

# PCMC DC Rules

**PIMPRI-CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL REGULATIONS, 1973**

# **DEVELOPMENT CONTROL RULES**

**Sanctioned under Government Notification, Urban Development Department  
No. TPS/1890/619/CR89/90/UD-13/Dated 17.12.90**

**FOR APPLICATION IN  
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**AREA****



**NOTIFICATION**  
**URBAN DEVELOPMENT DEPARTMENT**  
 Mantralaya, Mumbai 400 032.  
 Date: 9<sup>th</sup> December, 1999

No. TPS 1894/3327/UD-13

**Maharashtra  
 Regional &  
 Town  
 Planning  
 Act 1966**

Whereas the Government of Maharashtra Urban Development Department Notification No. TPS/1890/619/CR-89/90/UD-13 dt. 17<sup>th</sup> December 1990 has sanctioned the Development Control Rules for Pimpri Chinchwad Municipal Corporation (hereinafter referred to as the "said Development Control Rules") for the areas under the jurisdiction of the Pimpri Chinchwad Municipal Corporation;

And whereas, the Pimpri Chinchwad Municipal Corporation as being the planning Authority resolved under its General Body Resolutions No. 2714 dt. 21<sup>st</sup> April 1994 to initiate Minor Modification to the said Development Control Rules under section 37 of the Maharashtra Regional and Town Planning Act, 1966 (the Maharashtra Act xxxvii of 1966) (hereinafter referred to as "the said Act.") in respect for Development Control Rules Nos. 2.18, 2.52.1, 6.2.12, 8.A, 12.3A 10.0, 10.1, II.I.A, 10.4.A, 11.3, 11.3.1, 11.3.1.1, 11.3.1.3, 11.6 (ii), 12.2.2, 13.1.3.A, 13.1.3.B, 13.1.4.2, 13.4.1, 13.4.1, C & D 13.4.2.1.C, 13.4.2, Table No. 6 M-1.1 (Appendix M), M-2.1 (a) M-2.2.1, Table No. 25, Table No. 27 (i) & Table No. 27(ii); M-7 i, M-8, N-2.2.6, N-2.1.2, N-2.1.3, N-2.3, Appendix-R with suitable and relevant modifications in the said development control rule numbers as listed from Sr.No. 1 to 35 in the notice and followed all legal formalities under Section 37 of the said act and thereafter submitted a proposal of modification so as to include modified rules in lieu of Development Control Rules in the said Development Control rules listed above (hereinafter referred to as "the said Modification") to the Government of sanction vide letter No. NRV/KMV/99/94, dt. 18/12/1994.

And whereas, the Government of Maharashtra after making inquiries and after consulting the Director of Town Planning, Maharashtra State, Pune is satisfied that the said proposal of modifications is necessary and shall be sanctioned and made applicable with immediate effect.

Now, therefore, in exercise of the powers conferred under Sub-Section 2 of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposal of modification with some changes and for that purpose amends the Government in Urban Development Department's Notification No. TPS 1890/619/CR-89/90/UD-13, dated 17/12/1990 as shown in the Schedule attached viz. MODIFIED DEVELOPMENT CONTROL REGULATIONS OF PIMPRI CHINCHWAD MUNICIPAL CORPORATION.

**Note:** The afore said schedule of modification to the Development Control Rules for Pimpri Chinchwad Municipal Corporation is kept open for inspection of the public during hours in the office of the Pimpri Chinchwad Municipal Corporation, Pimpri.

By order and in the name of Governor of Maharashtra.

Sd/-  
**(Dr. Suresh Joshi)**  
 Principal Secretary  
 Urban Development Department

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**NOTIFICATION**  
**URBAN DEVELOPMENT DEPARTMENT**  
 Mantralaya, Mumbai 400 032.

**Maharashtra Regional and Town Planning Act 1966**

| Sr. No. | Dated                            | Notification                        |
|---------|----------------------------------|-------------------------------------|
| 1)      | 28 <sup>th</sup> September, 2001 | TPS-1895/1548/CR-244/95/UD-13       |
| 2)      | 23 <sup>rd</sup> August, 2005    | TPS-1803/2262/UD-13                 |
| 3)      | 21 <sup>st</sup> February, 2006  | TPS-1803/751/CR-437/06/UD-13        |
| 4)      | 5 <sup>th</sup> May, 2006        | TPS-1803/2315/CR41/06/UD-13         |
| 5)      | 12 <sup>th</sup> June, 2006      | TPS-1806/134/CR-145/06/UD-13        |
| 6)      | 5 <sup>th</sup> February, 2007   | TPS-1806/1898/CR-443/06/(6443)UD-13 |
| 7)      | 21 <sup>st</sup> April, 2007     | TPS-1806/1582/CR-432/06/UD-13       |
| 8)      | 7 <sup>th</sup> July, 2008       | TPS-1806/PCMC/CR-143/06/6143/UD-13  |
| 9)      | 22 <sup>nd</sup> July, 2008      | TPS-18071171 0/CR-942/07/UD-13      |
| 10)     | 3 <sup>rd</sup> March, 2010      | TPS-1808/1344/CR-13 30/08/UD-13     |
| 11)     | 3 <sup>rd</sup> March, 2010      | TPS-1809/4/CR-1652/09/UD-13         |
| 12)     | 10 <sup>th</sup> March, 2010     | TPS-1809/287/CR-1924/UD-13          |
| 13)     | 7 <sup>th</sup> August 2010      | TPS-1809/3114/CR-2270/201 0/UD-13   |



