 persons.	
4.	Wash basins ..	1 for every 200 persons or part thereof. For over 400 persons add at the rate of one per 250 persons Or part thereof	1 for every 200 persons or part thereof. For over 200 persons add at the rate of one per 150 persons or part thereof	1 for 1 - 15 persons 2 for 16 - 35 persons	1 for 1 -12 persons 2 for 13 - 25 persons.
One of such wash basins on each floor fixed at height of 80 cms. with tap at 100 cms. above finished floor level for the use of handicapped, disable, old and infirm persons.					
5.	Cleaners Sink	One per floor minimum.			

Note - It may be assumed that two thirds of the number are males & one third females

TABLE NO. 24
SANITARY REQUIREMENTS FOR RESTAURANTS

Serial No.	Fitments	For Public		For Staff	
		Male	Femal	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water closets	1 for 50 seats upto 200 seats for over 200 Seats add at the rate of 1 per 100 seats of part there of	1 for 50 seats upto 200 seats for over 200 Seats add at the rate of per 100 seats of part there of	1 for 1 - 15 persons 2 for 16 - 35 persons 3 for 36 - 65 persons 4 for 66 - 100 persons	1 for 1 - 12 persons 2 for 13 - 25 persons 3 for 26 - 40 persons 4 for 41 - 57 persons 5 for 58 - 77 persons 6 for 78 - 100 persons
2.	Ablution taps	one in each water Closet	one in each water Closet	one in each water Closet	one in each water Closet
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the Vicinity of water-closets and urinals.					
3.	Urinals	1 for 50 Seats		Nil Upto 6 persons 1 for 7 - 20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 - 100 persons	
4.	Wash basins		One for every water closet provided		
5.	Kitchen sinks and dish washers		One in each kitchen		
6.	Slope or service sink		One in the restaurant		

Note :- It may be assumed that two-thirds of the number are males and one-third Females.

TABLE No. 25
SANITATION REQUIREMENTS FOR FACTORIES

Sr. No. (1)	Fitments (2)	For Male Personnel (3)	For Female Personnel (4)
1.	Water Closets	1 for 1 - 15 persons 2 for 16 - 35 persons 3 for 36 - 65 persons 4 for 66 - 100 persons from 101 to 200 persons add at the rate of 3% from over 200 persons add at the rate of 2.5%	1 for 1 - 12 persons 2 for 13 - 25 persons 3 for 26 - 40 persons 4 for 41 - 57 persons 5 for 58 - 77 persons 6 for 78 - 100 persons. From 101 to 200 persons add at the rate of 5%. From over 200 persons add at the rate of 4%.
2.	Ablution taps ..	One in each water-closet	One in each water-closet
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.			
3.	Urinals	Nil upto 6 persons 1 for 7 - 20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 - 100 persons For 101 to 200 persons add at the rate of 3%. From over 200 persons add at the rate of 2.5%	
4.	Washing taps with Draining arrangements ..	1 for every 25 persons or part thereof	1 for every 25 persons or part thereof
5.	Drinking water fountains	1 for every 100 persons with a minimum of one on each floor.	
6.	Baths (preferably showers).	As required for particulars, trades or occupations	

Note :- 1. - For many trades of dirty or dangerous character more extensive provisions are required.

2. - Creches, where provided shall be fitted with water-closet (one for 10 persons or part thereof) and wash basins (one for 15 persons or part thereof) and drinking water tap with draining arrangements (one for every 50 persons or part thereof).

TABLE No. 26

SANITARY ARRANGEMENTS FOR LARGE STATIONS AND AIRPORTS

Sr.No. (1)	Place (2)	W.C. for males (3)	W.C. for females (4)	Urinals for Males only (5)
1.	Junction stations intermediate. stations and bus stations.	3 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	4 for first 1000 persons and one for every additional 1000 persons.	4 for first 1000 persons and one for every additional 1000 persons.
2.	Terminal stations and bus terminals.	4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	5 for first 1000 persons and 1 for every subsequent 1000 persons, or part thereof	6 for first 1000 Persons and 1 for every additional 1000 Persons or part thereof
3.	Domestic airport* Minimum	2*	4*	2*
	200 Persons ..	5	8	6
	For 400 Persons ..	9	15	12
	for 600 Persons ..	12	20	16
	for 800 Persons ..	16	26	20
	for 1000 Persons ..	18	29	22
4.	International airports			
	for 200 persons ..	6	10	8
	for 600 persons ..	12	20	16
	for 1000 persons ..	18	29	22

Note - Provisions for was basins, baths including shower stalls, shall be in accordance with part IX Section 2. Drainage and Sanitation of National Building Code of India.

*At least one Indian style water-closed shall be provided in each toilet. Assume 60 males to 40 females in any area.

PART IV GENERAL PLANNING REQUIREMENTS

*** 28 Land Uses and manner of development-**

The use of land situated within the N. M. C. limit which have been allocated, designated or reserved for certain purpose in the development plan shall be regulated in regard to type and manner of development / redevelopment according to Table No. 27. The table No. 27 shall be inserted below Rule No. 28.

TABLE 27

LAND USES AND THE MANNER OF DEVELOPMENT

Sr. No.	Use (Allocation, designation or reservation)	Person / Authority who may develop	Conditions subject to which development is permissible
(1)	(2)	(3)	(4)
1	Residential (R) (a) Residential (R-1) Residential with shop line (R-2) (b) Housing the Dishoused (c) Municipal Staff Quarters Municipal Housing. (d) Govt. Staff Quarters (e) Police Quarters	Owner Owner Corporation / NIT Corporation Govt. Govt.	In case where the owner has been granted exemption under section 20 or 21 of Urban Land (Ceiling and Regulation) Act, 1976 prior to coming into force of these regulations he would be entitled to develop the land in accordance with terms and conditions set out in exemption order issued by the Government or by the Competent Authority under the said Act.
2.	Commercial (a) Commercial (C-1) (b) Shopping Center, Commercial Complex, Market	Owner Corporation / NIT. Owner.	The Corporation / NIT may acquire and develop the market OR, The owner may develop the site with type, number and size of stalls/shops prescribed by the Commissioner / Chairman and subject to the agreement to handover 15% of built-up area to the Corporation free of charge. Thereafter, the owner shall be entitled to have the full permissible FSI of the plot without taking into consideration the area so handedover. The Corporation / NIT shall use such shops for Rehabilitation of displaced shopkeepers.
	(c) Vegetable Market	Corporation / NIT	Corporation / NIT may acquire the land and develop the same for Vegetable market.
3.	Industrial	Owner	

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001. Table 27 Cont.

	Use (Allocation, designation or reservation)	Person / Authority who may develop	Conditions subject to which development is permissible
(1)	(2)	(3)	(4)
4.	<p>Transportation</p> <p>(a) Proposed road/street</p> <p>(b) Proposed widening of existing road/street envisaged either in the development plan or by prescription of regular line of street.</p> <p>(c) State Transport Depot</p> <p>(d) State Transport Stand</p> <p>(e) Truck Terminal</p> <p>(f) Parking</p> <p>(g) Railway Proposals</p>	<p>Corporation / NIT</p> <p>Corporation / NIT</p> <p>M.S.R.T.C.</p> <p>M.S.R.T.C. or Private Bus Operator's Association or as the case may be.</p> <p>Corporation / NIT / Public Authority</p> <p>Corporation / NIT/ the owner or public authority.</p> <p>Indian Railways</p>	<p>The site shall be acquired and developed by Corporation / NIT.</p> <p>Corporation / NIT may acquire the land and develop, operate and maintain the parking space Or.</p> <p>A Public Authority or Public Organization or owner may be allowed to develop parking space according to the designs, specifications and conditions prescribed by the Commissioner / Chairman. The operation and the maintenance of the facility will be decided by the Commissioner/Chairman irrespective of the Authority or the organization who develops the facility. Parking spaces may be in the basement or open spaces or under the stills or on upper floors. Full permissible F.S.I. of the plot without taking into account the area utilized for providing the parking spaces would be available to the person, authority or organization for other permissible user in that zone.</p>
5.	<p>Public - Semi-public</p> <p>(1) Institutional</p> <p>(a) Dispensary</p> <p>(b) Maternity Home</p>	<p>Corporation / NIT /woner</p>	<p>The Corporation / NIT may acquire and develop the amenity as a reservation. OR the owner may be permitted to develop the amenity subject to his handing over to the Corporation free of charge, 15% built-up space for the amenity constructed according norms prescribed by the Commissioner / Chairman. Thereafter, the owner will be entitled to have the full permissible F.S.I. of the plot for other permissible user of the plot without taking into account the area utilized for constructing the amenity.</p>

..... Table 27 Cont.

.....Cont. Table 27

	Use (Allocation, designation or reservation)	Person / Authority who may develop	Conditions subject to which development is permissible
(1)	(2)	(3)	(4)
	(c) Hospital	Corporation / NIT/ Public Organization or a Trust / Owner	The Commissioner/Chairman may hand over the amenity space for dispensary / maternity home to a public organisation or a charitable trust for operation and maintenance on terms decided by him.
	(d) Government Hospital	Government Department	The Corporation / NIT may acquire and develop the amenity as a reservation OR The Commissioner/Chairman may entrust the development and maintenance of the facility to Public Organization or a Charitable Trust on terms to be decided by him.
6.	Educational (a) Primary School	Corporation / NIT / Owner / Public Institution	<p>(i) Where the designated site is fully encumber-ed-Owners of the land and properties may be allowed to redevelop their properties jointly subject to handing over built-up area to the extent as may be decided by the Commissioner / Chairman either in separate building or on ground and first floor to the Corporation for the purpose of primary school. The construction of the school should be to the satisfaction of Commissioner / Chairman. The cost of construction of the school building alone shall be borne by the owners and the Corporation / NIT in the ratio of 60:40 in lieu of built-up area of school, the owners may avail additional F.S.I. for other permissible use.</p> <p>(ii) Where existing primary school is in rented premises - Owner may be allowed to develop his property subject to handing over the Corporation NIT built-up area equivalent to existing area occupied by the primary school. The construction/ should be to the satisfaction of Commissioner / Chairman. The cost of construction as may be certified by the City Engineer shall be borne by the owner and the Corporation / NIT in the ratio 60:40. Owner may avail additional F.S.I. to the extent of area occupied by the rented school for other permissible use.</p> <p>(iii) Sites designated for primary school. - The Corporation / NIT may acquire and develop the site for primary school. OR The land for the primary School may be acquired for or on behalf of a public Authority, a public</p>

.....Cont. Table 27

	Use (Allocation, designation or reservation)	Person / Authority who may develop	Conditions subject to which development is permissible
(1)	(2)	(3)	(4)
	(b) High School.	Corporation /NIT / Owner/public Institution.	Trust or a Registered Society which may develop the facility or lease it to another institution of Trust for running the same.
	(c) College	Owner / Public	The Corporation / NIT may acquire and develop the site. OR The Corporation / NIT may acquire the land and hand over to a recognised Public Institution/Trust for development and running after recovering the cost of acquisition OR The Corporation / NIT may allow the sites to be developed by the owner and operate it himself or entrust to a recognised Public Institution / Trust for running the same.
	(d) Higher Education / Educational Institution	Institution / Govt. or as per (b) above / corporation / NIT.	
7.	Government or Semi-public (a) Govt. Office (b) Municipal Offices (c) NIT Offices	Govt. Corporation NIT	
8.	Assembly and recreation (a) Cinema Theatre (b) Auditorium (c) Open Air Theatre (d) Museum (e) Town Hall / Community Centre (f) Gymnasium / Gymkhana (g) Exhibition Hall (h) Stadium (i) Rock Garden (j) Play Ground (k) Recreational Ground (l) Club (m) Garden	Corporation / NIT / Owner.	Corporation / NIT may acquire the land and develop it for the purpose OR The Commissioner / Chairman may entrust the development and maintenance of the facility to a suitable agency on terms to be decided by him in case of (a) owner should construct a cinema theatre of atleast 300 seat capacity of 33% or the existing capacity whichever is more and remaining F.S.I. may be allowed to be utilized for other permissible user subject to other D.C. Regulations and conditions as imposed by Commissioner / Chairman.

..... Table 27 Cont.

.....Cont. Table 27

(1)	Use (Allocation, designation or reservation) (2)	Person / Authority who may develop (3)	Conditions subject to which development is permissible (4)
	(n) Park (o) Sports Complex (p) Library		The Corporation / NIT may acquire, develop and maintain library space as reservation or the owner may be permitted to develop the library subject to his handing over to the Corporation / NIT the 20% built-up space for library free of charge constructed according to norms prescribed by the Commissioner / Chairman. The owner will be entitled to have full permissible F.S.I. of the plot without taking into account the area utilized for construction of library. The Commissioner / Chairman may hand over the library space to a public organization for operation and maintenance on terms decided by him.
9.	Public Utilities (a) Fire Brigde Station (b) Water Reservoir (c) Cattle Pond and Dairy Farm (d) Cremation Ground (e) Kabarsthan (f) Burial Ground (g) Drainage and Sewrage Disposal Scheme Work (h) Post' Office/Post and Telegraph office (i) Telecom Exchange (j) Police Institute / Police Establishment / Police Station	Corporation / NIT Central Govt/ Concerned state Govt. Dept. / Owner Govt. Dept.	The Govt. department concerned may acquire develop and maintain user OR. The owner may be permitted to develop the facility subject to his handing over to the Govt. Dept. the required built-up space for the facility constructed according to the norms prescribed by the State Govt. Dept. Thereafter, the owner will be entitled to the full permissible F.S.I. of the plot without taking into account the area utilized for constructing the facility.

29.0. Transfer of Development rights :

In certain circumstances, the development potential of a plot of land may be separated from the land itself and may be made available to the owner of the land in the form of transferable development rights (TDR). These Rights may be made available and be subject to the Regulation, mentioned below.

- * 29.1 (A) The owner or lessee of a plot of land which is reserved for a public purpose or road construction or road widenings, in the Development plan and for additional amenities deemed to be reservations provided in accordance with these regulations, excepting in the case of an existing or retention user or any require compulsory or recreational open space, shall be eligible for the award of Transferable Development Right (TDRs) in the form of Floor Space Index (F. S. I.) to the extent and on the conditions set out below. Such award will entitle the owner of the land to FSI in the form of Development Rights Certificate. (DRC) which he may use himself or transfer to any other person.
- 29.1 (B) However in case of lessee who shall pay the lessor of deposit with the planning Authority/ Development Authority of appropriate as the case may be, for the, payment to the lessor, an amount equivalent to the value of the lessors interest to be determined by any of the said authorities considered on the basis of Land Acquisition Act. 1894, FSI of TDR against the area of land surrendered free of cost and free from all encumbrances will be available to lessee.
- 29.2 Subject to the Regulation 29.1 above, where a plot of land is reserved for any purpose specified in section 22 of Maharashtra Regional and Town Planning Act, 1966, the owner will be eligible for Development Rights (DRS) to the extent stipulated in these Regulations after the said land is surrendered free of cost and after completion of Development or construction as per these Regulation if he undertakes the same.
- 29.3. Development Rights (DRs) will be granted to an owner or leasee only for reserved lands which are retainable under the Urban Land (Ceiling and Regulations) Act, 1976 and in respect of all other reserved lands to which provisions of aforesaid Act do not apply, and on production of a certificate to this effect from the Competent Authority under that Act before a Development Right is granted. In the case of non-returnable land, the grant of Development Rights shall be to such extent and subject to such conditions as Government may specify, Development Right (DRs) are available only in cases where development of a reservation has not been implemented i.e., DRs will be available only for prospective development of reservations.
- 29.4 Development Right's Certificates (DRCs) will be issued by the Commissioner/ Chairman himself. They will state, in figures and in words, the FSI credit in square meters of the built-up area to which the owner of leases of the said reserved plot is entitled, the place and user zone in which the DRs are earned and the areas in which such credit may be utilised.
- 29.5. The built-up area for the purpose of FSI credit in the form of a DRC shall be equal to the gross area of the reserve plot to be surrendered and will proportionately, increase or decrease according to the permissible FSI of the zone where from the TDR has originated,.
- 29.6. When an owner or lessee also develops or constructs the amenity on the surrendered plot at his cost subject to such stipulations as may be prescribed by the Commissioner/Chairman or the appropriate authority, as the case may be, and to the satisfaction and hands over the said developed/ constructed amenity to the Commissioner/Chairman /appropriate authority, free of cost, he may be granted by the Commissioner Chairman a further DRs in the form of FSI equivalent to the area as decided by the Government, utilisation of which etc. will be subject to these regulations.
- 29.7. A DRC will be issued only on the satisfactory compliance of the conditions prescribed in these Regulations.
- 29.8. If a holder of DRC intends to transfer it to any other person, he will submit the DRC to the Commissioner/ Chairman with an appropriate application for an endorsement of the new holder's name, i.e., transferee on the said Certificate, without such an endorsement by the Commissioner/ Chairman himself, the transfer shall not be valid the Certificate will be available for use only by the earlier original holder.

29.9. A holder of DRC who desires to use FSI Credit Certificate therein on a particular plot of land shall attach to his application for development permission valid DRCs to the extent required.

29.10. DRC shall not be valid for use on receivable plots in the areas listed below, (identified in the limits of N. M. C.

- (a) In area included in central zone as shown on Development Plan.
- (b) All Gaothan /congested area shown on Development Plan and notified slums included in the limits of N. M. C.
- (c) Area of Rajbhavan.
- (d) Area covered by village Sitaburdi, Gadga, Dharampeth.
- (e) All properties abutting National Highways, State Highways and ring road upto 50m. depth or two properties depth whichever is more.
- (f) Areas in Agricultural zones and in blue zone (prohibitive zone) and red zone (restrictive zone) as specified by Irrigation Department.
- (g) On plots for housing schemes of slum dwellers for which additional F. S. I. is permissible.
- (h) Areas where the permissible F. S. I. less than 1.0 and also where the F. S. I. of 2 or 2.5 (as the case may be) as permissible under previous D. C. Rules is already consumed.

* 29.11. The DRC's in Nagpur Corporation area shall be issued as below-

Sr. No.	Reserved lands in Zone (Originating plots)	Zone where the DRC's can be received (Receiving plots) excluding area listed in 10 above
1	Zone 'A'	Zone ' B' and Zone 'C'
2	Zone 'B'	Zone 'B' and Zone 'C'
3	Zone 'C'	Zone 'C' only.
4	Heritage Building/ precious Natural features ..	In addition to above, TDR from Zone 'A' may be allow to be utilised in the same zone.

NOTE: (1) Zone 'A' shall include congested area including planning sector-central as per Revised Development Plan and the area of village Dharmpeth, Gadga and Sitabardi. In case of any dispute regarding the boundaries of these zones the decision of the Commissioner/ Chairman will be final and binding upon all the parties.

(2) Zone 'B' shall include the area situated between the ring Road and 'A' zone.

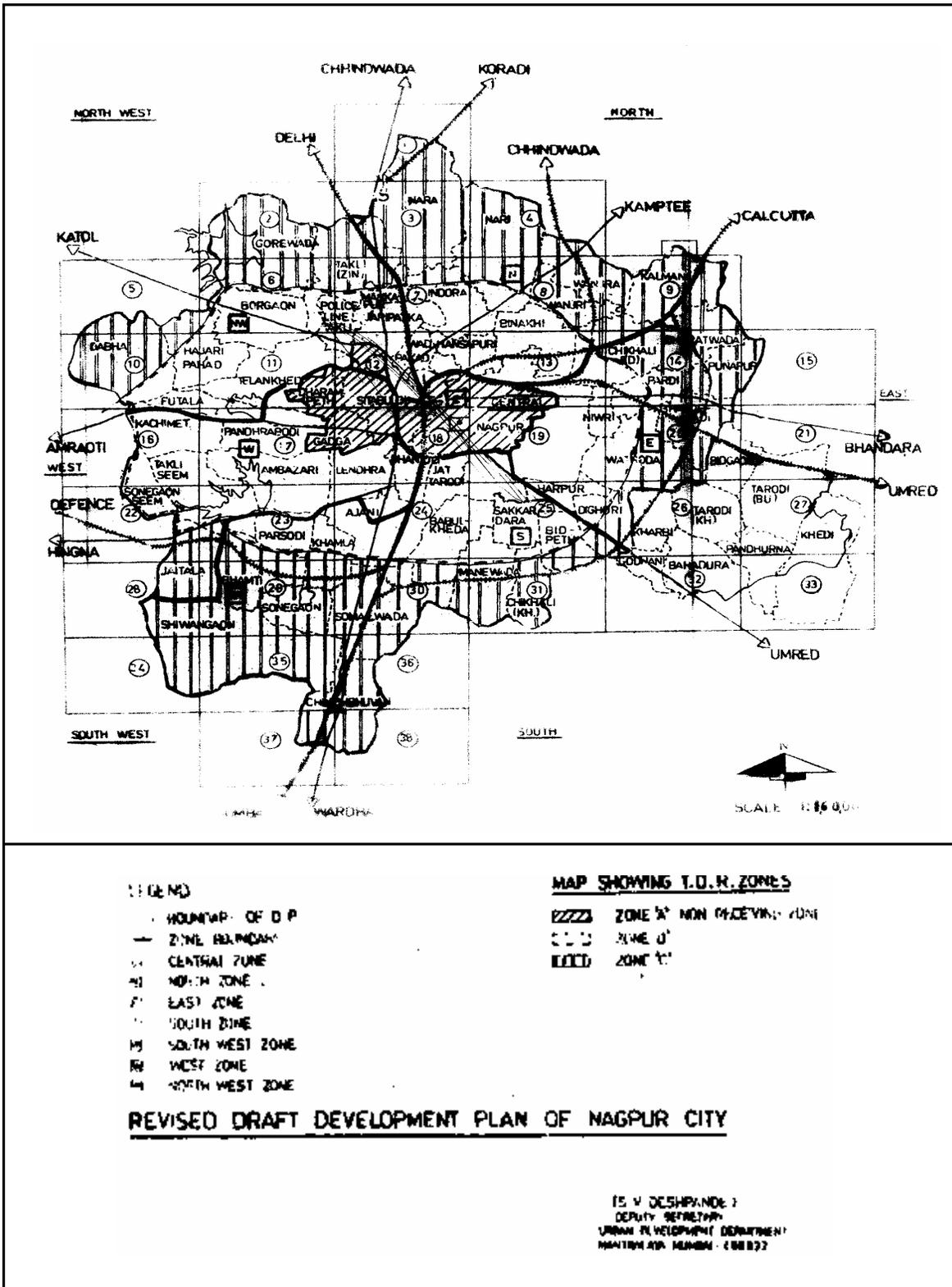
(3) Zone 'C' shall include all the remaining area (excluding zone 'A' and 'B') within Nagpur Municipal Corporation Limit.

29.12. The user that will be permitted for utilisation of the DRC's on account of Transfer of Development Rights will be as under :

Sr. No.	Predominant Zone proposed in Development Plan in which reserved site is situated	Land user to be permitted in receiving area
1	Residential	Only residential areas in residential zone only.
2	Commercial	Only commercial user in commercial zone and only residential users in, residential zone.
3	Industrial	Only residential users in residential zone.
4	Public / Semi public	Only residential users in residential zone.

29.13. DRC's may be used on one or more plots of land whether vacant or already developed or by the erection of additional storeys, or in any other manner consistent with these Regulations, but so as not to exceed in any plot a total built-up FSI higher than that prescribed hereinafter.

* 29:14.1 The FSI receiving plot shall be allowed to be exceeded by not more than 0.8 earned either by way of DR in respect of reserved plot or by way of DR in respect of land surrender for road widening or construction of new roads.



* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- * 29.14.2. To be deleted.
- 29.14.3. In the matter of cases wherein the areas under Acquisition for road widening out of the plots, wherein the entire potential of the plot is already consumed, the TDR's as per sanctioned DCR would not be permissible.
- 29.15. DR's will be granted and DRC's will be issued only after the reserved land is surrendered to the Corporation/NIT, where it is appropriate Authority, otherwise to the State Government as, the case may be free of cost and free of encumbrances and after the owner or lessee has levelled the land to the surrounding ground level and after he has constructed a 1.5 m. high compound wall (or at a height stipulated by the Commissioner/ Chairman) with a gate at the cost of the owner, and to the satisfaction of the Commissioner/ Chairman, or the State Government (as the case may be). The cost of any transaction involved shall be borne by the owner or leasee.
- 29.16. With an application for development permission, where an owner seeks utilisation of DR's, he shall submit the DRC to the Commissioner/Chairman who shall endorse thereon in writing in figures and words, the quantum of the DRC proposed to be utilised, before granting development permission, and when the development is complete, the Commissioner shall endorse on the DRC in writing in figures and words the quantum of DR's actually used and the balance remaining thereafter, if any, before issue of occupation certificate.
- 29.17. A DRC shall be issued by the Commissioner/Chairman himself as a certificate printed on bond paper in appropriate form prescribed by Commissioner/ Chairman. Such a certificate will be a transferable " negotiable instrument" after the authentication by the Commissioner/ Chairman. The Commissioner/ Chairman shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of utilisation of DR's.
- 29.18. The surrendered reserved land for which a DRC is to be issued shall vest in the Corporation/ Nagpur : Improvement Trust (NIT) or the State Government, if the appropriate authority is other than the Corporation/ NIT and 'such land shall be transferred in the City Survey Records in the name of the Corporation/NIT or the State Government as the case may be, and shall vest absolutely in the Corporation/NIT or the State Government. The surrendered land-so transferred to the State Government in respect of which the Corporation/NIT is not the appropriate authority, may on application, thereafter be allotted by the State Government in favour of the concerned authority which may be State or Central Government Department Authority or organisation, or any other public authority or organisation on appropriate terms and land value as may be decided by the State Government.
- 29.19. The Commissioner/Chairman Appropriate shall draw up in advance and made public from time to time a phased annual programme (allowing a 10 percent variation to deal with emergency development) for utilisation of TDR's in the form of DR's prioritising revised development plan reservations to be allowed to be surrendered and indication the areas for their utilisation on receiving plots. Notwithstanding this, in urgent cases the Commissioner/NIT appropriate authority, may for reasons to be recorded in writing, grant DRS, as and when considered appropriate and necessary.
- 29.20. If any contiguous land in addition to the land under reservation for which TDR is given remains unbuildable the NIT/Corporation may grant TDR for such land also. The Chairman/Commissioner will take care that such land are utilised for open space, public toilet etc.
- 29.21. If any dispute arises regarding the utilisation of TDR within the areas of NIT and Corporation between NIT and Corporation, then decision of the Government shall be binding on both. However, in such cases both authorities (NIT and Corporation) should co-operate each other. It is clarified that TDR shall be utilised according to TDR receiving zone, irrespective of whether it is granted by NMC or NIT

30.0. SUPPLEAENTARY AND MISCELLANEOUS PERMISSIONS

30.1. Clarification.

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.

30.2. *Power to delegate.*-The State Government may, by notification in, the Official Gazette delegate by a general or special order of its powers under these Regulations, subject to such conditions as it may consider appropriate, to any officer of the State Government not below the rank of Deputy Secretary except those relating to any matter which is required to be dealt with under the special permission of the Commissioner/Chairman.

31.0 *Regulation for Information Technology Establishments* :- Information Technology Establishments may be permitted subject to the regulations mentioned in Appendix 'Q'

* 32.0. Users permitted below flyover- Commercial user may be permitted below new flyover or in New subways subject to the conditions mentioned in Appendix 'R'. Kept in abeyance

33.0 Open space relaxation in narrow plots may be granted by Commissioner/Chairman according to Tables 31 and 32

34.0. Regulations for conservation of buildings artifacts, structures, areas and precincts of historic and/or assthetic and/or architectural and/or cultural significance and/or natural features of environmental significance (Heritage buildings and precincts) along with list are separately published by State Government vide Notification No. TPS-2491/1835/CR-86/91/UD-9, dated 16-2-2000.

APPENDIX -A
(Regulation No. 6)

From for first application for development under section 44/45/58/89 of Maharashtra regional and town planning act, 1966 and to erect a building under section 274 of the city of Nagpur corporation act, 1948 or under section of the Nagpur improvement Trust Act, 1936.

To,

The Municipal Commissioner/Chairman,
Nagpur Municipal Corporation/ Nagpur Improvement Trust.

Sir,

I hereby give notice that I intend to carry out development in the site/ to erect, to re-erect/ to demolish / to make material alterations in the building on /in plot No Town and Revenue No C.T.S. No situated at Road / Street City No and in accordance with Section 44/45/58/89 of Maharashtra Regional and Town Planning Act, 1966 and Section 274 of THE CITY OF NAGPUR CORPORATION ACT, 1948 /SECTION OF THE NAGPUR IMPROVEMENT TRUST ACT, 1936.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate signed by me and (Name in block letters), the Architect / Licensed Engineer / Structural Engineer / Supervisor, the License No who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

- (1) Key Plan (Location Plan)
- (2) Site Plan
- (3) Sub-Division/Layout Plan
- (4) Building Plan
- (5) Service Plan
- (6) Particulars of Development in Form
- (7) Ownership Title
- (8) Attested copy of Receipt for payment of Building Permission
- (9) Clearance Certificate of Tax Arrears
- (10) No Objection Certificate, where required.

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

Signature of Owner
Name of Owner
Address of Owner

Dated

**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX 1.....ITEM 6)**

1. (a) (i) Full Name of Applicant _____
(ii) Address of applicant _____
- (b) Name and address of Architect/
licensed Engineer/ Structural
Engineer/ Supervisor employed. _____
- (c) No. and date of issue of Licence _____
2. Is the plot affected by any reservations or road lines ? if yes,
are these correctly and clearly marked on the block plan ? _____
3. *(a) What is the total area of the plot according to the
document? _____
- *(b) Does it tally with the Revenue/CTS Record _____
- *(c) What is the actual area available on site measured
by Architect/licensed Engineer/ Structural Engineer /
Supervisor. _____
- (d) Is there any deduction in the original area of the
plot on account of road lines or reservation. Please
state the total area of such deductions? _____
- (e) If so, what is the net area? _____
- * The permission shall be based on the area whichever is
minimum. _____
- (Note : TO INDICATE DETAILS ON THE SITE/BUILDING PLAN AS IN PROFORMA)
4. Are all plans as required under Rule No. 6.2 Enclosed? _____
5. (a) Is the plot of a city Triangulation Survey Number,
Revenue Survey Number of Hissa Number of a Survey
Number or a Final Plot Number of a Town Planing
Scheme or a part of an approved layout? _____
- (b) Please state Sanction Number and Date of Sub-
division/Layout _____
6. (a) In what zone does the plot fall ? _____
- (b) What is the permissible F.A.R. of the zone ? _____
- (c) What is the number of tenements per hectare
permissible in the zone ? _____
7. (a) Is the use of every room in the proposed
work marked on the plans? _____
- (b) Is it in accordance with the rules ? _____
- (c) Does the use of the building, fall in the category of
special types of buildings like cinema halls, theatres,
Assembly halls, stadia, buildings for religious purpose,

- Hospital buildings, educational buildings, markets and exhibition halls etc.?
8. If the work is in connection with an industry :
- (a) Please briefly describe the main and accessory process. _____
 - (b) Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory _____
 - (c) Under what industrial classification does it fall (Reference to relevant regulation should be given) _____
 - (d) Is the proposal for relocation of an existing industry, if so give the name and address of existing industry? _____
 - (e) Will the building be at 10 m. away from the boundary of a residential and commercial zone? _____
 - (f) Is the proposal for a scenic industrial estate on a plot reserved for service industry ? _____
 - (g) Nature and quantum, of industrial waste/effluents and method of disposal _____
9. (a) What is the average
- (i) prescribed width? _____
 - (ii) Existing width of the street? _____
- (If the plot abuts on two or more streets, the above information in respect of all streets should be given)
- (b) What is the height of the building?
 - (i) Above the center of the street _____
 - (ii) Above the average ground level of the plot _____
 - (c) Does it comply with the Rule No. 15.5? _____
10. (a) If there are existing structures an the plot _____
- (i) Are they correctly marked and numbered on the site plan? _____
 - (ii) Are those proposed to be demolished immediately and coloured yellow? _____
 - (iii) What is the plinth area and total floor area of all existing structure to be retained? (Please append statement I giving details) _____
 - (iv) What is the number of existing tenement in the structure to be retained ? _____
- (b) What is the plinth area and total floor area of the proposed work?
(Please append statement II giving details) _____
 - (c) What is the number of tenements proposed? _____

NOTE : TO INDICATE DETAILS ON THE BUILDING PLAN AS IN PROFORMA 1

- 11. (a) Please state the plinth area and total floor area, existing and proposed (total of Item No. 10 (a) (iii) and 10 (c)) _____
- (b) Please state the overall F.A R (Item 11 (a) divided by Item 3 (e)) _____
- (c) Does the work consumed the full F.A.R. of the plot, as given in Item 6 (b) ? If not, why not ? _____
- (d) Is the Building proposed with setbacks on upper floors ? _____
- (e) What is the total number of tenements ? (Item 10 (a) plus Item 10 (c)) _____

NOTE : TO INDICATE DETAILS ON THE BUILDING PLAN AS IN PROFORM 1

- 12. (a) What is the width of the front open space ? If the building abuts two or more streets, does the front open space comply with Rule No. 15. 1.3? _____
- (b) Please state which of the following rules is applicable for the front open spaces :
N-2.1 to N-2.8
and does the front open space comply with that rule ? _____
- 13. (a) What is :
(i) the width of the side open space (s) ? _____
(ii) the width of the rear open space (s) ? _____
(iii) the distance between buildings? _____
- (b) Are there two or more wings to the buildings ?
If so, are the open spaces separate or distinct for each wing as required under Rule No. 15.1 .6? _____
- 14. If the plot is narrow, which clause under Table No. 31 or 32 do you proposed to taken advantage of (Whatever applicable) ? _____
- 15. (a) What are the dimensions of the inner or outer chowk? _____
- (b) (i) Is are room dependent for its light and ventilation on the chowk ?
If so, are the dimensions as required for each wing of the building ? _____
- (ii) If not, is the area equal as per Rule No. 15.2? _____
- 16. If the area of the building is greater than 14 meter above the average ground level, is provision for lifts made ? _____

Type	Passenger Capacity	No. of Lifts	Type of Doors
(1)	(2)	(3)	(4)

- (b) Details of Fire Lift.
17. (a) Does the building fall under purview of Rule No. 6.2.6.1 ? _____
- (b) If so, does the proposed fire protection requirements confirm to Appendix P ? _____
- (c) If not, give reasons for non Conformity _____
- (a) _____
- (b) _____
- (c) _____
- (d) _____
18. (a) (i) What are the requirements for parking spaces under the Rules ? _____
- (ii) How many are proposed? _____
- (iii) How many lock up garages are proposed ? - _____
- (b) (i) Are loading-unloading spaces necessary under Rule No. 16.5 ? _____
- (ii) if so, what is the requirement ? _____
- (iii) Now many are proposed ? _____

NOTE: INDICATE DETAILS ON BUILDING PLANS AS IN PROFORMA-I

19. (a) (i) What are the maximum widths of balcones ? _____
- (ii) Will they reduce the required open spaces to less than the provisions of Rules ? _____
- (iii) Do they serve as a passage to any part of the building? _____
- (iv) What is their total area ? _____
- (b) What is the maximum width of weather frames, Sunshades (Chajja), Sun breakers, cornice, eaves or other projection ? _____
- (c) (i) Are any porches I Canopies proposed ? _____
- (ii) Are they in compliance with Rule No. 15.4.1 ? _____
20. (a) What is the width of the means of access ? _____
- (b) What is its clear height ? _____
- (c) Will it be paved, drained and kept free of encroachment? _____
21. Is recreational or amenity open space provided as required under Rule No. 13.3 ? _____
- (a) Are any accessory buildings proposed ? If so, for What purpose ? _____
- (b) What are their heights ? _____
- (c) Are they 7.5 m away from the street or front boundary and if _____

- located within the open spaces 1 .5 m. from other boundary ? _____
- (d) Is their area calculated in F.A.R. ? _____
23. (a) What is the proposed height of the compound I boundary wall ?
Is it at a junction ? _____
- (b) Is it in compliance with Rule 17.16 ? _____
24. (a) Is the proposal in the Air Port Zone ? _____
- (b) Is a "No. Objection certificate" for height and character of smoke from chimneys obtained in compliance with Rule No. 15.5 ? _____
25. Does the proposal fall in any of the restricted zones ? _____
26. (a) Does any natural water source pass through the land under development ? _____
- (b) Is the necessary setback provided as per Rule No. 11 .1 ? _____
27. Is the plinth level proposed to be above the level of the surrounding ground level ? _____
28. The details of the materials to be used in construction with specification are as below:
Roofs _____
Floors _____
Walls _____
Columns _____
Any other material. _____
29. The number of water closet, urinals, kitchens, baths to be provided are as follows
- | | Water closets | Baths | Urinals | Kitchens |
|--------------------|---------------|-------|---------|----------|
| Existing | _____ | _____ | _____ | _____ |
| Proposed | _____ | _____ | _____ | _____ |
30. Details of the source of water to be used in the construction _____
31. Distance from the sewer. _____
32. How much municipal land will be used for stacking building material ? _____
33. Please explain in detail in what respect the proposal does not comply with the Development Control Rules and the reasons therefor, attaching a separate sheet if necessar. _____

I hereby declare that I am the owner I lessee I mortgagee in possession / of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date :

Signature of the Applicant.