## **PART - I : ADMINISTRATION**

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

- 1.1** These Development Control Rules shall be called the Development Control Rules for Pimpri Chinchwad Municipal Corporation, Pimpri 1985
- 1.2** For all statutory purposes the English version of standardised building bye-laws shall be considered as authentic.
- 1.2.1** These Development Control rules shall apply to building activity and development work in areas under the jurisdiction of Pimpri Chinchwad Municipal Corporation, Pimpri.
- 1.3** These rules shall supersede all Development Control Rules and bye-laws framed and Sanctioned under the Maharashtra Regional and Town Planning Act, 1966 the Bombay Provincial Municipal Corporation Act 1949. Except the rules applicable to the lands acquired for Pimpri Chinchwad New Town Development Authority.

**DOD**

## 2. DEFINITIONS

### 2.0 General

**2.0.1** In these rules, unless the context otherwise requires, the definitions given under 2.1 to 2.90 shall have the meaning indicated against each of them.

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

- i) The Bombay Provincial Municipal Corporation Act, 1949
- ii) The Maharashtra Regional and Town Planning Act, 1966 and
- iii) Urban Land (C&R) Act, 1976

**2.1** **Accessory Building** - A building separated from the main building on a plot and containing one or more accessory uses.

**2.2** **Accessory Use** - Any use of the premises subordinate to the principal use and customarily incidental to the principal use.

**2.3** **Act** - shall mean :

- i) The Bombay Provincial Municipal Corporation Act, 1949
- ii) The Maharashtra Regional and Town Planning Act, 1966 and
- iii) Urban Land (C&R) Act, 1976

**2.4** **Advertising Sign** - Any surface of structure with characters, letters or illustration applied there to and displayed in any manner whatsoever out of doors for purposes of advertising or to give information regarding or to attract the public to any place person, public performance, article or merchandise whatsoever, and which surface or structure is attached to, forms part of or is connected with any building or is fixed to a tree or to the ground or any pole, screen, fence or hoarding or displayed in space.

**2.5** **Air-Conditioning** - The process of treating air so as to control a simultaneously its temperature, humidity cleanliness and distribution to meet the requirement of conditioned space.

**2.6** **Alteration** - Alteration as referred to in Section 43 (i) of the Maharashtra Region and Town Planning Act shall not include a change from one occupancy to another or a structural change, including construction of outlaying into or removal of any wall, partition or a change in or closing of any means of ingress or egress, all such operations not being exempt from the requirement of permission.

**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 and which may also simultaneously give automatic audible alarm.

**2.8** **Balcony** - A horizontal projection including a handrail or balustrade to serve as passage or sitting out place.

**2.9** **Basement or Cellar** - Storey a building below or partly below ground level.

**2.10** **Building** - The word building shall have the same meaning assigned thereto as under the B. P. M. C. Act, 1949.

- 2.11 Built-up-Area** - Ground area covered immediately above the plinth level by the building or external area of any upper floor whichever is more except the areas covered by Rule No. 13.4.2
- 2.12 Building Height of** - The vertical distance measured in the case of flat roofs, from the average level of the ground and contiguous to the building to the highest point of the building and in the case of pitched roofs up to the mid point between the eaves level and ridge. Architectural features serving no other function except that of decoration and height of stilt floor 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 future street may lawfully extend; it includes one lines prescribed, if 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 floor area within an apartment excluding the area of walls.
- 2.16 Chajja** - A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.
- 2.17 Chimney** - The construction by means of which a flue is formed for the purpose of carrying the products of combustion to the open air, chimney includes chimney stack and the flue pipe.
- 2.18 Combustible Material** - Means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS : 3808-1966 method of test for combustibility of Building Materials : National Building Code.
- 2.18-A** Congested area relates to the existing congested as shown bounded on the plan with 'Black Verge' and existing gothans of villages included in the Corporation limits.
- 2.19 Courtyard or Chowk** - A space permanently open to the sky, enclosed fully or partially by building and may be at ground level or any other level, within or adjacent to a building
- 2.19.1 Chowk, Inner**- A chowk enclosed on all sides.
- 2.19.2 Chowk, Outer**- A chowk where one of the sides is not enclosed.
- 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 building engineering mining or other operations, in or over, or under land or water or the making of any material change, in any building or land, or in the use of any building or land, and includes redevelopment and layout and sub-division of any land and 'to develop' shall be constructed accordingly.
- 2.22** The word drain shall have the same meaning as per the B. P. M. C. Act, 1949
- 2.23 Drainage** - The removal of any liquid by a system constructed for the purpose