Address :

Form of certificate to be signed by the Architect / Licensed Engineer / Structural Engineer / Supervisor employed by the Applicant

I (Name _____) have been employed by the applicant as his Architect I Licensed Engineer I Structural Engineer I Supervisor. I have examined the boundaries and the area* of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/leesee/ mortgagee in possession of the plot as in the above form and the attached statement 1 and 2 and found them to be correct.

Date :

Signature of Architect / Licensed
Engineer/Structural Engineer

Address :

Supervisor

*NOTE : TO INDICATE ON BUILDING PLAN AS IN FORM II

FORM OF STATEMENT 1

[Sr. No. 10 (a) (III)]

Existing Building to be retained.

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

OR

FORM OF STATEMENT 2

[Sr. No. 10 (b)]

Proposed Building

Building No.	Floor No.	Area of	Total Floor Area proposed work	Use occupancy of Floor
(1)	(2)	(3)	(4)	(5)

OR

PROFORMA I

(At Right Hand Top Corners of Site/Building Plan at Floor Level)

A AREA STATEMENTS

1. Area of plot _____ Sq.M.

2.	Deductions for	
	(a) Road Acquisition Area	_____
	(b) Proposed Road	_____
	(c) Any Reservation	_____
	(Total a+b+C)	_____
3.	Net Gross Area of Plot (1-2)	_____
4.	Deductions for	
	(a) Recreation Ground as per Rule No. 3.3.1	_____
	(b) Internal Roads.	_____
	(c) Total (a+b)	_____
5.	Net Area of Plots (3 - 4c)	_____
6.	Addition for F.A.R. 2(a)	_____
	Total Built up Area 2(b)	_____
	Purpose + For..... 2(c)	_____
7.	Total Area (5+6)	_____
*8.	F. A. R. Permissible	_____
*9.	Permissible Floor Area (7x8)	_____
10.	Existing Floor Area.	_____
11.	Proposed Area	_____
	Area Statement	_____ Sq. M.
12.	Excess Balcony Area Taken in F. A. R. (AS per B (c) Below)	_____
* 13	Total Buil up Area (10 + 11 + 2)	_____
* 14	F.A.R. Consumed (13 / 7)	_____
B.	BALCONY AREA STATEMENT.	
	(a) Permissible Balcony Area Per Floor.	_____
	(b) Proposed Balcony Area Per Floor.	_____
	(c) Excess Balcony Area (Total).	_____
C.	TENEMENT STATEMENT.	
	(a) Net Area of Plot Item Agreed (7) Above.	_____
	(b) Less Deduction of Non-residential Area (Shops Etc.)	_____
	(c) Area of Tenements (a - b)	_____
	(d) Tenements Permissible	_____
	(e) Tenements Proposed.	_____
	Total Tenements (d + c)	_____

D. PARKING STATEMENT

- | | | | |
|-----|------------------------|---|--|
| (a) | Parking Required | Car | |
| | By Rule | Scooter/ Motor Cycle,
Cycle Outsiders. | |
| (b) | Garages Permissible | | |
| (c) | Garage Proposed | Car | |
| | | Scooter/ Motor Cycle,
Cycle Outsiders. | |
| (d) | Total Parking Provided | | |

*E. LOADING/ UNLOADING SPACES

- | | |
|------------------------------------|--|
| Loading/ Unloading Provided | |
| Total Loading / unloading Provided | |

PROFORMA II
(At Right Hand Bottom Corner of Plans / Below Performa I)
Contents of Sheet
Stamps of Date of Receipt of Plans
Stamps of Approval of Plans.

Revision	Description	Date	Signature
----------	-------------	------	-----------

***CERTIFICATE OF AREA**

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out is tallies with the area stated in document of ownership/T.P. Scheme Records/ Land Records Deptt./ city Survey records.

 Signature of Architect/Licensed
 Engineer/ Structural Engineer/ Supervisor.

Description of Proposal & property _____
 Name of Owner _____

Job No.	Drg. No.	Scale	Drawn By	Checked By	North Line
---------	----------	-------	----------	------------	------------

 Signature, Name & Address of Architect/
 Licensed Engineer/ Structural Engineer/ Supervisor.

***APPENDIX 'B'**
(Regulation No. 6.2.9.)
FORM FOR SUPERVISION

To,
The Building Engineer, NIT / NMC,
Nagpur.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No on / in Plot No in Block No situated at Road / street City No shall be carried out under my supervision and I certify that all the materials (types and 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 the execution of the work in all respects.

Signature of the Architect or Licensed Engineer/Structural
Engineer/ Supervisor

Name of Architect or Licensed Engineer/ Structural
Engineer/ Supervisor (in block letter)

Licensee No. of Architect or Licensed Engineer/ Structural
Engineer / Supervisor

Address of Architect of Licensed Engineer/ Structural
Engineer / Supervisor

Date :

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

APPENDIX 'C'

(Regulation No. 6.4)

*QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF LICENSED TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION

C-1 General

C-1.1 The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in regulation No. C-2 to C-6. The procedures for licensing the technical personnel is given in regulation No. C-6.

C-2 ARCHITECT.

C-2.1 *Qualifications*- The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.

*C-2.2 Competence of Architect:- To carry out work related to development permission as given below and to submit.

- (a) All plans and information connected with development permission.
- (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 mt height and
- (c) Certificate of supervision and completion for all building.

C-3 ENGINEER

C-3.1 *Qualifications*-The qualifications for Licensing Engineer will be the corporate membership (civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering.

*C-3.2 Competence- To carry out work related to development permission as given below and to submit.

- (a) All plans and related information connected with development permission.
- (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 5 storeys or 16 mt. height, and
- (c) Certificate of supervision and completion for all building.

C-4 STRUCTURAL ENGINEER

C-4.1 *Qualifications*- Qualifications for Licensing of structural engineers shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work;

- (a) Graduate in Civil Engineering of recognised Indian or Foreign University and 'Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and
- (b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas : Institution possessing exceptional merits.

The 3 years experience shall be relaxed to 2 years in the case of Post-graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- * C-4.2 Competence - To submit the structural details and calculations for all building and supervision.
- * C-4.2.1. Complicated buildings and sophisticated structures, as decided by commissioner, N. M.C. / Chairman, N.I.T., which are within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b) & C-5.2 (a) (I) shall be designed only by structural Engineer.

***C-5 SUPERVISOR:**

C-5.1 Qualification

- (a) For Supervisor 1 :-
- (i) Three years architectural assistantship or intermediate in architecture with two years experience, or
 - (ii) Diploma in Civil engineering with two year's experience.
- (b) for Supervision - II:-
- (i) Draftsman in Civil Engineering from ITI with five year's experience under Architect / Engineer.

*** C-5.2 COMPETENCE**

- (a) For Supervisor-I : To submit,
- (i) All plans and related information connected with development permission on plot upto 200 sq. m. and upto 2 storeys; and
 - (ii) Certificate as supervision of buildings on plot upto 200 sq. m. and upto 2 storeys and completion thereof.
- (b) For Supervisor-II To submit,
- (i) All Plans and related information upto 50 sq. m. built up area and upto 2 storeys, and
 - (ii) Certificate of supervision for limits at (i) above and completion thereof.

C-6. LICENSING-

* C-6.1 Technical Personnel to be licensed :-

The Qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for one calendar year ending 31 st December after which it shall be renewed annually.

* C-6.2 Fees for Licensing- The annual licensing fees shall be as follows:-

For Engineer and structural Engineer Rs. 250 p. a.

For supervisor (I) Rs. 100 p. a

For supervisor (II) Rs. 50 p. a

* C-6.3 Duties and Responsibilities of Licensed Technical Personnel :-

The duties and responsibilities of licensed technical Personnel shall be as follows:-

- (1) It will be incumbent an every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and re-operate with the Municipal Commissioner of Nagpur / Chairman NIT and other Officers in carrying out and enforcing he provisions of NMC Act / NIT Act, and of any regulations for the time being in force under the same.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (2) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Chapter XV of the NMC Act/NIT Act, and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
- (3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set-back has accrued or is about to accrue to the Commissioner / Chairman under, the provisions of relevant Acts or any of them it will be incumbent on such Licensed Technical Personnel to ascertain whether " the regularline of the street" has been prescribed under the provisions of relevant Act; and whether any portion of the said premises is required for the street and no Licensed Technical Personnel must, on any account or under any pretence whatever, be a part to any evasion or attempted evasion of the set-back (if any that may be required).
- (4) In every case in which a Licensed Technical Personnal is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or licence of the Commissioner/ Chairman is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force thereunder, in respect or premises designed or intended to be applied to such use, are duly fulfilled or provided for.
- (5) A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Municipal corporation /NIT in contravention of any term or condition of the lease or agreement for lease.
- (6) when Licensed Technical Personnel to be in the employment for the development work, he shall report the fact forthwith to the authority.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

APPENDIX 'D'

(Regulation No. 6.6.1)

FORM FOR SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

To, _____

Sir,

With reference to your application No. ,dated for the grant of sanction of Commencement Certificate under Sections 45 and 69 of Maharashtra Regional and Town Planning Act, 1966.

to carry out development work/and Building permit under Section of the NMC / NIT Act to erect building in Building No on/ in plot No Block No situated at Road /Street City Survey No village

. the commencement Certificate/Building permit is granted subject to the following conditions;

1. The land vacated in consequence of the enforcement of the set-back rule shall form 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.
6.
7.
8.

Office No

Office Stamp

Date :

Yours faithfully,

Building Engineer,
 NIT/NMC

APPENDIX 'E'
(Regulation No. 6.6.1)

FORM FOR REFUSAL OF SANCTION OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

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 No Plot No. situated at Road/Street City Survey No. Village I have to inform you that the sanction has been refused, on the following grounds and also as mentioned on the reverse page.

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

Yours faithfully,

Building Engineer,
NIT / NMC

Office memo No. BE/

Office Stamp

Date :

OBJECTIONS

1. Application Form.
2. Plans and Statement.
- * 3. Architect
4. Ownership.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

5. Plinth Area.
6. Marginal Space.
 - (i) Front Margin.
 - (ii) Side Margin's
 - (iii) Rear Margin
7. Floor Areas.
 - (a) Bed room; dining Room, Hall.
 - (b) Bath-Room.
 - (c) Kitchen.
 - (d) Any other room.
8. Ventilation
9. Detached / Semidetached.
10. Projection / Balcony.
11. Stair Case / Stair Case Landing
12. Enclosure / Compound wall.
13. Well.
14. Porch.
15. Canopy.
16. Colour Code is not as per building regulations
17. Miscellaneous.

Assistant Engineer II/ Junior Engineer / Sectional Engineer /
Building Section,
NMC / NIT Nagpur

APPENDIX 'F'

[Regulation No. 7 (2)]

Form of Notice for Commencement of Work

To,

The Commissioner /Chairman
Nagpur Municipal Corporation
Nagpur / NIT Nagpur.

Sir,

The development work / erection / re-erection / demolition or material alteration in of Building No
. on/ in plot No./C. S. No. C. R. S. No. Division / Village / Town Planning
Scheme No. Situated at Street/Road. Ward. will
start on in accordance with your permission No. date.
under the supervision of (name of Architect) Architect or Licensed Engineer / Structural
Engineer / Supervisor bearing Licence No and in accordance with the plan sanctioned.

Yours faithfully,

Signature of owner

Name of the owner

(In Block Letters)

Address of Owner

.

.

Date:

APPENDIX 'G'

[Regulation No. 7 (4)]

Form for intimation of completion of Work upto Plinth Level.

To,

The Chairman/Commissioner;

Nagpur Improvement Trust/Nagpur Municipal Corporation, Nagpur.

Sir,

The Construction up to plinth / column up to plinth level has been completed in Building No
on/in plot No. C.S. No / C. T. S. No. Division Village/Town Planning Scheme
No. Road/Street. Ward. in accordance with your
permission No. dated. under my supervision and in accordance with
the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect
or Licensed Engineer/
Structural Engineer/
Supervisor

Name :

(In Block Letters)

Address :

Date:

APPENDIX 'H'

[Regulation No. 7 (4)]

Form of Approval / Disapproval of Development Work upto Plinth Level.

To,

Sir,

Please refer to your intimation No dated
. regarding the completion of construction work upto plinth / column upto plinth level in
Building No on / in Plot No. C. T. S. No Division / Village/ Town
Planning Scheme No situated at ward You may / may
not proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not
confirm to the sanctioned plans.

Yours faithfully,

Building Engineer
Nagpur Improvement Trust/ NMC Nagpur.

Office No

Office Stamp

Date :

APPENDIX 'J'

[Regulation No. 7 (6)]

FORM FOR COMPLETION CERTIFICATE

To,

The Building Engineer,
Nagpur Municipal Corporation /NIT
NAGPUR.

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No. on / in plot No. Block No. situated at Road / street City survey No. Village. 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 the materials (Type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued thereunder have been trans gressed 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 & give permission for the occupation of the building.

Licence No. of Architect

Signature of Architect or Licensed Engineer/

Address of Architect or Licensed Engineer/

Structural Engineer / Supervisor

Structural Engineer / Supervisor

Address of Architect or Licensed Engineer

Name of Architect or Licensed Engineer/

Structural Engineer / Supervisor

Structural Engineer / Supervisor

Encl : As above.

Date :

(In Block Letter)

Signature of Owner

Name of Owner (Block Letter)

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

APPENDIX 'K'
[Regulation No. 7 (7)]
Form for Occupancy Certificate

To,

- i) Owner :-
- ii) Architect, Licensed Engineer
- Structural Engineer / Supervisor.

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No
on / in Plot No.. Block No. situated at Road /
Street. City S. No. Village completed under the
supervision of. Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No
. may be occupied on the following conditions-

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

A set of certified completion Plans is returned here with.

Yours faithfully,

Building Engineer,
Nagpur Improvement Trust Nagpur/
Municipal Corporation, Nagpur.

Office No.
Office Stamp.
Date

APPENDIX 'L'

[Regulation No. 7 (8)]

Form of Indemnity for part Occupancy Certificate

(On Stamp Paper)*

To,

Nagpur Improvement Trust/
Nagpur Municipal Corporation, Nagpur.

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No dated Indemnity the Municipal Corporation of NMC / NIT 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. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

Yours faithfully,

Signature of Owner

Name of the Owner

(in block Letters)

Witness:

(Signature and name in block letters)

.

Address:

.

.

Date :

* Of such value as decided by the Commissioner.*

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

APPENDIX 'M'

Regulation No. (14 .2)]

LAND USE CLASSIFICATION AND USES PERMITTED.