- 2.24 Enclosed Staircase** - A staircase separated by fire resistant walls and door(s) from the rest of the building.
- 2.25 Exit**-A passage, channel or a means of egress from any building, storey or floor area to a street or other open space of safety.
- 2.26 Existing Building or Use** - A building, structure or its use existing authorisably before the commencement of these rules.
- 2.27.1 Vertical Exit** - A vertical exit is a means of exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps escalator and fire escapes.
- 2.27.2 Horizontal Exit** - A horizontal exit is protected opening through or around a fire wall or a bridge connecting two buildings.
- 2.27.3 Outside Exit**-An outside exit is an exit from the building to a public way, to an open area leading to public way or to an enclosed fire resistive passage leading to a public way.
- 2.28 External Wall**-An outerwall 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 equipment's for the transmission and indication of alarm signals, for testing of circuits and wherever 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 Lifts** - One of the lifts specially designed for use by the 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 requirements to check the transmission of heat and fire for specified period.
- 2.32 Fire Resistance** - The time during which it fulfills 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 meters measured from any other building on the site or from the other site or from the opposite side of the 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 services pumps in accordance with recommendations of the Fire Service Authority.

- 2.35 Fire Tower** - An enclosed staircase which can only be approached from the various floor through landings or lobbies separated from both the floor areas and the staircase by fire-resisting doors, and open to the outer air.
- 2.35-A Floor Area**- Floor area shall mean covered area of a building at any floor level.
- 2.35-B Fitness Center** - Fitness center in a building means and includes the built up premises including toilet facilities provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by the Corporation from time to time.
- 2.36 Floor Area Ratio (F. A. R.)** - The quotient obtained by dividing the total covered area (Plinth area) on all floors excluding exempted areas as given in Rule No.13.4.2 by the area of the plot.
- $$\text{FAR} = \frac{\text{Total Covered Area On All Floors}}{\text{Plot Area}}$$
- Note : The terms, F. A. R. is synonymous with Floor space Index (F. S. I.)**
- 2.37 Footing** - A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.38 Foundation** - That part of the structure, which is in direct contact with a transmitting loads to the ground.
- 2.39 Front** - The space between the boundary line of plot abutting the means of accesses/road/street and the building line. In case of plots facing towards or more means of accesses/roads/streets, the plot shall be deemed to front on all such means of accesses/roads/streets.
- 2.40 Gallery** - An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.41 A Gaothan** - Relates to the tenure of the land and means an area free of assessment and entered as gaothan land in the Property Register Card. It shall not include Exinam or Khalsa or Sarkari or any other tenure lands.
- 2.42 Garage, Private** - A building or portion thereof designed and used for parking or private owned motor driven or other vehicles.
- 2.43 Garage, Public** - A building or portion thereof other than a private garage operated for gain designed or used for repairing, servicing hiring selling or storing or parking motor driven or other vehicles.
- 2.44 Habitable Room (or Living 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** - Occupation other than that of operating an eating or drinking place offering services to the general public, carried on by a member of the family residing on the premises and in accordance with which there is no display that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than as a residential (dwelling) use and in connection with which no article or service is sold or held up for sale except that produced, which is non-hazardous and not affecting the safety of the inhabitants and neighborhood by a member of the family residing on the premises and no mechanical equipment is used except as is customary for purely domestic or household purposes and/ or employing licensable goods.
- 2.47 Ledge or Tand** - A shelf-like projection, supported in any manner whatsoever except by vertical supports within a room itself but not projecting wider than half meter.
- 2.48 Licensed Architect / Engineer / Structural Engineer** - A qualified architect engineer, structural engineer, who has been licensed by the Authority or who is entitled to practice as an Architect under the Architects Registration Act 1972.
- 2.49 Lift** - An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.
- 2.50 Loft** - An intermediate floor between two floor or a residual space in a pitched roof above normal floor level, which is constructed and adopted for storage purpose.
- 2.51 Mezzanine Floor** - An intermediate floor between two floor levels above ground level.
- 2.52 Non-Combustible** - A material which does not burn not add heat to a fire when tested for combustibility in accordance with IS: 3808-1966 Method of Test for Combustibility of Building Materials.
- 2.53 Occupancy or Use Group** - The principal occupancy for which a building or a part of a building is used or intended to be used; for the purpose of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Building with mixed occupancies are those buildings in which more than one occupancy is present in different portions of the buildings.  
The occupancy classification shall have the meaning given from 2.53.1 to 2.56.9 unless otherwise spelt out in the Development Plan.
- 2.53.1 Residential Buildings** - Means a building in which sleeping accommodation is provided for normal residential purpose with or without cooking or dining facilities and includes one or more family dwelling, lodging or rooming houses, hostels, dormitories apartment houses and flats and private garage of such building.
- 2.53.2 Education Buildings** - These shall include any building used for school, college or day-care purpose for more than 8 hours per week involving assembly for instructions, education or recreation incidental to education.

- 2.53.3 Institutional Building** - These shall include any building or part thereof which is used for purpose such as medical or other treatment or care of persons infirmity care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. They include hospitals, sanatoria, custodial institutions and penal institutions like jails prisons, mental hospitals, reformatories etc.
- 2.53.4 Assembly Building** - These shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, social religious, patriotic, civil, travel and similar purposes; for example theaters, motion picture houses, drive-in-theatres, assembly hall, city halls, town halls, auditorium, exhibition, museums, mangal karyalaya, skating rinks, gymnasiums, restaurants, eating houses, boarding houses, places of worship, dance halls, club room, gymkhana, passenger stations and terminals or air, surface and other public transportation services, recreation piers and stadia etc;
- 2.53.5 Business Buildings** - These shall include any building or part of a building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional, establishments, court houses, record and references 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.
- 2.53.5.1 Office Buildings (Premises)** - The premises whose sole or principal use is to be used as an office, or for office purpose; 'office purpose' includes the purpose of administration, clerical work, handling money, telephone and telegraph operating computers and 'clerical work', includes writing, book keeping, sorting papers, typing filling, duplicating, punching cards or tapes, machine calculating drawing of matter for publication and the editorial preparations of matter for publication.
- 2.53.6 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.
- 2.53.6.1 Whole Sale Establishment** - These shall include establishments wholly or partly engaged in whole sale trade, manufacturer's whole sale outlets including related storage facilities, warehouses and establishments engaged in truck transport/including Truck Transport booking agencies.
- 2.53.7 Industrial Building** - 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 plants, laboratories, power plants, smoke houses, refineries, gas plants, mills dairies, factories etc.
- 2.53.8 Storage Building** - These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares of merchandise, like ware houses, cold storage's, freight depots, transit sheds, store houses, public garages, hangers, truck terminals, grain elevators, barns and stables.

- 2.53.9 Hazardous Building** - These shall include any building or part of building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which involve a highly corrosive, toxic or non toxicious alkalies, acids or other liquids of chemicals producing flame, fumes and explosion mixtures or dust or which result in the division of matter into the fine particles subject to spontaneous ignition.
- 2.53.10 Public Building** - Except where otherwise defined means a building owned and used by Government or Semi-Government Authority, Public Registered Trust or such other public agency, for public agency, public purposes such as public worship education, health and public offices of Government or Semi-Government Authorities.
- 2.54 Owner** - The owner shall have the meaning as assigned thereto in the Act.
- 2.55 Parapet** - A low wall or railing built along the edge of a roof or a floor.
- 2.56 Parking Space** - An area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.
- 2.57 Partition** - An interior non-load-bearing medium, one Storey or part Storey in height.
- 2.58 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 building belonging to different owners or occupied or constructed or adopted to be occupied by different persons; or
  - b) a wall forming part of a 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 ground of different owners.
- 2.59 Permanent Open Air Space** - Air space is deemed to be permanently open if:
- a) it is a street or any other area not encroached upon by any structure of any kind; and
  - b) its a freedom from encroachment in future by a structure of any kind is assure either by law or by contract or by the fact the ground below it is a street or is permanently and irrevocably appropriated as an open space:
- 2.60 Plinth** - The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground, as specified in the rule no. 15.1 to 15.9.4
- 2.61 Plinth Area** - The maximum built up covered area measured externally at the floor level or the basement or of any Storey, whichever is higher.
- 2.62 Porch** - A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.63 Road / Street** - Shall include any public or private street as defined in the B. P. M. C. Act 1949.

- 2.64 Road/ Street Level or Grade** - The officially established elevation or grade of the centre line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid-point.
- 2.65 Road/ Street Line** - The line defining the side limits of a road/ street.
- 2.66 Room / Height** - The vertical distance measured from the finished floor surface to the finished ceiling / slab surface. In case of pitched roofs, the room height shall be the vertical distance measured from the finished floor surface up to the point of the sloping roof.
- 2.67 Row Housing**-A row of houses with only front and rear open spaces.
- 2.68 Semi-Detached Building** - A building detached on three sides with open spaces as specified,
- 2.69 Service Road**-A road/ lane provided at the rear or side of a plot for service purposes.
- 2.70 Site or Plot**-A parcel/ piece of land enclosed by definite boundaries.
- 2.71 Site Corner**-A site at the junction of land fronting on two or more intersecting streets.
- 2.72 Site depth of**- The mean horizontal distance between the front and rear site boundaries.
- 2.73 Site Double Frontage** - A site, having a frontage on two streets other than a corner plot.
- 2.74 Site Interior of Tandem** - A site, access to which is by a passage from a street whether such passage forms part of the site or not.
- 2.75 Smoke Stop Door**-A door for preventing or checking the spread of smoke from one area to another.
- 2.76 Stair Cover** - A structure with a covering roof cover a staircase and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.
- 2.76-A Stilts of Stilts Floor** - Ground level portion of a building consisting of structural columns supporting the superstructure above without any enclosures and not more than 2.50 m in the height from the ground level for the purpose of vehicular parking only.
- 2.77 Storey** - The portion of the 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.
- 2.78 Tenement** - An independent dwelling unit with a kitchen.
- 2.79 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.
- 2.80 Tower Like Structure** - Structures shall be deemed to be tower like structures when height of tower like part is at least twice the height of the broader base.