* M-1 Purely Residential Zone - R 1 (Plot abutting on roads below 12 m. width In non -congested area and 9 m. in congested area except no shopping streets)

M-1.1 The following uses and accessory uses to the principal residential use shall be permitted in buildings or premises in purely Residential Zone:-

- (i) Any residences.
- (ii) Customary Home occupation, i. e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- * (iii) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, to be permitted on any floor above. However, maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, but not within the prescribed marginal open spaces in any case and with the special permission of Municipal Commissioner / Chairman, NIT.
- * (iv) Maternity Homes in independent buildings with the special written permission of the Commissioner I Chairman who will take into consideration the suitability of the site, size and shape of the site, means of access, water and sanitary arrangement etc, before granting the permission;
- (v) Professional Offices and Studies of residents of the premises and incidental to such residential use not occupying a floor area exceeding 20 sq. m.
- (vi) Educational Buildings including students' hostels, religious buildings, community halls and welfare centres and gymnasiums except trade schools.
- (vii) Public Libraries and Museums in independent structures restricted to ground floor.
- (viii) Club Houses not conducted as a business in independent structures restricted to ground floor.
- (ix) Parks which are not utilised for business purpose.
- (x) Bus shelters, Taxi stands.
- * (xi) Shops not more than 11 sq. m., pan shops, Dhobis Shops for collections and distribution of cloths and other materials for cleaning and dyeing establishments, Darnors, Tailors, Groceries, Confectionary and other general provisions. Hair dressing saloon and Beauty Parlour, Bicycle hire and repair; Vegetable and fruit stalls, Milk shops. Dispensaries, Floweriest, bangles and other articles needed by women, small bakeries, news paper stalls, tea shops.
- * (xii) This provision is deleted
- (xiii) Police Station, Telephone exchanges, Government and Municipal Sub -Offices, Post and Telegraph Offices, Branch offices of Banks with safe Deposit Vaults, electrical sub - stations, fire station. Civil Defence warden posts and First Aid posts along with Home guards and Civil Defence Centres, pumping stations and water Installations and ancillary structures thereof required to cater to the local area facing on road of width not less. than 12 m.
- (xiv) Petrol filling and service stations not employing more than 9 persons on sites not more than 1100 sq. m, on roads 9 m. and above with the special written permission of the Authority, and with

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

minimum clearance of 6 m. from all boundaries excepting road side for structure above and below ground and subject to all other regulations applicable to petrol filling stations.

- * (xv) Notwithstanding anything contained in these regulations Information Technology Establishment (ITE) (pertaining to software only) on the plots/ premises fronting on roads having width more than 9.00 mts. and above.

- (xvi) Flour mill with special written permission of the commissioners, NMC / Chairman, NIT if

- (a) It is located on ground floor
- (b) Adequate care has been taken in structural design.
- (c) It does not cause any nuisance to the neighbour and residents of upper floor,
- (d) Power requirement does not exceed 7.5 kw., additional horsepower upto 10, may be granted with special permission of commissioner, NMC / Chairman NIT.

*M-2 RESIDENTIAL ZONE WITH SHOPLINES R-2 (Residential plots abutting on road having width 12 m. and above in non congested area and 9 m. and above in congested area except no shopping streets)

M-2.1 All Uses permitted in R1 zone shall be permitted in R 2 zone.

M-2.2 Uses permissible in Residential Zones with Shop Lines -

A building or premises with a shop line along a street in residential zones may be used only for the purpose indicated at M - 2. 2 . 1 subject to the following conditions ;

- * (a) The additional uses permissible here under shall be restricted to a depth of 12.00 m. measured from the building line and only on the ground floor of the building in the front portion abutting the street .
- * Such additional user shall in no case consume FSI of more than 0.5 in both congested and non-congested area except in buildings independent plots.

Notwithstanding anything contained above a pedestrianised shopping precinct extending to a depth of more than 12 m.(40 ft.) may be provided subject to the condition that no shop in such pedestrianised precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3 m. clear of all step or projections and bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the Authority.

- (b) Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street on which no shopping line is marked; and street which is less than 9 m. in congested and 12 m. in non -congested area.
- (c) All goods offered for sale and brought for repair shall be displayed and kept within the building and shall not be kept in the passages or footpaths or roads.
- (d) No trade and business involving any danger of fire, explosion offensive noise, vibrations, smoke, dust glare heat or other objectionable influence may be allowed.

M-2.2.1 Use Provisions :

- (i) Stores or shops for the conduct of retail business including departmental stores, storage and sale combustible materials shall not normally be permitted except with the special permission of the authority.
- (ii) Personal service establishments : professional offices, Radio broadcasting stations, stadiums, telephone exchanges.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (iii) Hair dressing saloon and beauty parlours.
- (iv) Frozen food lockers.
- (v) Hat Repair, Shoe repair and shining shops
- (vi) Shops for the collection and distribution of cloths and other materials for cleaning, pressing and dyeing establishments.
- (vii) Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
- (viii) Shops for goldsmiths, locksmiths, watch and clock repairs, bicycle rental and repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, umbrella repair and upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- (ix) Coffee grinding with electric motive power not exceeding 1 H.P.
- (x) The floor mills and grinder and production of stables.
- (xi) Auto part stores and show rooms for motor vehicles and machinery.
- (xii) Preparation and sale of stables in eating houses.
- (xiii) Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature).
- (xiv) Club houses or other recreational activities, conducted as business.
- (xv) Storage of furniture and household goods.
- (xvi) Repairs to all house hold articles (excluding auto vehicle).
- (xvii) Veterinary dispensaries and hospitals..
- (xviii) Supari and masala grinding / pounding not exceeding 10 H. P. 25 sq. m. with special written permission of Authority.
- (xix) Animal ponds.
- (xx) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing flued having a flash point lower than 60 degree C and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
- (xxi) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50 percent of the total floor area used for the principal use.
- (xxii) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- (xxiii) Mattress making and cotton cleaning, not employing more than 9 persons with motivepower not exceeding 3 H.P. and area not more than 50 sq. m.
- (xxiv) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (xxv) Art galleries, aquariums;
- (xxvi) Research experimental and testing laboratories not involving any danger of fire or explosion nor of any obnoxious nature and located on a site not less than 4 Ha. in area and when the laboratory is kept at least 30 m. from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.
- (xxvii) Electronic industry of assembly type (and not manufacturing type) with special permission of the authority with following restrictions.
 - (1) Restricted on ground floor only with area not exceeding 50 sq.m.
 - (2) Total electric power inclusive of motive power and heating load not exceeding 5 H. P.
 - (3) Number of persons employed not exceeding nine.
- (xxviii) Restaurants, eating houses, cafeteria, ice - cream and milk bars.
- (xxix) Bakeries with no floor above, not occupying for production an area in excess of 75 sq.m. and not employing more than 9 persons provided that the power requirement does not exceed 3 kw.
- (xxx) Establishment for preparation and sale of eatables not occupying for production in area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under that sub - rule.
- (xxxi) Printing press with aggregate motive power not exceeding 3 H.P. not employing more than 9 persons in the industrial activity and individual electric motors of not more than 2 H.P.
- (xxxii) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration smoke, dust, odour, glare, heat, or other objectionable influences;
- (xxxiii) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above, with the special written permission of the Commissioner / Chairman.
- (xxxiv) Flour mills not using more than 10 H.P. motive power with no floor above, with the special written permission of the Commissioner;
- (xxxv) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq.m. and not more than 2 chargers with power not exceeding 5 KW.
- (xxxvi) Photographic studies and laboratories with not more than 50 sq. m. area not employing more than 9 persons and not using power more than 3 H. P.
- (xxxvii) Showroom for Distribution and sale of LPG Gas; and
- (xxxviii) Coal - Fire - Shops.
- (xxxix) Diamond cutting and polishing not employing more than 6 persons with motive power not exceeding 1/ 2 H.
- (xxxx) Group medical centres on separate floors, preferably ground floor.
- (xxxxi) Residential Hotels and Lodging shall be permitted in independent building or parts of building, but on separate floors thereof with the special written permission of the authority who will see the suitability of the site, size and shape of building, means of access, water and sanitary arrangements, etc. before granting the permission.

- (xxxxii) Book Depot, Medicine and chemist shops.
- (xxxxiii) Where the commercial zone boundary or a street with shopping frontage is atleast 400 m. away, shops like general provision stores or foodgrain shop at the rate of 1 for 15 tenements may be permitted on the ground floor or in a semidetached -ground floor building with no other use over it, provided that the remaining area on the ground floor is utilised for parking purposes. Such shopping uses will not be permissible in more than two adjoining plots in any locality. Such shop uses will not cover more than 5 percent of the plot area. Such shops may be used for a frozen food shop or coal, grains shops, a ironing shop provision shop, vegetable shop for day to day demand;. milk vending shop, kerosene shop.
- * (xxxxiv) Business/ corporate office on any floor in addition the normal parking requirement as per Table 8 an additional strip for visitors parking in front setback as prescribed shall be kept.

Note. The authority may from time to time add to amend the above list with the approval of Director of Town Planning pune.

M-2.3 Uses to be permitted in independent premises / buildings.

The following uses shall be permitted in designated R2 Zone, which would be located in independent premises / building (different from the' restrictive uses in the shoplines of entrance floor (ground floor) with residential uses on upper floors

- (i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, dance and music studios and such other places of entertainment with the special written permission of the authority:
- (ii) Petrol filling service stations not employing more than 9 persons with the special written permission of the authority with provision of M - 1.1 (xiv)
- (iii) Trade or other similar schools;
- (iv) Bulk storage of kerosene and bottled gas for domestic consumption with the special written permission of the Authority.
- (v) Parking of automobiles and other light vehicles on open plots even as a business.
- (vi) Vegetable, fruit, flour, fish or meat market place with the approval of the authority.
- (vii) Boarding and lodging houses ;
- (viii) General Agriculture and Horticulture (including domestic poultry) upto the use of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
- (ix) service industries (class "A") in service industries plot in R2 zone.
- (x) Photographic studios and Laboratories not using power more than 5 H.P. and employing not more than 9 persons, and
- (xi) Under takers,
- (xii) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary hospitals) with the special written permission of the Authority provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any boundaries.

Note: -The user of Cinema/ Drama Theatre shown as existing user on Development Plan should be regarded as designated user and in case of re-development of property, a similar user with similar or more capacity shall be provided alongwith any other

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

user that may be permissible in accordance with zoning applicable for the particular plot.

M-3 COMMERCIAL AREA/ZONE

M-3.1 In commercial zones, buildings or premises shall be used only for the uses and purposes given in M - 3.2 subject to the following conditions

- (a) all goods offered for sale shall be displayed within the building excluding passages;
- (b) when the commercial zone boundary falls short of a street, the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets and ;
- (c) when user other than those permissible in a residential zone without a shop line (R1) have and access from the side or rear open spaces, the width of the such open spaces shall not be less than 7 m.

M-3.2 Use provisions :

- (i) Any use permitted in residential zone with shop lines R - 2, without area and floor restrictions. Club, business houses, veterinary- dispensaries, testing lab, paper and plastic packing bags and boxes manufacturing, mattress making.
- (ii) Pasturing and milk processing plant not employing more than 9 persons and 10 H.P. motive power with area not more than 50 sq. m. in these industrial activities
- (iii) Ice factories in independent buildings with area not more than 250 sq. m. and power not more than 5 H. P and number of persons employed upto 20.
- (iv) Business Offices and exchanges.
- (v) Whole -sale establishments with storage area not exceeding 200 sq. m. subject to five protection requirements.
- (vi) Printing, book binding, engraving and block making on an unrestricted scale regarding area and motive power, if the same area in an independent building, subject to any special conditions to be prescribed by the Authority in the interest of the adjoining development.
- (vii) Major Public utility buildings.
- (viii) Headquarters organisations.
- (ix) Cleaning and pressing establishments for cloths and not employing solvents with a flash point lower than 60 degree C: machines with dry load capacity exceeding 30 kg. and more than 9 persons and provided that the total power requirement does not exceed 4 KW.

M-4 SERVICE INDUSTRIES ZONE.

M-4.1 Service Industries Class A - The Service Industries of A Class may be permitted in independent building (independent designated plot) in R2 and Commercial zones along with the limitation of area permitted, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Table No. 33 for service industries.

However, Service Industries Class A may also be permitted in R-2 Zone with residential shop lines in conformity with regulation No. M-2.2.1.

M-4.2 Service Industries Class B in zone I : The Service Industries of Class B to be permitted in separate independent plots carved out with due approval to the layout in consultation with the Director of Town Planning. Further watchman's quarters, canteen, banking spaces can be permitted within the premises of the building for Service Industries in Zone.

M-4.3 Information technology establishment shall be permitted in Industrial zone and services industrial estates on all plots fronting on roads having width more than 12 metres.

M-5 INDUSTRIES ZONE.

M-5.1 Industries shall include any building or part of a building or structure, in 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 station; smoke houses laundries, gas plants, refineries, dairies and saw - mills.

M-5.2 Use Provisions in Industries Zone -

Building or premises in industries zone may be used for any industrial and also accessory uses like banks, canteens, welfare centres and such other common purposes considered necessary for the industrial workers, except for any dwelling other than dwelling quarters of watchman, caretakers or other essential staff required to be maintained on the premises as may be allowed by the Commissioner/ Chairman.

The following industries may be permitted only with the special permission of the Commissioner / Chairman who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause insurance and hazard to adjoining owners. Before granting any such permission, Commissioner / Chairman may prescribe special condition about minimum size of plot and minimum buffer open spaces from the industrial building/ industrial use space which shall not however be less than 25 m. (75 ft.)

- (i) Acetone manufacture;
- (ii) Acetylene gas manufacture and storage;
- (iii) Acid manufacture;
- (iv) Air-crafts (including parts) manufacture;
- (v) Alcohol manufacture;
- (vi) Ammonia manufacture;
- (vii) Aniline Dyes manufacture;
- (viii) Arsonal.;
- (ix) Asphalt manufacture or refining;
- (x) Automobiles, trucks and trailers (including parts) manufacture and engine re-building, except motor body building not employing pneumatic rivetting ;
- (xi) Blast furnace ;
- (xii) Bleaching powder manufacture;
- (xiii) Boiler works manufacture or repairs; excepting repairs to boilers with heating surface not exceeding 5 sq.m.
- (xiv) Brick, tile or terra cotta manufacture ;
- (xv) Building materials such as prefabricated houses, composites wall boards, partitions and panels manufactures
- (xvi) Carbide manufacture ;
- (xvii) Caustic soda and compound manufacture;
- (xviii) Celluloid or cellulose manufacture or treatment and articles manufacture;
- (xix) Cement manufacture;
- (xx) Manufacture of charcoal and fuel briquettes;
- (xxi) Coke manufacturing ovens;

- (xxii) Chlorine manufacture ;
- (xxiii) Concrete products manufacture including concrete central mixing and proportioning plants;
- (xxiv) Cotton ginning, cleaning, refining or pressing and manufacture of cotton wadding or lint, except cotton cleaning for the purpose of preparing mattresses;
- (xxv) Concrete manufacture or treatment;
- (xxvi) Disinfectants manufacture, except mixing of prepared dry ingredients;
- (xxvii) Distillation of bones, coal or weed ;
- (xxviii) Dye stuff manufacture except mixing of dry powders and wet mixing ;
- (xxix) Exterminator or post poison manufacture, except mixing of prepared ingredients
- (xxx) Emery cloth and sand paper manufacture;
- (xxxi) Explosive or fire works manufacture or storage except storage in connection with retail sale ;
- (xxxii) Fat vendering.
- (xxxiii) Fertilizer manufacture
- (xxxiv) Film photographing manufacture;
- (xxxv) Flour mill with motive power exceeding 25 H.P. grain crushing or processing mill with motive power exceeding 50 H. P. massala grinding mill with motive power exceeding 15 H.P. or a combination of any of the above mills with aggregate motive power exceeding 60 H.P. and each one mill using motive power in excess of the above limits ;
- (xxxvi) Forges, Hydraulic and mechanically operated;
- (xxxvii) Garbage offal or dead animals reduction, dumping or incineration ;
- (xxxviii) Gas manufacture and storage in cylinders except manufacture of gas as an accessory to a permissible industry;
- (xxxix) Glass manufacture except manufacturing of glass products from manufactured glass ;
- (xl) Glue, sizing material or gelatine manufacture;
- (xli) Graphite and graphite products manufacture;
- (xlii) Gypsum or plaster of paris manufacture;
- (xliii) Hair, felt, fur and feather, bulk processing, washing; curing and dyeing ;
- (xliv) Hydrogen and oxygen manufacture
- (xlv) Industrial alcohol manufacture;
- (xlvi) Printing Ink manufacture;
- (xlvii) Junk (iron, aluminum, magnesium or zinc) cotton waste or gas storage and baling;
- (xlviii) Jute, hamp, sisal, coir and cokum products manufacture
- (xlix) Lamp black, carbon black or bone - black manufacture;
- (l) Lime manufacture,
- (li) Match manufacture;

- (lii) Metal foundaries with an aggregate capacity exceeding 10 tons a day;
- (liii) Metal processing (including fabrication and machinery, manufacturing), factories employing such machine tools or processes as power hammer , forging machine pneumatic drilling or rivatting sheet working with heavy sledge hammers etc., or processes expressly prohibited herein ;
- (liv) Metal finishing, anamelling, anodizing, japanning plating, galvanising, lacquering, grinding, polishing, rust proofing and heat treatment;
- (lv) Paint, oil, shellac, turpentine or varnish manufacture except manufacture of edible oils and paint making (not including turpentine or varnish making);
- (lvi) Oil cloth or linoleum. manufacture, excepting waterproofing of paper or cloth;
- (lvii) Paper cardboard or pulp manufacture;
- (lviii) Petroleum or its products refining or wholesale storage;
- (lix) Plastic materials and synthetic resine manufacture
- (lx) Pottary or ceramics manufacture other than the manufacture of handicraft products only ;
- (lxi) Potash works ;
- (lxii) Tyrexilin manufacture or products;
- (lxiii) Rolling mills ;
- (lxiv) Rubber (natural or synthetic) or gutta porcha manufacture except manufacture of latex goods and small rubber product and synthetic treated fabrics, such as washers, gloves, footwear, bathing caps, atomizers, houses, tubings, wire insulation toys and balls; but including manufacture of types and tubes ;
- (lxv) Salt works except manufacture of common salt from sea water
- (lxvi) Sand, clay or gravel quarrying except under government municipal agencies or control ;
- (lxvii) Smelting, reduction, refining and alloying of metal and metal ores except of rare and precious metals
- (lxviii) Soap manufacture other than cold mix;.
- (lxiv) Soda and compound manufacture;
- (lix) Starch, glucose or dextrine manufacture;
- (lxxi) Stock yard or slaughter of animals or fowl except the slaughter of fowls, incidental to a retail business
- (lxxii) Stone crushing and quarrying;
- (lxxiii) Shoe polish manufacture;
- (lxxiv) Sugar manufacture or refining;
- (lxxv) Tallow, grease or lard manufacture;
- (lxxvi) Tanning, curing or storage of raw hides or skins
- (lxxvii) Tar distillation or manufacture;
- (lxxxviii) Tar products manufacture;
- (lxxix) Textile manufacture exceeding 50 H.P. total

- (lxxx) Vegetable oil manufacturing and processing plants;
- (lxxxix) Wood and timber, bulk processing and wood working including sawmills and mills excelsior Plywood and veneer and wood preserving treatment except the manufacture of wooden articles with saw or machine;
- (lxxxii) Wax products manufacture from paraffin;
- (lxxxiii) Wool pulling or scouring;
- (lxxxiv) Yeast plant ;
- (lxxxv) In general these uses which may be obnoxious or offensive by reason of omission of odour, liquid effluvia, dust, smoke gas, noise, vibration or fire hazards ;
- (lxxxvi) The Commissioner/ chairman may, from time to time, add to, alter or amend the above list; with the approval of Director of Town Planning, Pune.