- 2.81 Volume Plot Ratio (V. P.R.)** -The ratio of volume of building measured in cubic meters to the area of plot measured in sq. meters and expressed in meters.
- 2.82 Water Closet (W. C.)** - A Privy with arrangement for flushing the pan with water, it does not include a bathroom.
- 2.83 Water Course** - A natural channel or an artificial one formed by training or diversion of a natural channel for carrying storm and waste water.
- 2.83.1 Major Water Course** - A water course which carries storm water discharging from a contributing area of not less than 160 H.
- Note** - The decision of the Authority as regards the calculation of the contributing area shall be final.
- 2.83.2 Minor Water Course** - A water course, which is not a major one,
- 2.84 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 survey map or development plan or prescribed road lines by any Act or law and measured as right angles to the course or intended course of direction of such road.
- 2.85 Authority**- Wherever there is a word 'authority' it means Pimpri-Chinchwad Municipal Corporation.
- 2.86 Non-Ambulatory Disabilities** - Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 2.87 Non-Ambulatory Disabilities** - Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arbritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.
- 2.88 Hearing Disabilities** - Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 2.89 Sight Disabilities** - Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 2.90 Wheel Chair** - Chair used by Disabled people for mobility. The standard size of wheel chair shall be taken as 1050mm x 750mm.

**DOD**

**3. APPLICABILITY OF THE DEVELOPMENT CONTROL RULES:**

- 3.1** In addition to the provisions contained in Section 44, 58 and 69 of MR & TP Act 1966 and Section 253 to 269\* of Bombay Provincial Municipal Corporation Act the Development Control Rules shall apply to the building activity given under 3.2.
- 3.2** These rules shall apply to all 'development'.
- 3.2.1** Where a building is erected, these rules apply to the design and construction of the building.
- 3.2.2** Where the whole or any part of the building is removed, these rules apply to all parts of the building whether removed or not.
- 3.2.3** Where the whole or any part of the building is demolished these rules apply to any remaining part and to the work involved in demolition.
- 3.2.4** Where a building is altered these rules apply to the whole building whether existing or new except that the rules apply only to part if that part is completely self contained with respect to facilities and safety measures required to the rules
- 3.2.5** Where the occupancy of a building is changed, these rules apply to all parts of the building affected by the change.

**DDD**

**4. INTERPRETATION:**

- 4.1 In the D. C. Rules, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular, number includes the plural and the plural includes the singular. The word person includes a corporation and 'Singular' 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 the clear dimensions unless otherwise specified, in these rules.

**ODD**

## **5. BUILDING PERMISSION 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 be done without first obtaining a separate building permission / commencement certificate for each such development work / building from the Authority. Any change in the use of the land or building excluding those specified in clauses (vii), (viii) & (ix) of Section 43 of the MR & TP Act shall also require permission of 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 the following services may be exempted from the purview of the rules.

- i) Railways;
- ii) National Highways;
- iii) National Waterways;
- iv) Airways and Aerodromes;
- v) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communications;
- vi) Regional grid for electricity; and
- vii) Any other service which the State Government may, if it is opinion that the operation, maintenance, development or 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 purview of operational construction for the purpose of exemption under Rule No.5.1.1

- i) New Residential Building (other than gate lodges, quarters for limited essential operational staff and the like), offices, roads and drains in railway colonies, hospitals, clubs, institutes and schools 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 Rules No. 5.1.1 (i) for the purpose of deciding what constitute 'Operational Construction' the following may be used as the basis.

- i) Repairs, renovation etc; the following works in the existing installations, buildings, etc. of the Railways;
  - a) All Railways tracks in the outside the yards including the formation, culverts, bridges, tunnels and side drains.
  - b) Buildings, platforms, foot over bridges, subways, sheds over platforms yards, master's and train dispatcher's offices, weigh bridges, turn-tables, lifting-towers gantries.
  - c) Running (Loco) sheds, carriage and wagon depots, carriage washing arrangements, running rooms, train examiner's office and depots in the yards, permanent way inspector's and Signal Inspector's 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 cabin, control cabin in hump yard
- 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 before finalizing the project.

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

**ODD**

## 6. PROCEDURE FOR OBTAINING BUILDING PERMISSION/ COMMENCEMENT CERTIFICATE

**6.1 Notice** - Every persons who intends to carry out development and erect, re-erect or make alterations in a building or demolish any building shall give notice in writing to the Authority of his said intention in the prescribed form (See Appendix A) and such notice shall be accompanied by plans and statements in sufficient copies (see Rule No. 6.1.1) as required under 6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type. Provided however that in the case of change in the use of land or building not entailing any construction work, the owner shall submit a copy of the sanctioned plan of the premises in which the change in use is proposed showing the original and proposed use.

**6.1.1 Copies of Plans and Statements**- Normally 4 copies of plans and statements shall be made available along with the notice. In case of building schemes, where the clearance is required from other agencies like P. C. M. C. Fire Service (see Rule No. 6.2.6.1) and others, numbers 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, service plans specifications and certificate of supervision and ownership title as prescribed 6.2.1 to 6.2.12.

**6.2.1 Sizes of Drawing Sheets & Colouring Plans** - 6.2.1.1 The size of drawing sheets shall be any of these specified in Table 1.

**6.2.1.2 Colouring Notation 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 1  
DRAWING SHEET SIZES**

| Sr. No. | Designation | Trimmed Size, MM |
|---------|-------------|------------------|
| 1.      | AO          | 841 X 1189       |
| 2.      | A1          | 594x 841         |
| 3.      | A2          | 420x594          |
| 4.      | A3          | 297x 420         |
| 5.      | A4          | 210 x 297        |
| 6.      | A5          | 148 x 210        |

**6.2.2 Ownership Title** - Every application for a building permission/commencement certificate shall be accompanied by the following for verifying for proof ownership :

- i) latest property register card or if not available 7/12 extract
- ii) other documents if requisitioned by the authority

**TABLE 2**

| <b>COLOURING OF PLANS</b> |                                |                       |                    |                      |                      |                   |                      |
|---------------------------|--------------------------------|-----------------------|--------------------|----------------------|----------------------|-------------------|----------------------|
| <b>Sr. No.</b>            | <b>Item</b>                    | <b>Site Plan</b>      |                    |                      | <b>Building Plan</b> |                   |                      |
|                           |                                | <b>White Plan</b>     | <b>Blue Print</b>  | <b>Ammonia Print</b> | <b>White Plan</b>    | <b>Blue Print</b> | <b>Ammonia Print</b> |
| <b>1</b>                  | <b>2</b>                       | <b>3</b>              | <b>4</b>           | <b>5</b>             | <b>6</b>             | <b>7</b>          | <b>8</b>             |
| 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   | ---                  | ---               | ---                  |
| 5.                        | Open Spaces                    | ----- No Colour ----- |                    |                      |                      |                   |                      |
| 6.                        | Existing Work                  | Black (outline)       | 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            | 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 Thin         | 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 / subdivision / layout, suitable colouring notations shall be used which shall be indexed**

**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 building permission/ commencement certificate showing the boundary locations of the site with respect to neighborhood land-marks.

**6.2.4 Site Plan** - The site plan sent with an application for permission shall be drawn to a scale of 1: 500 or such other nearest scale available and shall show :

- a) the boundaries of the site and of any contiguous land belonging to the owner thereof;
- b) the position of the site in relation to neighboring street;
- c) the name of the streets in which the building is proposed to be situated, if any;
- d) all existing buildings standing on, over or under the site;
- e) the position of the building, and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a) in relation to;
  - i) the boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portion owned by others.
  - ii) adjacent streets and buildings on adjoining plots (with number of storeys and height and marginal open spaces).
  - iii) if there is no street within a distance of 12 m of the site, the nearest existing street.
- f) the means of access from the street to the building, and to all other building (if any) which the applicant intends to erect upon his contiguous land referred to in (a);
- g) space to be left about the building to secure a free circulation 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 or near the buildings;
- i) the direction of north point relative to the plan of the buildings;
- j) any existing physical features, such as walls, drains, tree etc.
- k) the ground area of the whole property and the breakup of 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 under the rules governing the coverage of the area;
- l) electric supply line, water supply and drainage line;
- m) such other particulars as may be prescribed by the authority.

**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 containing the following :

- a) scale used and north point;
- b) the location of all proposed and existing roads with their existing/proposed/prescribed width within the land;
- c) dimensions of plot along with building lines showing the setbacks with dimensions within each plot;
- d) the location of drains, sewers, public facilities and services and electrical lines etc.

- e) table indicating size, area and use of all the plots in the sub-division layout plan;
- f) a statement indicating the total areas of the site, area utilised under roads, open spaces of parks, play grounds recreation spaces and development plan reservations, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be subdivided;
- g) in case 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 and elevations and sections accompanying the notice shall be drawn to a scale of 1: 100. The building plan 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 staircase, ramps and other exit ways lift wells, lift machine room and lift pit details. It shall also include ground floor plans 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 necessary building.  
\*Note - to indicate in Proforma 1 in Appendix A
- b) show the use or occupancy of all parts of the building.
- 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 slope of the roof.
- h) give indications of the north point relative to the plans; and
- i) give dimensions of doors, windows and ventilators.
- j) such other particulars as may be prescribed by the authority.