M-5.3 Use provision in Special Industries Zones:

- (i) Fertilizer manufacture from organic materials provided however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious adours or fumes and which do not produce noxious odour or fumes in the compounding or manufacture thereof ; .
- (ii) Sulphurous, sulphuric, citric, nitric, hydrochloric or other corrosive acid manufacture or their use or storage except as accessory to a permitted industry;
- (iii) Blast furnace;
- (iv) Ammonia manufacture;
- (v) Incineration, reduaction or dumping of offal, dead animals garbage or refuse on commercial basis or the establishment of loading and transfer platforms except where restricted, regulated or controlled by duly constituted Government or Municipal authorities having the power to restrict, regulate or control the same,
- (vi) Tar distillation or manufacture ;
- (vii) lime manufacture;
- (viii) Manufacture of explosive or inflammable products of Cellulose,
- (ix) Celluloid manufacture or treatment;
- (x) Manufacture of photographic films;
- (xi) Cement manufacture;.
- (xii) Coloring manufacture;
- (xiii) Bleaching powder manufacture ;
- (xiv) Gelatine or glue manufacture or processes involving recovery from fish or animal offal;
- (xv) Aluminium, magnesium tin, copper, zinc or iron smelting;
- (xvi) Manufacture or storage of explosives of fire works;
- (xvii) Match manufacture;
- (xviii) Fat rendering;
- (xix) Candle or paraffin wax products manufacturing;
- (xx) Fat, tallow grease or lard refining or manufacturing ;
- (xxi) Manufacture of explosive or inflammable product or pyroxyilis ;

- (xxii) Fyroxylis manufacture;
- (xxiii) Dyestuff manufacture;
- (xxiv) Turpentine, varnish or size manufacture or refining ;
- (xxv) Gypsum plaster or plaster of paris manufacture;
- (xxvi) Drive-in -Theaters, cinema or theaters, subject to provision of separate entries and exits for the cars, required sanitary and water supply arrangement, car parking as per rules in force.

M-5.4 Non -viable plots in Industries Zone.

If some plots or parts thereof become unbuildable for factory purpose because of restrictions due to zonal setback regulations the following users may be permitted on such plots.

- (i) Petrol Pumps and Service Station.
- (ii) Parking lots.
- (iii) Electric Sub - station.
- (iv) Building of public utility concerns except residence.
- (v) The branches of Scheduled Banks.
- (vi) Service Industries.
- (vii) Storage Buildings.

M-5.5 In case of the Special Industrial Zone, the users which are permitted in General Industrial Zone may be permitted in the set-back distance of 52.5 m. provided such industries are located 22.5 m. away from the boundaries of the zone.

M-6 Use Permitted in AGRICULTURAL ZONE / NO DEVELOPMENT ZONE-

The following uses shall be permitted in Agricultural Zone :-

- (i) All agricultural uses including stabling of buffaloes subject a limit of 10 cattles per hectare, providing the accessory building, tents, pigsties and stables.
- (ii) Garden and Poultry Farms.
- (iii) Forestry I Nursery.
- (iv) Golf Clubs and Links.
- (v) Public Parks, Private parks; play fields, Summer camps for recreation of all types.
- (vi) Race tracks, and shooting ranges
- (vii) L.P.G. gas Godown subject to the following conditions
 - (1) Minimum area of the plot shall be 2000 sq. mt.
 - (2) Maximum permissible F.S.I. shall be 0.2.
 - (3) Only ground floor structure shall be permitted.
 - (4) No Objection Certificate from the Controller of Explosives and the chief fire officer shall be submitted along with the proposal.
 - (5) Any additional condition as may be imposed by the Commissioner/ Chairman.,
- (viii) Brick, tile or pottery manufacture.
- (ix) Fish Farming.
- (x) Sand clay or gravel quarries.

- (xi) Storage and drawing of fertiliser.
- (xii) Public utility establishments such as electric substations, receiving stations sewage disposal, water works alongwith residential quarters for essential staff for such works proposed to be located in the zone.
- (xiii) farm houses subject to following conditions:-
 - (a) The land in which it is constructed is actually put under agricultural use.
 - (b) Farm house shall be permitted by Commissioner/ Chairman only after the requisite permission for farm house is obtained by the owner from the Collector under the provisions of Maharashtra Land Revenue Code and attested certified copy is attached with the application under Section 44 of the M. R. and T P. Act, 1966.
- (xiv) Swimming 'pools / sports and games, health .clubs, cafe taria,. canteen, tennis courts, etc.
- (xv) Amusement park.

Note :- Maximum floor space area shall not exceed 4% of the total plot area with only ground floor without still its.

The minimum area for such user shall be 0.4 Ha. and 400 trees per Ha. shall be planted on such plot.

M.7 Uses permissible in Public /semi public Zone.

- (1) Primary School, High School, all sorts of educational College Technical School /College, Educational Complex, Hostel for students essential staff quarters.
- (2) Hospital, Dispensary, Maternity Homes, Health Centre, Complex of such uses, Dharmashala for the visitres to patients, essential staff quarters, veterinary hospital, auditorium exhibition hall, and gallery.
- (3) Training institutions, Home for aged, essential quarters.
- (4) Government/ Semi -Government/ Local self Government offices, Court buildings, essential staff quarters.
- (5) Post Office, Telegraph office, Telephone Exchange, Roads station, Complex of such uses, Staff quarters and similar public /Semi , public uses.
- (6) Library, Mangal Karyalaya, Gymnasium, Gymkhana, Water tanks, Stadium, Community hall, Religious Temple, masques, Church, etc.

Note :- (i) In the education complex, Primary school, High School, all types of colleges, technical schools, colleges/ all types of Medical education and students' hostels and essential staff quarters shall be permitted.

(ii) With prior approval of Director of Town Planning, Pune the Chairman, N. I. T. Commissioner N. M. C. shall include other items of public interest in the list which are not covered in the above list.

(iii) Besides above uses, commercial use shall be permitted as give in the table below.

Area of Plot			Permissible commercial use in percentage
Up to 1000 sq. mt.	..	..	7.5%
1001 to 2500 sq. mt.	..	..	10%
2501 to 4000 sq. mt.	..	..	12%
4000 sq, mt. and above	..	..	15%

Commercial use shall be allowed on following conditions :

- (A) Convenient shopping, branch of bank small hotels etc. shall be permitted but shops / hotels for wine, pan, cigarette, tobacco, lottery tickets and such others which do not serve public purpose similarly domestic gas shops/ godowns which are dangerous to public health shall not be permitted.
- (B) The income from such a commercial uses shall be utilised for main users for which the Development has taken place or would taken place or would take place.
- (C) Such a commercial development shall take place in such a way that it shall not affect the view of the main development on the land, similarly such a commercial user shall be permitted upto 50 % length of the plot.
- (D) The Planning Authority shall ascertain that for parking places and for traffic, sufficient area is kept in the plot.
- (E) Additional F. S. I. shall be allowed only on the plot area remained after deducting the plot area utilised for commercial user.
- (F) The Planning Authority shall not allow sub - division of S. N. / Gat No. / Plot No. on which such a Development which may cause/ has take place/ would take place.
- (G) The commercial user is permitted upto a depth of 12 m.
- (H) The land owner / developer / institution shall give guarantee in witting to the Planning Authority for following all the stipulated conditions scrupulously.
- (I) The plots in which there is an existing development; such commercial use shall be restricted to max. 20% of the balance potential.

APPENDIX 'N'

(By Regulation No. 15.1)

*** N-1 OPEN SPACES AND AREA HEIGHT LIMITATIONS IN CONGESTED AREAS AND ABADI AREA AS SHOWN ON DEVELOPMENT PLAN AS MAY BE SPECIFIED IN THESE REGULATIONS.****N-1.1.1 GENERAL :**

Area included in the congested area shall be intended mainly for residential purpose excepting areas reserved for public purpose or municipal purposes in the Development plan and areas in which it would be expedient to acquire for the said purposes, but not so designated.

All other users as listed out under residential use in land Use Classification Order, shall be permitted in the congested areas.

N-1.1.2 RESIDENTIAL:

Floors Space Index.

- * (a) The permissible FAR for plots upto 1000 sq. mt. area shall be 1.00 and more than 1000 sq. mt. area 1.25 for purely residential and also mix residential and commercial or other use.

Provided further that in the redevelopment scheme of a property in congested area.

- (I) The, size .of the tenements in redevelopment scheme should not be smaller than 15 sq. mt. and larger than 55 sq. mt. in area.
- * (II) Where the No. of existing tenements exceeds the permissible density of 250 tenements per Ha., the development scheme should accommodate all the existing tenements, as far as possible subject to condition the proposed FSI does not exceeds 25% above the permissible FSI of 1.00
- * (III) Where the existing tenement density is less than 250 tenements per Ha., the redevelopment scheme may accommodate the No. of tenements so that the FSI exceed 1.00 and the tenement density does not exceed 250 per Ha.
- * (b) Front Open Spaces - The minimum set back from the existing or proposed road shall be as under:-
- (i) For streets 7.5 to 12 m. in width - 2.00 m.
- (ii) For streets. 12 m & above in width - 3.00 m.
- (iii) Side & rear open spaces shall be as below.:

* Resi. Plot Area	Sides	Rear
Below 180 sq. mt.	1.00 m.	1.00 m.
Above 180 & below 270 sq. mt.	2.00 m.	2.00 m.
Above 270 sq. mt.	3.00 m.	3.00 m.

For common wall construction depth or/ and width shall not be more than 8 mts.

- * (iv) for streets less than 7.5 mts. In width, no setback shall be prescribed subject to condition that no lane shall be less than 4.5 mts. in width clear of structural projection. For lanes less than 4.5 mt width a setback of 2.25 mt. shall be prescribed from the centre line of such lane. Streets less than 4.5 mt shall be treated as lanes only. When they served as access to the properties fronting on them. Where the

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

streets, despite their narrowness, form part of traffic circulation system, widening shall be proposed and normal set back mentioned above shall be applied.

* (v) Structural projections such as balconies, cornices, weather sheds, roof Projections etc. shall be allowed in the setback distance prescribed above as per regulation No. 15.4

(c) Height- The height of the building shall not be more than 18m. and shall also be governed by the width the road in front as per regulation No. 15.5.

(d) Ground Coverage-The maximum ground coverage shall be 2/3rd of the plot area

* N-1 1.3 Educational, Public Health and Charitable Buildings;

(a) Floor Space Index.-Normally, the FSI permissible for above buildings would be 1.00 However, in case of special circumstances additional FSI upto 50% may be permitted on 1.00 i. e. upto the maximum of 2.50 in consultation with government.

(b) Open Space - For other buildings FSI shall be 1.5 and open spaces of 3 mts on all sides.

* N-1.1.4 Pathway for access to the internal building or interior part of the building ;

The pathway shall not be less than 3.6m. (12 ft) in width and no portion of any building shall overhang or project below a height of 3.6m. from the surface of such passage if length of such passage or the No. of buildings served by such passage requires such extra width or such clear height to be provided in the opinion of the Commissioner/ Chairman.

* N-1.1.5 The provisions of N-1.1.2, N-1.1.3 and N -1.1.4 may be relaxed by the Commissioner /Chairman in special circumstances. However, if the width of property is less than 3.6m. (12 ft) the entire ground floor shall be on Stilts.

* N-2 **Open Spaces and Area and Height limitations for buildings situated outside congested area.**

N-2.1 Residential Buildings.:-

(a) The provisions as, given in Table 28 shall apply for the residential buildings, residential cum office or shop buildings permissible in non congested areas and residential buildings permissible in industrial areas.

(b) minimum distance between main and accessory building - A clear distance of at least 1.5m. shall be left between the main building and any accessory building such as an outhouse, garage, etc. constructed in one building plot.

(c) Number of main and single storied accessory buildings in a plot. - Only one main building either altenement house or a block of flats or a dwelling hours together with such outhouses, garages. etc. as are reasonably required the bonafied use and enjoyment of the occupants or such main building and their domestic servants and which shall not be separately let out, shall be permitted to be erected in any plot. These provisions are not applicable to group housing schemes. Provided that these restrictions shall not prevent erection of two or main buildings together with incidental constructions mentioned above on the same plot equal to the number of multiples of the minimum size of building plot as laid down under Table 28, if the area of the plot is twice, thrice or more as the case may be.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

TABLE NO. 28

REAR / SIDE MARGINS / TENEMENT DENSITIES / HEIGHTS OF DIFFERENT CATEGORIES IN NON - CONGESTED RESIDENTIAL ZONES

Sr. No.	Description of Road	Min Plot Size in sq. mt.	Min Frontage in mts.	Min. setback from Road front in meters	Min. side and rear Open space in metres	Max per misible ground coverage	FSI	Tenement Density	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	National/ State Highway or Roads as specified by the Municipal Commissioner / Chairman	750	18	6 m. from D.P. road line.	As per regulation No. 15 subject to Min of 3 m.	deleted	deleted	250 tenements per Ha.	
2.	M.D.R./O.D.R. and other roads 24 m. wide and above.	600	18	4.5 m. for purely residential tenements and 6 m. for other uses on ground floor	-do-	deleted	deleted	-do-	
3.	Roads of width below 24m. wide and up to 15m.	500	15	-do-	-do-	deleted	deleted	-do-	
4.	Road of width below 15 m. and above 9 m.	250	12	4.5 m 6.m for other users	-do-	deleted	deleted	250 tenements per Ha.	
5.	Road of width 6 m. to 9 m.	250	12	3m.	-do-	deleted	deleted	-do-	
6.	Road of width 12m. and below	125	8 to 12	3m.	(i) 2.25 m. on one side in case of semi detached. rear margin 3 m. (ii) 3 m. from side and rear margin in case of detached plots.	deleted	deleted	(i) G+ 1 (ii) G+ 2	In case of categories 6,7 and 8 marginal distance of any building Shall be min 3m. from peripheral boundary of the layout.

.....Table 28 Cont.