**6.2.6.1 Building Plans for Multistoried / Special Buildings** - For multistoried buildings which are more than 15 m height and for special building like educational, assembly, 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 (j) of Rules No. 6.2.6

- a) access to fire appliances / vehicles with details of vehicular turning circle and clear motor able accessary around the building up to 6 m width.
- 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;
- i) **Details of Building Services** - Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.
- j) details of exits including provision of ramps etc; for hospitals and buildings requiring special Fire Protection measures;
- k) location of generator, transformer and switch gear room;
- l) smoke exhausted system if any;
- m) details of fire alarm system network;
- n) location of centralized control connecting all fire alarm system built in fire protecting arrangements and public address system etc.
- o) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
- p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose-reels, drenches, CO<sub>2</sub> installation etc. and
- q) location and details of first aid, fire fighting equipment's / installations.

**6.2.7 Service Plan** - Details 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.

**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/ Engineer / Structural Engineer 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 erected (either from the old Architect or new) is accepted by the authority.

**6.2.10 Building Permission Fee** - The notice shall be accompanied by an attested copy of Receipt of Payment of Building Permission Application Fee.

**6.2.11 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 Water Pollution Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance etc. the relevant no objection certificates from those authorities, applicable to the occupancy, shall also accompany the application.

**6.2.12 Clearance Certificate for Tax Arrears** - The notice shall also be accompanied by an attested copy of clearance certificate from the Assessment Department of the Corporation for payment of Tax up-to-date.

**6.3 Signing the Plans** - All the plans shall be duly signed by the owner or a holder of Power of Attorney from the owner and the licensed Architect/ Engineer/ Structural Engineer as the case may be and shall indicate their names, addresses and license numbers allotted by the authority.

NOTE-TO INDICATE ON PLANS AS IN PROFORMA III IN APPENDIX-A

**6.4 Qualifications and Competence of the Licensed Architect / Engineer / Structural Engineer** - Architects, Engineers and Structural Engineers referred to under 6.2.5, 6.2.6 and 6.3 shall be licensed by the Authority as competent to do the various working as given in Appendix C. The qualifications and procedure for licensing the architect, engineer, structural engineer and supervisor shall be as given in Appendix C.

**6.5 Schedule of Fee**

**6.5.1 Building Permission Fee**

**6.5.1.1 Development of Land / Sub-Division / Layout of Land** - The fees for submitting proposals for development of land/sub-division layout of land shall be as follows:-

| Area to be Developed | Fees  |
|----------------------|---|
| Upto 0.3 Ha          | Rs. 150/-   |
| 0.3 to 1 Ha          | Rs. 300/-   |
| 1 to 2.5 Ha          | Rs. 600/-   |
| 2.5 to 5 Ha          | Rs. 900/-   |
| Above 5 Ha           | Rs. 900/- + Rs. 100/-<br>Ha or part thereof for area above 5 Ha |

**6.5.1.2 Residential Building** - The following scales of fee shall be applicable for building permission for residential building :-

| Sr. No. | Purpose   | Scale of Fee  |
|---------|---|---|
| 1.      | To construct or reconstruct a building covered under Section 253 to 269 of BPMCA Act 1949                   | Rs. 20/- per 10 sq. m. to built over area or part thereof with a minimum of Rs. 100/- and maximum of Rs. 10,000/- per proposal. Nominal fee of Rs. 10/- for constructions Restricted to 30 sq. m. built over area |
| 2.      | For alteration and/or additions to the existing building covered under Section 253 to 269 of BPMCA Act 1949 | Same as above for additional built up area + Rs. 50/- for alternations.   |

|    |   |  |
|----|---|--|
| 3. | For alternations covered under Section 253 to 269 of BPMCA Act 1948   | Rs.50/-perproposal   |
| 4. | In the case of amended plans for sanctioned proposal  | with every amended proposal a fee of Rs. 100/- where in no extra floor area is proposed. Otherwise as for the additional area proposed Rs. 20/- per 10 sq. m. built over area or Rs. 100/- and a maximum of Rs. 10,000/- per proposal. |
| 5. | Application for renewal of a sanctioned proposal, plans remaining the same before the end of each year from the date of commencement Certificate/ Building Permission | No fees  |
| 6. | Application for renewal of a sanctioned proposal plans remaining the same after the end of each year from the date of Commencement Certificate/ Building Permission   | Rs. 100/- per month or part thereof (the number of months being calculated for the delay period) if application is submitted after the expiry of the date of validity but within 3 years from original sanction.                       |

**6.5.1.3** In case of proposals from medical, educational and charitable institutions, which are duly registered, fees shall be charged at one-fourth of the basic scale, subject to a minimum of Rs. 100/- and a maximum of Rs. 2,500/- per proposal.