.....Cont. Table 28

REAR / SIDE MARGINS / TENEMENT DENSITIES / HEIGHTS OF DIFFERENT CATEGORIES IN NON - CONGESTED RESIDENTIAL ZONES

Sr. No.	Description of Road	Min Plot Size in sq. mt.	Min Frontage in mts.	Min. setback from Road front in meters	Min. side and rear Open space in metres	Max permissible ground coverage	FSI	Tenement Density	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
7.	Row housing on roads of width 12m. and below	50 125	4 to 8	3	side margin 2.25 rear margin 1.5	deleted	deleted	G+1	
8.	Row housing for L.I.G.	20 50	4	1 m. from pathway 2.25 m. from road boundary	do	deleted	deleted	400 tenements per Ha. Size of the tenements should be between 20 and 30 sq. mt.	E.W. S./

- NOTE:(1) Subject to the condition that a row housing plot at the junction of two roads shall be larger to maintain the set back from both roads and subject to the condition that not more than 8 and less than 4 plots shall be allowed in each block of the road, each block shall be separated from the other by 6 m. and building shall conform to a type to be approved by the Nagpur Municipal Corporation / NIT.
- (2) Subsidiary structures such as car park, garage, outhouse, independent sanitary block, etc. shall not be permitted in plot having area below 250 sq. mt. No garage shall be permitted in a building having stilt or basement provided for parking.
- (3) Tenement size means the total built up area including thickness of walls and internal passage, etc. but excluding common corridors, passages and staircases, lift rooms, etc.
- (4) Construction of ottas, steps, railings, barricades or supporting columns for canopy or poarch shall not be allowed in front marginal open space. However, steps may be permitted within 1.2 m. from the building line.
- (5) In case of weaker section Housing Scheme providing all tenements or 30 sq. mt. each or less, a tenement density upto 300 tenements per Ha. will be allowed.
- (6) In case of group housing scheme, net plot area shall be 3 / 4th of the gross area and number of permissible tenements shall be, calculated accordingly. In case of Group Housing Scheme, the net plot area for the purpose of calculating the buildable area or permissible number of tenements shall be the actual net area of the plot i.e. the gross area less the area under roads, passages, pathways, access etc. and the area of open space and other amenity space required as per layout and sub - division regulations.
- (7) All the plot mentioned in the table for categories 1. to 5 are minimum. In cases where actual size of the plot is more, then the provisions for the respective plot sizes would be made applicable irrespective of road widths on with the plot fronts.
- *(8) Shops and other commercial uses not having an opening on road side will be permitted upto 0.50 FSI in case the plots front on roads of width 12m and above; provided that the off-street parking provision is made as per the rule with a provision of additional visitors parking in front margin of the building. The parking space must be levelled mettalled placed as directed by the Municipal Corporation / NIT.
- (9) R-1 shops will be permitted only on the plots fronting on roads having width from 6 m. to 9 m. with a front 7.5 m.
- (10) Only residential users shall be permitted on plots fronting on roads with width less than 6 m.
- (11) With the special permission of the Commissioner / Chairman, shopping luses and departmental stores may be permitted on the entire ground floor of the building, subject to the following conditions
- (i) The side and rear marginal open spaces shall not be less than 9 m. in width.
 - (ii) No back - to- back shops would be permitted unless they are separated by a corridor of at least 1,8 m . in width which shall be properly lighted and ventilated.
 - (iii) All goods offered for sale or displayed should be within the premises comprising the shop and should not be kept in the passages or open spaces.

Provided that such shopping users and department stores may be permitted in the entire building where the whole building is in occupation of one establishment or of a co-operative society only and subject to the above conditions.

- *N - 2.1.1. Where substandard plots partially constructed have either granted or leased out by NIT or from approved layouts by Govt. NIT / NMC prior to publication of these regulations in Maharashtra Govt. Gazette (i. e. before 9th March 2000) shall be honoured & for these plots front, side and rear margins shall be considered as mentioned in Table No. 28 (a) and 28 (b) In no case FSI shall exceed more than one.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

*** (a) For Residential Zones**

Table 28 (a) for residential Zones

Sr. No.	Category and road width and description of housing	Minimum front space from the road front in m.	minimum rear open Space in m.	minimum side open Space in m.	F.S.I.
1	2	3	4	5	6
1	National Highways State Highways.	**24.5 m. From centre line of highway or as prescribed by Highway Authority from time to time or 4.5m. from plot boundary Whichever is more	3m.	3 m.	1.0
2	Roads more than 9 m. width	4.5 m.	3m.	3m.	1.0
3	Roads of 9 m. and below.	3.00 m.	3m.	3 m.	1.0

**24.5 m. for national highway.

NOTE 1 : Plots abutting 6 m. wide road and below in E. W. S. Components of U. L. C. Scheme and NIT and NMC marginal spaces will be as per their respective schemes and rules.

* NOTE 2 : The front set back for already existing layout roads shall be as per existing Schemes by these rules, provided it is more than what is prescribed by these rule.

* (b) Open space for tower like structure:

(i) Open spaces for tower like structures, tower like structures may be permitted only with 6 mtrs minimum open space at ground level and tone set back at the upper level provided that the total height does not exceed 24 mts. In case of tower of Government and public importance, height more than 24 mts. or whatsoever reason shall need no objection from Director, micro wave project, Nagpur Telephone. This is not an exemption of provision in Table No. 28 (b)

*** TABLE 28(B)-Open spaces for different heights of Building for light and ventilation.**

Sr. No.	Height of Buildings in Meter	Open spaces around building Exception front of Plot in meter
1	13	3
2	16	4
3	19	5
4	22	6
5	24	7

Note: If the length or depth of the building exceed 40 mts. add to column (3) 10% of land of depth of building minus 4.0 m.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (ii) Open spaces separate for each building or wing the open spaces required under these byelaws shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces according to these byelaws for the purpose of light and ventilation of the wing.

N-2.1.2 Floor area ratio--- Residential and residential cum office / shop building permissible in non congested areas shall have maximum floor area ratio 1.00 and for plot above 1000 sq. mts. the F.A.R. shall be 1.25.

N-2.2 Institutional buildings (Hospital, Maternity Homes Health Club)

- (a) Built - up - area: The built - up area shall not be more than 1 /3rd of the area of the plot.
- (b) F. S. I. the maximum FSI shall be 1 .
- (c) There shall be minimum open space of 6 m. on all sides.

N-2.3 Educational Buildings -

- (a) Built - up - area - Maximum permissible built - up area shall not be more than 1 / 3rd of the plot area.
- (b) FSI -Maximum FSI shall be 1.
- (c) Minimum open space .- 6 m. on all the sides from boundaries.

N-2.4 Cinema Theatres I Assembly Halls.

- (a) Open spaces.
 - (i) Front set back - A set back of 12 m. from road shall be left.
NOTE - Further in cases of plots facing National Highway, state Highway and Major District Roads the building line shall be according to ribbon development rules or 12 m. from plot boundary whichever is more.
 - (ii) Side and Rear Open Spaces.- Side and rear marginal distances to be left shall be 6 m. The above shall be exclusive of parking spaces, subject to regulations No. 16.
- (b) F. S. I. shall be one:- The minimum distance between boundary of the site for cinema theatre / assembly halls and boundary of educational, institutional and other Government business buildings shall not be less than 60 m.
- (c) Minimum width of access road shall be 15 m.

N-2.5 PUBLIC ENTERTAINMENT HALL / MANGAL KARYALAYA AND LIKE BUILDINGS:

- (a) F.S.I. :- Maximum F.S.I. shall be 1
- (b) Access Roads :- The minimum width of access roads shall be 15m. and the plot shall a but on this road.'
- (c) Open spaces.
 - (i) Front open space - 12 m.
 - * (ii) From all the three boundaries - 6 m.

N-2.6 PETROL FILLING STATION WITH OR WITHOUT SERVICE BAYS:-

- (a) The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- (b) Petrol filling stations shall not be permitted within a distance of 90 m. from any junction of roads.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (c) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.
- (d) Petrol station shall not be sited within a distance of 90 m. from the nearest gate of a school, hospital, theatre, place of assembly or stadium.

N-2.7 BUILDING IN COMMERCIAL ZONE

- (a) Means of Access :- When two or more buildings are constructed in the same plot, every building shall be provided with independent means of access of not less than 6 m. width. The means of access shall not be considered as part of marginal open spaces required to be left around the buildings.
- * (b) Plinth Area :- Maximum plot coverage shall be 1/2 of the plot size.
- * (c) FSI for buildings out side congested area in commercial zone the maximum FSI permissible shall be 2.00 for commercial cum residential user and 2.50 for purely commercial the purpose of FAR net area of land excluding open spaces and area covered by internal roads shall only be considered.
- (d) Open Spaces :- Marginal open spaces along periphery of land or plot shall be 4.5 m. minimum, provided that in case of land / plots fronting on classified roads, set - back prescribed under Ribbon Development Rules or 4.5 m. whichever is more shall be observed excluding congested area where marginal distances shall be as per regulation No. N -1 and Ribbon Development Rules.

NOTE :- The provisions of note under regulation No. N -2.4 (I) shall apply for front open space in the case of storage buildings.

N - 2.8 INDUSTRIAL BUILDINGS

- (a) Minimum plot area height limitation for industrial building shall be as per the Table given below.

**TABLE NO. 29
AREA HEIGHT LIMITATIONS FOR INDUSTRIAL BUILDING**

Sl. No.	Plot Size In Sq. Mtrs.	Max. Built up Area (%)	Min. Marginal Front open Spaces in Mtrs.	Min. Side rear Marginal Spaces	Min. Width of Plot in Mtrs.
1	300 to 500	50	5	3	15
2	501 to 1000	50	6	4	20
3	1000 to 2500	50	6	4.5	25
4	2501 to 5000	50	6	6	35
5	5001 and above	50	6	9	50

Note : In case of plot fronting on highway's building shall be set-back or distance of 25 m. from the centre line of the highway and or 6 m. from the boundary of road boundary (R/W) whichever is more.

- (b) In Industrial Zone, actual factory or workshop Building and storage or godown shall not be constructed within distance of 10 m., 25 m. from the boundary of industrial zone and special industrial zone respectively, such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or proposed road. Provided further that ancillary building such as essential staff quarters, canteen, garages electricity stations, water tanks etc. may be permitted in such open spaces provided a minimum distance of 10 m. is left free from the boundaries.
- * (c) "FAR Permissible shall be 2.00 for mixed user & 2.5 for purely industrial user"

N- 2.9

ADDITIONAL FSI IN CERTAIN CATEGORIES :-

- (a) Additional Floor space index which may be allowed in certain categories.

(1) ROAD WIDENING AND CONSTRUCTION OF NEW ROADS:

The Commissioner/ Chairman may permit additional FSI on 100 per cent of the area required for road widening or for construction of a new road proposed under the Development Plan. If the owner (including the lessee) of such land surrenders such land for road widening or new road construction without claiming any compensation in lieu thereof and hands over the same free of encumbrances to the satisfaction of the Commissioner/ Chairman. Such 100 per cent of the FSI on land so surrendered to the corporation /NIT will be utilisable upto a limit of 40 per cent of the area of the plot remaining after such surrender and the balance F.S.I. remaining there after shall be allowed to be utilised as a Development Right in accordance with the rules regulating Transfer of Development Rights (TDRs). Thereafter, the road shall be transferred in the city survey records in the name of the Corporation / NIT and shall vest in it becoming part of a public street. Provided that this concession shall not be granted in respect of roads in the areas of Town Planning Scheme unless further widening thereof is proposed.

(2) BUILDING OF EDUCATIONAL AND MEDICAL INSTITUTIONS AND INSTITUTIONAL AND STARRED CATEGORY HOTELS :

The Commissioner / Chairman may with the previous approval of the Government and subject to payment of premium as may be fixed by Government and such other terms and conditions as it may specify, permissible FSI may be permitted to be exceeded in non - congested areas in respect of educational, medical and institutional buildings of Government or public Authorities or of registered public charitable trusts, three star, category hotels built on independent plot and under one establishment and approved by the department of tourism. Provided the maximum additional FSI over the prescribed normal FSI admissible under these regulations shall not exceed-

- (i) 50 per cent in the case of educational, medical and institutional buildings; and
- (ii) 50 per cent in the case of three, four and five star category hotels as stipulated under regulation.
- (iii) Provided further that no condonance in the required open spaces, parking and other requirements as in these regulations shall be allowed in the case grant of such additional FSI.
- * (iv) Such additional F.S.I Shall not make the total available F.S.I. more than 2.50 on any plot or land.

(3) BUILDING OF GOVERNMENT AND SEMI-GOVERNMENT OFFICE AND PUBLIC SECTOR UNDERTAKING :-

The Commissioner / Chairman in consultation with government may permit the prescribed floor space indices to be exceeded by 50 per cent in the case of buildings of government

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

and Semi-government offices and public sector undertakings only in outer area i.e. non - congested area.

(4) ADDITIONAL FSI FOR DANGEROUS BUILDINGS :

*Reconstruction in whole or in part of any user which existed on or after the date of declaration of intention to revise the Development Plan of Nagpur which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of Nagpur Municipal Corporation or is likely to be demolished for the reasons of the same having been declared unsafe by or under lawful order of Nagpur Municipal Corporation shall be allowed with on FSI of authorised original building, subject to a maximum of 2.00 whichever is more and shall be subject to following conditions

- (a) Reconstruction of new building on the plot should conform to the provisions of the development plan and these Regulations.
- (b) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by atleast 70 per cent of the landlord / occupants (if any) in the original building, within the meaning of Bombay rents , Hotel and lodging houses rent control Act, 1947 such agreement shall make a provision for accommodation for the said landlords all occupants in the new building on agreed terms and a copy of such agreement shall be deposited with the Corporation /NIT before commencement or undertaking reconstruction of the new building.
- (c) The landlord / occupants of the original buildings shall furnish a duly stamped undertaking that he / they shall allot to all the occupants in the original building accommodation in the new building. -
- (d) No construction or reconstruction shall be permitted on set - back areas or areas required for road widening and such areas shall be handed over to the corporation.

(5) PUBLIC LIBRARIES HAVING COMPLETED 100 YEARS AND ABOVE :

The Commissioner / Chairman in consultation with government may permit the prescribed floor space indices to be exceeded up to 2.5 for the public libraries which falls under 'A' category as per the rule No. 10 of the Maharashtra Public library Rules, 1970 framed under the Maharashtra Public Libraries Act, 1967. Out of the above, 2.5 FSI; FSI to the extent of one may be permitted to be used for commercial purpose on the following terms and conditions :-

- (i) Convenience shopping, branches of banks, small restaurants, etc. may be permitted however, wine shops, hotels tobacco shops., Pan thela, Lottery shop and likewise uses which may cause nuisance to the public life shall not be permitted. Also, hazards uses like gas godown etc. shall not be permitted.
- (ii) Income received from commercial use shall be used for development of library.
- (iii) The authority shall ensure that adequate parking facilities are provided for such user.
- (iv) If FSI less than 2.5 is consumed then the FSI for the commercial purpose shall be proportionally reduced.
- (v) Additional FSI so sanctioned shall be subject to the other Development control Regulations.

N - 10

* Deleted

APPENDIX ' P'

(Regulation No. 20 . 2)

ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR BUILDINGS MORE THAN 15 M. IN HEIGHT AND BUILDINGS AS COVERED BY REGULATION No.6.2.6.1

P-1 GENERAL

P-1.1 In addition to the provisions of part IV fire protection of National building Code of India the Chief Fire officer, Nagpur Fire Brigades may insist on suitable provisions in buildings from fire safety and fire fighting point of view depending on the occupancy and height of buildings.

P-2 CONSTRUCTION

P-2.1.1 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 panellings, floor covering 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 I". Ceiling linings shall be on non - combustible or of plasterboard.

P-2.1.2 Stairways and corridors shall not contain combustible materials.

P-2.2 Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transomes and ceilings 2 hours to 4 hours.

P-2.3 Internal walls and partitions separating corridors from areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than one hour. There shall be no openings in such walls other than for doors or delivery hatches with fire resistance not less than half an hour to one hour. Fire sections (Fire Walls) subdividing the building to prevent fire spread, shall have a fire resistance rating not less than two hours.

P.2.4 Facades shall consist of non - combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

P-3 STAIRCASE ENCLOSURES FOR BUILDINGS MORE THAN 15 M. IN HEIGHT

P.3.1 The internal enclosing walls of staircase shall be of brick or R.C.C. Construction having fire resistance of not less than two hours. All enclosed staircase shall be reached via ventilated lobby and shall have access through self closing doors of at least half hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action door closers.

P.3.2 The staircase enclosures on external walls of the building shall be ventilated to atmosphere at each' landing.

P.3.3. 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 wall 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 can not be ventilated at each landing, a positive pressure of 5 mm. w.g. by an electrically operated blower / blowers shall be maintained.

P.3.4 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.

P.4 LIFT ENCLOSURES

P.4.1. 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. mm. (0.2 sq. m.) in clear area. Lift motor rooms 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.

- P.4.2. Exit from the lift, lobby if located in the core of the, building, shall be through a self closing smoke stop door of half hour fire resistance.
- P.4.3 Lift shall not normally communicate with the basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is pressurised and separated from the rest of the basement areas, by smoke actuated fire resisting door of two hours fire resistance. These doors can also be kept in hold open position by an electro magnet device to be linked with smoke detector.

P.5. EXTERNAL WINDOWS

- P.5.1. Areas of the openable external windows on a floor shall be not less than 2½ % 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.)

P.6 BASEMENTS

- P.6.1. Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5 per cent 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 basement ceiling level, Inlets and exhausts may be terminated at ground level with stallboards or pavement lights as above 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 Brigade and clearly marked ' SMOKE OUTLET' or 'AIRINLET' with an indication of area served at or near the opening.
- P.6.2. The Staircase of basements 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 storage of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors for one hours fire resistance. If the travel distance exceeds 18.50 m. additional staircases at proper places shall be provided.
- P.6.3. Mechanical extractors for smoke eventing system from lower basement level 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.
- P.6.4. Kitchens working on gas fuel, departmental stores, and shops shall not be permitted in basement.

P.7. COMPARTMENTATION (FIRE SECTIONS).

- P.7.1. If the uncomparted floor space on a floor exceeds 750 sq.m. it shall be separated in compartments each not exceeding 750 sq.m: by means of fire walls of not less than two hours fire resistance. In extended buildings, fire walls should be erected at distances not exceeding 40 m. For floors with sprinklers, the area mentioned above may be increased by 50 percent.

P.8. SERVICE DUCTS

- P.8.1. Service ducts shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection of access shall also have a fire resistance not less than two hours.
- P.8.2. If the cross sectional area exceeds 1 sq. m., it shall be sealed where it passes a floor by carrying the floor through the duct. 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.
- P.8.3. 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. cm. for each 900 sq. cm. of the area of the shaft whichever is more.

P.9. REFUSE CHUTES AND REFUSE CHAMBERS.

- P.9.1. Hoppers to refuse chutes shall be situated in well ventilated position 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.
- P.9.2. 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.
- P.9.3. Refuse chutes shall not be provided in staircase walls, air conditioning shafts etc.
- P.9.4 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 exist routes.

P. 10. BUILDING SERVICES

- P.10.1. 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- . inter-com 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 and blowers for pressurising system 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. Master switches controlling essential services circuits shall be clearly labelled.
 - (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 from the licensee service and alternate supply cables. 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 aggregated from consumer cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside.
 - (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.
- P.10.2. 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 interconnection of this shaft with the rest of the floors. Gas meters shall be housed in a suitably constructed metal cup - board located at well ventilated space at ground level.
- P.10.3. Staircase and Corridor Lightings.
 - (a) The staircase and corridor lighting shall be on separate circuits and shall be

independently connected so as it could be operated by one switch installation on the ground floor easily accessible of fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.

- (b) 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 installing double throw switches to ensure that the lighting installed in the stair case 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 staircase corridor for assembly, and institutional buildings.

P-10.4. **Alternate Source of Electric Supply** - A stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, firelifts, the stand - by fire pump, pressurisation fans and blowers, 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 substation is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Chief Fire Officer, Nagpur Fire Brigade.

P-10.5. **Transformers.**

- (a) If transformers are housed in the building below the ground level, it shall be necessarily in the first basement in separate fire resisting room of four hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with steel door of two hours fire rating. A curve (sill) of a suitable height shall be provided with at the entrance in order to prevent the flow of oil from ruptured transformer into other parts of the basement. The direct access to the transformer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than 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 of transformers housed in the basements totally segregated from other areas of tile basements by four hours fire resisting 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 the premises by fire resisting walls of four 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, collect the oil from the catchpit in case of emergency. The pipe connecting the catchpit to the tank shall be of non - combustible construction and shall be provided with a flame - arrester.

P-10.6. **Air - conditioning :-**

- (a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as a return air passage.
- (b) The ducting shall be constructed of substantial gauge metal in accordance with IS. 655-1963 metal air ducts (Revised) :
- (c) Wherever the ducts pass through fire walls 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 materials such as glass wool, spunglass with neoprance facing.
 - (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 walls. The fire dampers shall be capable of operating manually.
 - (g) Air ducts serving main floor areas, corridor etc. shall not pass through the staircase enclosure.
 - (h) The air handling unit shall as far as possible be separate for each floor and air, ducts for every floor shall be separate and in no way interconnected with the ducting on 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 below. -
 - (i) 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.
 - (ii) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
 - (j) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment on every floor.
 - (k) Automatic fire damper shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operation of a smoke detector.
 - (l) The air filters of the air handling units shall be of non - combustible materials.
 - (m) The air handling unit shall not be used for storages of any combustible materials.
 - (n) Inspection panels shall be provided in main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
 - (o) No combustible materiel shall be fixed nearer than 15 cm. to any duct unless such duct is properly enclosed and protected with non - combustible material (Glass wool or spunglass with neoprane facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm. thick and which would not readily conduct heat.

P-10.7 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 escape routes.
- (b) The boiler shall be installed in a fire resisting room of four 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 two 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 four 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 services to use foam in case of fire.

P-11 PROVISION OF FIRST AID FIRE FIGHTING APPLIANCES.

- P-11.1. The first aid fire fighting equipments shall be provided on all floor including basements, lift rooms etc. in accordance with IS: 2217, 1963 Recommendations for providing Firstaid Fire Fighting Arrangements in Public Buildings in consultation with the Chief Fire Officer, Nagpur fire Brigade
- P-11.2 The fire fighting appliance shall be distributed over the building in accordance with IS : 2190. 1971 Code of practice for selection, installation and maintenance of portable first aid fire appliances.

P-12. FIXED FIRE FIGHTING INSTALLATIONS.

- P-12.1. Buildings above 15 m. in height 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 details given in P - 12.2 to P-12.7.
- P-12.2. 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 enduring that unduly high pressure are not developed in risers and hose pipes.
- P-12.3.1 Static Water Storage Tank-A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of under ground static storage tank with capacity specified for each building with arrangements of replenishment by main or alternative source of supply a 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 Service. Provision of suitable number of manholes shall be made available for inspection, repairs and inspection of suction hose 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 of discharging 225 litres per minute to a visible drain point from which by a separate conduits, the overflow shall be conveyed to a storm water drain.
- P-12.3.2 To prevent stagnation of water in the static water storage tank the suction tank of the domestic water supply shall be fed only through a overflow arrangement to maintain the level therein at the minimum specified capacity (fig.2).
- P-12.3.3 The static water storage tank shall be provided with a fire brigade collecting branching with 4 Nos. 63 mm. dia. (2 Nos. 63 mm. dia for pump with capacity 1400 litres / minute) instantaneous main inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitabtp fixed pipe not less than 15 cm. dia., to discharge water into the tank when required at a rate of 2250 litres per minute.
- P 12.4 Automatic Sprinklers : Automatic sprinklers shall be installed :
- In basement used as car parks, if the area exceeds 500 sq.m.
 - In multi - storeyed basements used as car parks, and for housing essential services ancillary to a particular occupancy
 - Any room or other compartment of building exceeding 500 sq.m.
 - Departmental stores or shops that totally exceeds 750 sq.m.
 - Alf non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independents of the remainder of a building
 - Godown and warehouses as considered necessary,
 - On all floors of the buildings other than apartment buildings, if the height of the building exceeds 60 m.
 - Dressing rooms, scenery docks, stages and stage basement of theatre.
- P.12.5. Automatic high pressure water spray (mulsifyrs system). This system shall be provided for protection of indoor transformers of a substation in a basement area.

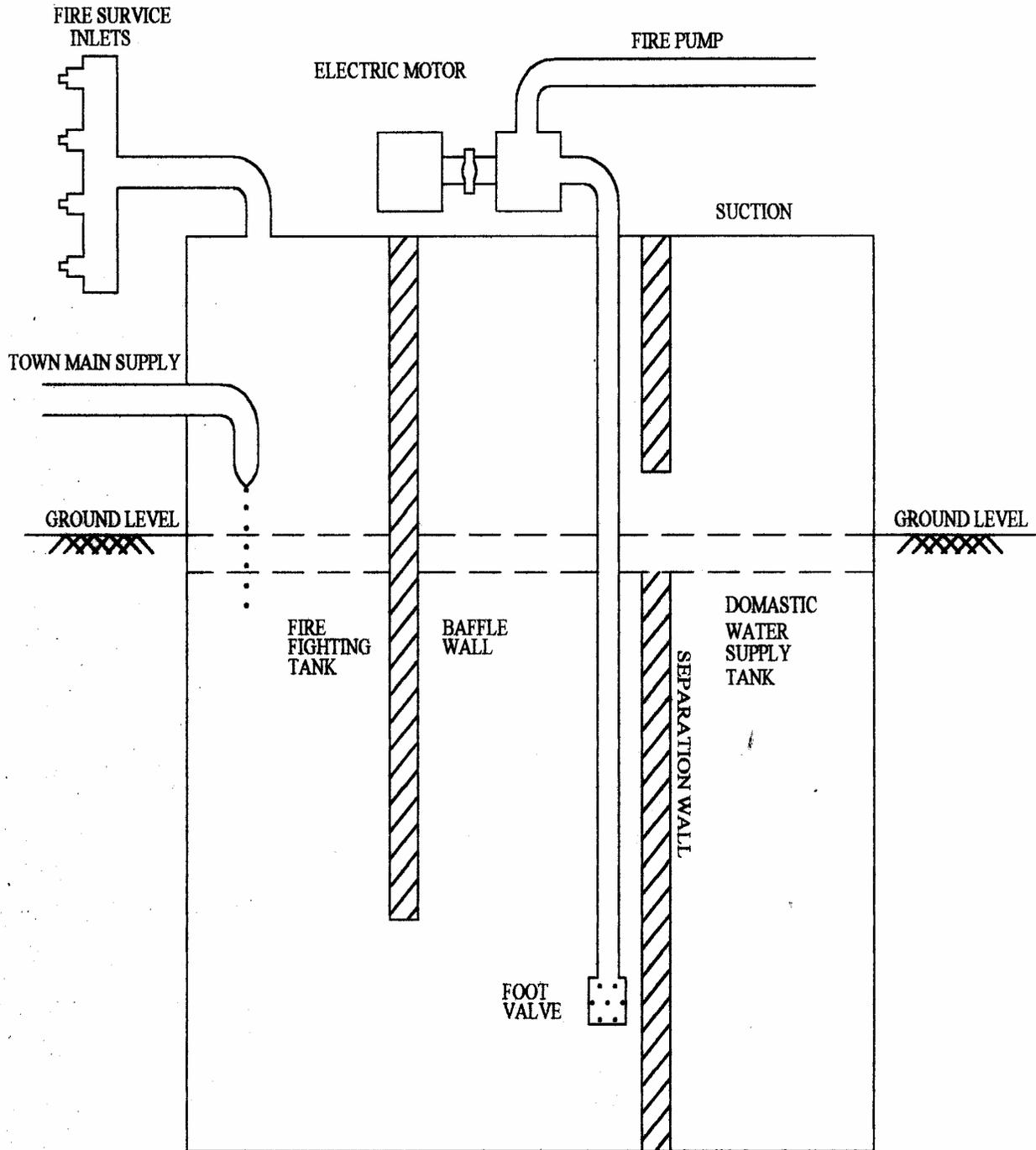


FIG:1- ARRANGEMENT FOR PROVIDING COMBINED FIRE FIGHTING AND DOMESTIC WATER STORAGE TANK AS PER RULE NO:P-12.3.3.

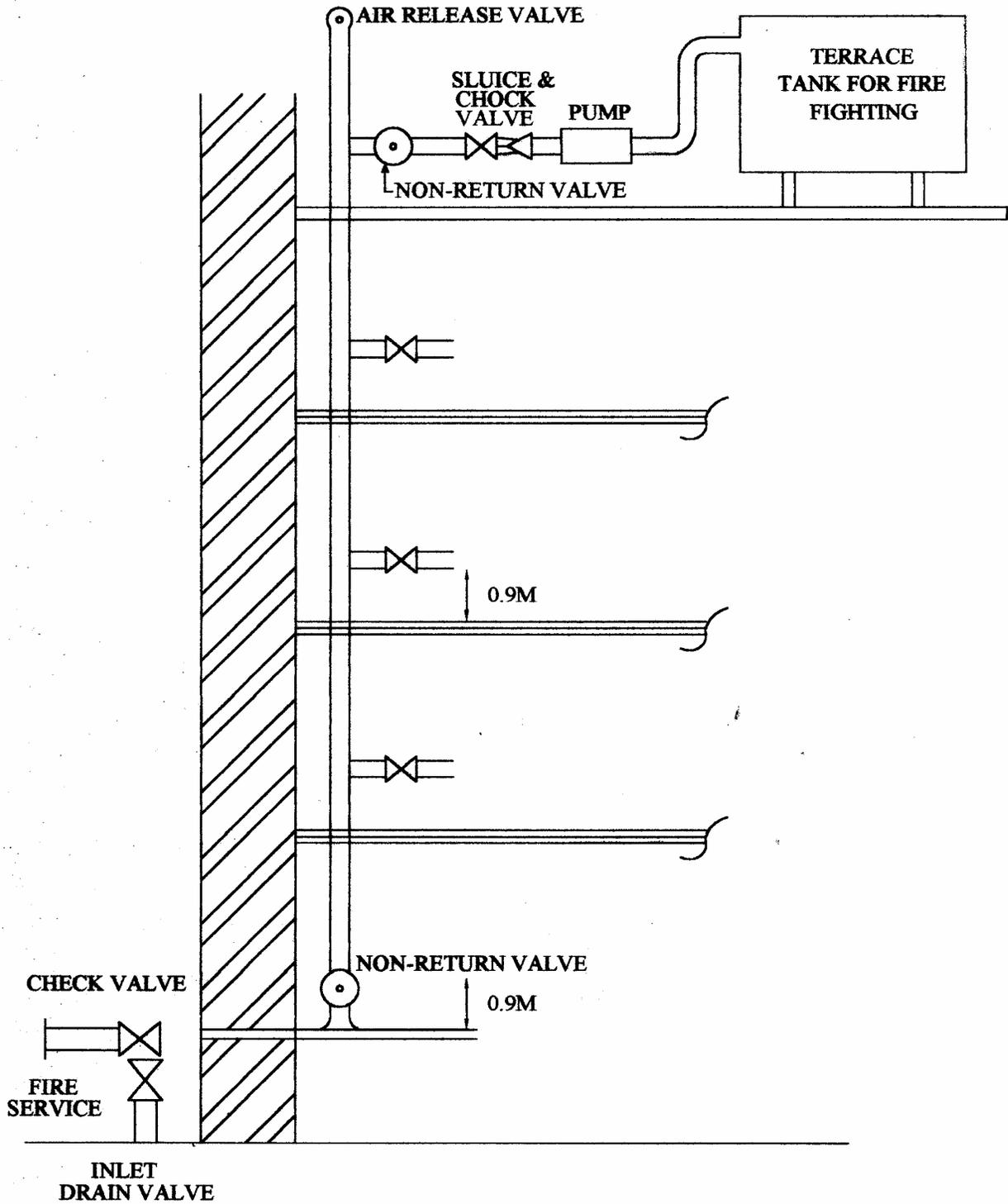


FIG:2- APARTEMENT BUILDINGS EXCEEDING 16M

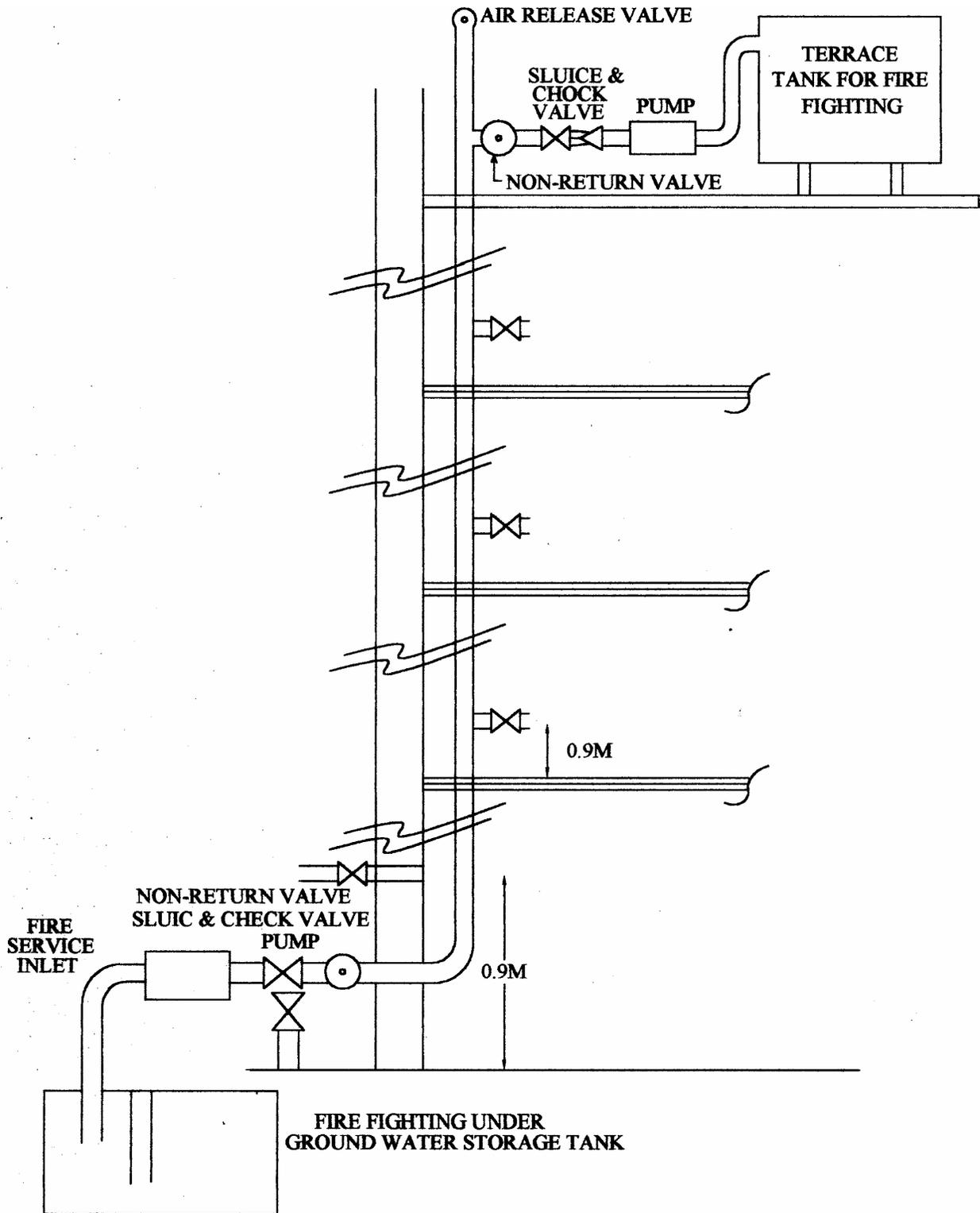


FIG:3- APARTMENT BUILDINGS EXCEEDING 13M

- P-12.6. Foam generating system :This system shall be provided for protection of boiler rooms with its ancillary storage of furnace oils in basement.
- P-12.7 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 building / areas to be protected. Where possible BCF (Bromochloride Fluoromethane) installation may be provided instead of Co2 installation.

P-13 LIGHTENING PROTECTION OF BUILDINGS

- P-13.1. The lightning protection for buildings shall be provided based on the provisions of part III of the National Building Code of India -1970.

P-14 HOUSE KEEPINGS

- P-14.1. To eliminate fire hazards a good house keeping inside the building and outside the gilding shall be strictly maintained by the occupants and/or the owner of the building.

P-15 FIRE DRILLS AND FIRE ORDERS

- P-15.1 Fire notices /order shall be prepared to fulfil 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 notices should be displayed prominently broad lettering.
- P-15.2 The wet riser/wet riser-cum-down comers installations with capacity of water storage tanks and fire pumps shall conform to the requirements as specified in Table 30.

TABLE 30 FIRE FIGHTING INSTALLATION / REQUIREMENTS

Sr. No.	Type of the Building/ Occupancy	Requirements No.				
		Type of Installations	Water Supply		Pump Capacity	
			Under-ground Static Tank	Terrace Tank	Near the under-ground Static Tank	at the Terrace Level
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Apartment Building below 15 m. in height	Nil	Nil	Nil	Nil	Nil
2.	Apartment Buildings (a) above 15 m. but not exceeding 24 m.	Wet riser Cum-down comer with provision of fire service inlet only near ground level.	Nil	10,000 liter	Nil	100 liters per minute giving a pressure not less than 1.5 kg./cm ² at the topmost hydrant.
3.	Non-apartment building : (a) Industrial, storage and Hazardous upto 15 m. in height. (b) above 15 m. in height but not exceeding 24 m. excepting educational buildings. (c) Educational building above 15m. but not exceeding 24 m. in height.	Nil Wet riser Cum-down comer Wet riser Cum-down comer.	50,000 50,000 litres Nil	Nil 10,000 litres 10,000 litres	Nil 1,350 litres per minute giving a pressure not less than 3.2 kg/Cm ² at the topmost hydrant except for institutional, Business and educational Building. Nil	Nil 450 litres per minute giving pressure not less than 2.1 kg/Cm ² at the topmost hydrant. Nil

NOTE - 1. Any of the above categories may incorporate an automatic sprinkle / drencher system, if the risk is such that it requires installation of such protective methods.

NOTE - 2. Minimum of two hydrants shall be provided within the courtyard.

NOTE - 3. Wet riser - cum - down comer is an arrangement for fire fighting within the building by means of vertical rising mains not less than 10.00 cm. internal dia. with hydrant outlets and hose reel on each floor /landing connected to an over head water Storage tank for fire fighting purpose, through a booster pump check valve and non return valve near the tank and a fire pump gate the non - return valve, over the under ground static tank. A fire service inlet at ground level fitted with non - return valve, shall also be provided to the rising main for charging it by fire service pump in case of failure static fire pump over the underground static tanks.

NOTE - 4. The performance of pumps specified above shall be at R. P. M. not exceeding 2,000.

NOTE - 5. The above quantities of water shall be exclusively for fire fighting and shall not be utilised for domestic or other use. The layout of under ground water static tank shall be as per sketch attached.

NOTE - 6. Size of the riser shall be as under (internal diameter)

- (a) Apartment buildings
 - (i) Upto 24 m. 10 cm. with single hydrant outlet and hose reel on each floor.
- (b) Non - apartment building.
 - (i) Upto 24 m. 10 cm. with hydrant outlet and hose reel on each floor.

NOTE - 7. A facility to boost up water pressure in the riser directly from the mobile pump shall also be provided to the wet riser system with a suitable fire service inlets (collecting breaching with 2 numbers of 63 mm inlets for 10 cm. rising main and numbers of 63 mm. inlets with check valve for 15 cm. dia. rising main) and a non - return valve and gate valve.

NOTE - 8 Hose Reel - Internal diameter of rubber hose for hose reel shall be minimum 19 mm. A shun off branch with nozzle of 4.8 mm. size be provided.

APPENDIX Q

(See Regulation No. 31)

Regulations for Information Technology Establishments :

- Q. 1. Notwithstanding anything contained in these regulations, following regulations shall apply to the building to be used for information technology establishment.
- Q.1.1. Definition -Information Technology Establishment (ITE) means an establishment which is in the business of developing either software or hardware.
- Q.1.2. Height of the room for ITE : Any telematic equipment storage erection facility can have a height as required for effective functioning of that system.
- Q.1.3. Any covered antenna / dish antenna / communication tower will be allowed to be erected free of FSI if, it is used for telecom (basic cellular or satellite telephone) or ITE purpose which shall include equipment relating to earth station, V-sat, routes transponders and similar ITE related structures or equipments.
- *Q.1.4. ITE (pertaining software only) may be permitted in R -1 zone on the plots / premises fronting on roads having width 9.0 mt and above.
- Q.1.5. ITE shall be permitted in service industries zone and industrial zone on all roads having width more than 12 m.
- Q.1.6 ITE (pertaining to software only) with ancillary residential development shall be allowed in no development zone subject to the following conditions :-
 - (1) The total FSI shall not exceed 0.5.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

- (2) Residential development shall not have FSI of more than 0.15.
- (3) Construction of ITE I Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 15% on 50% of the area of plot. On remaining 50% plot, trees shall be planted at the rate of 500 trees per Ha.
- (4) Subdivision of land shall be permitted with the area of plot to be subdivided being not less than 400 sq. mt.

*Q.1.7. Additional FSI for ITE :-The Commissioner / Chairman may permit the floor space indices specified in these regulations to be exceeded upto 100% (excluding no development zone) in respect of building in independent plot of ITE set up by public bodies like MHADA, SEEPZ, MIDC, SICOM, STP or their joint venture companies having more than 51% stake of these bodies having plots exclusively used for ITE in congested area and non congested area subject to the terms and conditions as may be specified by Commissioner / Chairman However the additional F.S.I. shall not make the total available F.S.I. more than 2.5 on any plot or land.

Provided in case of additional floor space index allowed in respect of ITE as aforesaid premium as may be determined by the government shall be paid to the Government out of, which 50% premium shall be payable to the corporation / NIT.

*Q.1.8 Not with standing anything contained above, ITE shall not be permitted on 'No Shopping Frontage Street' identified in Table No. 6

APPENDIX R

(See Regulation No. 32)

R-1. Users Permitted below Flyover. -Following Commercial users shall be permitted below the space of new flyovers or in new sub-ways subject to the following conditions:-

- (1) The shops / offices shall face the internal passage of adequate width.
- (2) Adequate area under flyover shall be earmarked and used for parking.
- (3) Sufficient area under flyover shall be developed as green lots so as to make the surrounding aesthetically beautiful.
- (4) Exposed walls can be used for advertisement purpose. Such advertisement will not cause hindrance to the traffic.
- (5) The entry and exist point shall be conveniently located considering the use and the traffic by providing a subway or an overbridge. In no case, the pedestrian be allowed to cross the main roads.
- (6) The plans of the flyovers shall be got approved from the Director of Town Planning in consultation with Deputy Director of Town Planning, Traffic and Transportation Cell.
- (7) The corporation / NIT may prescribe any other suitable conditions as deemed necessary without violating the spirit mentioned in, Clause No. 1 to 6.

*** (Kept in abeyance. Decision will be taken Separately.)**

TABLE No. 31***(Regulation No, 33)****OPEN SPACE RELAXATIONS IN NARROW PLOTS IN RESIDENTIAL AND COMMERCIAL ZONES**

Sr. No.	Plot Size / Dimension	Relaxation	Restriction on Building
(1)	(2)	(3)	(4)
1.	Depth is less than 15 m.	Rear open space may be reduced to 3 m.	No room except storeroom and staircase derives light and ventilation from reduced Open space.
2.	Width less than 15 m. but more than 11.5 m.	Side open space may be reduced to 3 m.	No room except store room and staircase derives light and ventilation from reduced open space.
3.	Depth less than 11.5m. but more than 9 m.	Front open space may reduced to 3 m. and rear open space reduced to 1.8 m.	(1) Depth of building not to exceed 5.5 m. (2) Height not to exceed 3 stories or 10 m.
4.	Width less than 11.5 m. but more than 9 m.	One side open space may be reduced to 3 m. and other side Open space may be reduced to 1.8 m.	(1) Depth of building not to exceed 5.5 m. (2) Height not to exceed 3 stories or 10 m.
5.	Depth or width less than 11.5 m.	Semidetached structure on adjoining plots with open spaces as serial nos. 3 or 4 above	(1) Depth of building not to exceed 5.5 m. (2) Height not to exceed 3 stories or 10 m. Only ground floor structure
6.	Depth or width less than 9 m.	Open space may be reduced to 1.5 m. all around.	Only ground floor structure.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

TABLE No. 32

*(Regulation No. 33)

Open space relaxation in Narrow plots in Industrial Zones

Sr. No.	Relaxation granted in or condition imposed on	Width less than 10.5 m.	Depth less than 10.5 m.	Width bet. 10.5 m. up to 12 m.	Depth bet 10.5 m. up to 12 m.	Width bet. 12m. up to 18 m.	Depth bet. 12m. up to 18 m.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Open Space	Side open space may be reduced to 1.8m.	Rear open space may be reduced to 1.8 m.	(1) May be reduced on one side to 4.5 m. (2) The other side may be reduced to 1.8 mt.	May be reduced one at the rear to not less than 1.8 m.	One side open space may be reduced to 1.8 m.	Rear open space may be reduced to. 1.8 m.
2.	Building dimensions etc.						
	(a) Max. width	6m.	30 m.	6m.	30 m.	6 m.	30 m.
	(b) Max. depth	30 m.	6 m.	30 m.	6 m.	30 m.	6 m.
	(c) Max. height	4.5 m.	4.5 m.	8 m.	8 m.	8 m.	8 m.
	(d) No. of storeys	One.	One.	Two	Two.	Two.	Two.
	(e) Walls	Dead wall 40 cms. thick on both sides.	Dead wall 40 cms. thick on rear side.	Dead wall 40 cms. thick facing the reduced open space, as in Sr. No. 1, 2 above of this column.	Dead wall 40 cms. thick facing the rear side.	Dead wall 40 cms. thick facing the reduced open space.	Dead wall 40 cms. thick facing the rear side.

* Modification vide Govt. of Mah. Gazette notification dated 9th April 2001.

TABLE No. 33
SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition			
		Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
I.	Food Products				
1.	Preservation of meat, canning preserving and processing of fish crustaces and similar foods.		Not Included	..	..
2.	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	50	
3.	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.		Not Included		
4.	(a) rice huller				
	(b) Groundnut decorticaters				
	(c) Grain Mill for production of flour	10	9	50	..
	(d) Manufacture of supari and Masala grindings (in spearate building).	10	9	50	..
		10	9	50	..
	(e) Baby oil expellers	10	9	50	..
5.	Manufacture of bakery products with no Floor above	10	9	50	(i) shall not be permitted under or above a dwelling unit ..
		10	9	75	(ii) operation shall be permitted only

..... Cont. TABLE No. 33

Schedule for service industries

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C)			
		Criteria for Classification and special condition			
		Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
					between 8.00 hrs. to 20.00 hrs. (iii) Fuel used shall be electricity, gas or smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary		Not Included		
7.	Coffee, curing roasting and grinding	2	9	50	..
8.	Cashewnut processing like drying Shelling, roasting salting etc.		Not Included		
9.	Manufacture of Ice				
10.	Sugarcane & Fruit Juice crushing	45	20	250	..
II.	BEVERAGES & TOBACCO				
11.	Manufacture of soft drinks and carbonated water	2	9	25	..
12.	Manufacture of bidi	No power to be used	as permitted	250	To be permitted in R-1 zone only
III.	TEXTILE & TEXTILEPRODUCTS				
13.	(a) Handloom / powerloom of yarn for a maximum of 4 looms.	5	9	50	To be permitted in R-1 zone in areas designated by the Commissioner / Chariman.

.....Table No. 33 Cont.

.....Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Service Industry Class -A (Permitted in R2 and C)			
		Criteria for Classification and special condition			
		Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
	(b) Dyeing & bleaching of yarn for activity under 13 (a)	..	..	..	..
14.	Printing dyeing & bleaching cotton, woollen & silk textiles		Not Included	..	..
15.	Embroidery & making of crape laces and fringes	5	9	50	..
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	..
17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material. pillow cases, textile bags. etc.	3	9	50	..
IV.	WOOD PRODUCTS AND FURNITURE				
18.	Manufacture of wooden & cane boxes & packing cases.		Not Included	..	..
19.	Manufacture of structural wooden goods such as beams, posts, doors and windows		Not Included	..	..
20.	Manufacture of wooden furniture and fixtures	1	9	50	(i) shall not be permitted under or adjoining a dwelling unit.

.....Table No. 33 Cont.

.....Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr.	Category of Industry	Service Industry Class -A (Permitted in R2 and C) No.			
		Criteria for Classification and special condition			
		Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
21.	Manufacture of bamboo and cane furniture and fixtures	1	..	..	(ii) operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
22.	Manufacture of wooden products such as utensils, toys, artwares etc.		Not Included	..	..
V. PAPER PRODUCTS AND PRINTING PUBLISHING					
23.	Manufacture of containers and boxes from papers and paper board, paper pulp.	5	9	50	Manufacture with paper pulp not permitted.
24.	Printing & Publishing newspaper..		Not included	..	..
25.	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing	10	9	120	(i) Shall not be permitted under or adjoining a dwelling unit. (ii) Operation shall be permitted only between 8.00 hrs. and 20.00 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. and

.....Table No. 33 Cont.

..... Cont. TABLE No. 33

Schedule for service industries

Sr. No.	Category of Industry	Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Service Industry Class -A (Permitted in R2 and C)	
				Criteria for Classification and special condition	
				Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
26.	Engraving etching block making etc.	10	9	120	if Spl. Permission of the Corporation/NIT is obtained. Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
27.	Book binding	10	9	120	
VI.	LEATHER PRODUCTS				
28.	Manufacture of leather footwear	5	9	50	..
29.	Manufacture of wearing apparel like coats, gloves etc.	5	9	50	..
30.	Manufacture of leather consumers goods such as upholstery suitcases pocket books, cigaratte and key cases, purses etc.	5	9	50	..
31.	Repair of footwear and other leather	5	9	50	..
VII.	RUBBER AND PLASTIC :				
32.	Retreading and vulcanizing works	2	9	50	..
33.	Manufacture of rubber baloons, hand gloves and allied products	2	9	50	..

.....Table No. 33 Cont.

.....Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition	
				Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
VIII.	NON-METALLIC MINERAL PRODUCTS :				
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing	..	Not Included	..	..
35.	Manufacture of earthen & plaster states and images, toys and artwares.	..	Not Included	..	..
36.	Manufacture of cement concrete building components, concrete jalties, spetic tank, plaster or paris work lime mortar etc.	..	Not Included	..	..
IX.	METAL PRODUCTS :				
37.	Manufacture of furniture and fixtures primarily of metal.	..	Not Included	..	..
38.	Plating & Polishing and buffing of metal products	..	Not Included	..	..
39.	Manufacture of metal building components such as grils, gates. Doors and window frames, water tanks, wire nets, etc.	..	Not Included	..	..
40.	Manufacture and repair of sundry ferrous engineering products done by jobbing	..	Not Included	..	..

.....Table No. 33 Cont.

.....Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Service Industry Class -A (Permitted in R2 and C)	
				Criteria for Classification and special condition	
				Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
	concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc.				
41.	Total sharpening and rasor..	1	9	25	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
X.	ELECTRICAL GOODS :				
42.	Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, ari-conditioners, washing machines, electric cooking ranges motor rewinding works etc.	3	9	50	(i) Operation shall be permitted only between 8.00 hrs. 20.00 hrs. (ii) No spray painting permitted.
XI.	TRANSPORT EQUIPMENT				
43.	Manufacturing of push cart, hand cart, etc.	..	Not Included	..	..
44.	(a) Serving of motor vehicles and motor cycles with no floor above	5	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
	(b) Repair of motor vehicles and motor cycles with no floor above.	5	9	50	No spray painting permitted
	(c) Battery charging and repairs..	5 kw	6	25	..

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.....Table No. 33 Cont.

....Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr. No.	Category of Industry	Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition	
				Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
45.	Repairs of bicycles and cycle rick shows	5	6	50	----do----
XII.	OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES.				
46.	Manufacture of jewellery and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
47.	Repair of watch, clock and jewellery	3	9	50	----do----
48.	Manufacture of sports and atheletic goods	..	Not Included	..	..
49.	Manufacture of Musical instruments and its repair.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.
50.	Mass manufacruce of miscellaneous Products such as costume, jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tabacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	..	Not Included	..	..
51.	(a) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipemnt.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.

.....Table No. 33 Cont.

Cont. TABLE No. 33

SCHEDULE FOR SERVICE INDUSTRIES

Sr.	Category of Industry	Max. Permissible Power requirement (in H.P.)	Max Permissible employment (in persons)	Service Industry Class -A (Permitted in R2 and C) Criteria for Classification and special condition	
				Max. Permissible employment floor (in sq. m.)	Special Conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
52.	(b) Optical glass grinding and repairs Petrol filling stations	3 10	9 9	50 (i) 30.5x16.75m. (ii) 36.5x30.5m.	----do---- Plot size to be line with IRC recommendations depending on service bay or not.
53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	4 KW	9	50	(i) Cleaning & dyeing fluid used shall not have flash point lower than 138° F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00 hrs. (iii) Machinery having day load capacity of 20 kg and above.
54.	Photo processing laboratories..	5	9	50	Operation shall be permitted between 8.00 hrs. to 20.00 hrs.
55.	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the Commissioner/ chairman.

Note : The Municipal Corporation / NIT may from time to time add to or alter or amend the above list with the approval of Director of Town Planning.

By order and in the name of Governor of Maharashtra