**6.5.1.4** In case of proposals for industrial, business and commercial buildings, cinema theatres and entertainment halls, hotels and lodging houses, fees shall be charged at double the basic scale, subject to a minimum of Rs. 200/- and a maximum of Rs. 20,000/- per proposal. For the purpose of this rule a residential building with even a single shop will be treated as a commercial building. Similarly in any staff quarters in industrial premises shall be considered as a industrial building.

**6.5.2 Boundary Wall** - The fees for constructing compound wall shall be Rs. 10/-.

**6.5.3 Exemptions to Rule 6.5.1** - For special housing schemes for economically weaker section of society and low income group and slum clearance schemes under taken by public agencies or subsidised by State Government with plinth area of tenement not more than 30 sq. m. the building permission fee may be exempted.

**6.5.4 Rules for Fixation of Fees-**The following Rules shall apply:-

- 1) The total plinth area on all floors shall be taken as the basis for calculation of fees including the basement floors and accessory building.
- 2) No notice under section 253 to 269 of the Bombay Provincial Municipal Corporation Act shall be deemed valid unless and until the person giving notice has paid the fees to the Municipal Corporation and an attested copy of the receipt of such payment is attached with the notice.
- 3) In case the proposal is finally rejected, 10% of the fees shall be retained and the balance shall be refunded to the applicants within one month of the date of rejection.

**6.5.5 Fees for Depositing Building Material/ Temporary Erections on Public Streets.**

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

- a) For construction of residential buildings                      Rs. 25/- per sq. m. per week
- b) For construction of non-residential buildings                      Rs. 50/- per sq. m. per week

**Note** - The stacking of materials would be permitted till the completion of the building. If after completion of the building, in the opinion of the Authority, certain material has not been cleared or left in a stage causing annoyance or inconvenience, the Authority shall take necessary action against the owner and any cost incurred in the removal of such material, which has been carried out by the Authority, shall be recovered from the owner.

**6.6 Delegation of and Discretionary Powers**

**6.6.1 Delegation of Powers** - Any of the powers, duties or functions conferred or imposed upon and vested in the Commissioner by any of the foregoing rules may be exercised, performed or discharged under the Commissioner's control and subject to his revision and to such conditions and limitations, if any as he shall think fit to be prescribed by any Municipal Officer whom the Commissioner generally or specially empower in writing in this behalf and in each of the said rules the work 'COMMISSIONER' shall to that extent to which any Municipal Officer is so empowered, be deemed to include such Officer.

**6.6.2 Discretionary Powers**

**6.6.2.1** In conformity with the intent and spirit of these rules commissioner may:

- i) decide on matter in which it is alleged that there is an error in any order, requirement, decision, determination or interpretation made by him in the application of these rules;
- 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 rules where the street layout actually on the ground varies from the street layout as shown on the Development Plan;
- iv) modify the limit of a zone where the boundary line of the zone divides a plot and
- v) authorize operational constructions of a public service undertaking for public utility purposes only where he finds such an authorization to be reasonably necessary for the public convenience and welfare even if it is not permitted in any Land use Classification.

**6.6.2.2** In specific cases where a clearly demonstrable hardship is caused the Commissioner may by special written permission;

- i) Permit any of the dimensions / provisions prescribed by these rules to be relaxed provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighborhood. However no relaxation in the front setback and F. S. I. 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 non compliance and payment of premium.

## **6.7 Grant of Permission or Refusal**

**6.7.1** 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 and thereupon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D and E.

**6.7.2** The building plans for building identified in Rule No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Pimpri Chinchwad Municipal Corporation, Fire Brigade.

**6.7.3** If within Sixty (60) days of the receipt of the notice, under 6.1 of the rule or within 60 days of the re-submission of plans under 6.7.4 the Authority fails to intimate in writing to the person, who has given the notice of its refusal or sanction with such modification or directions, the permission application with its plans and statements shall be deemed to have been sanctioned.

**6.7.4** Once the plan has been scrutinized 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 superimposed corrections. The Authority shall grant or refuse the Commencement Certificate / Building Permission within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections.

## **6.8 Revocation of Permission**

**6.8.1** In addition to the provision of Section 51 of Maharashtra Regional and Town Planning Act, 1966 the Authority may revoke any building permission issued under the provisions of the rules, wherever there has been any false statement or any misrepresentation of material fact in the application on which the building permission was based, similarly in case of deemed permission, the development carried out is not according to rules, the whole work shall be treated as unauthorised.

In the case of revocation of permission based on false statements or any material misrepresentation of fact in the application, no compensation would be payable.

□□□

## 7. PROCEDURE DURING CONSTRUCTION:

7.1 Neither the granting of the permission nor the approval of the drawings and specifications, nor inspections made by the Authority 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 the requirements of the rules.

7.2 **Notice for Commencement of Work** - Within one year from the date of issue of building permission the owner shall commence the work for which the building permission has been issued the owner shall give notice to the Authority of the intention to start work on the building site in the Performa given in Appendix F. The owner shall commence the work after 7 days from the date of receipt of such notice by Authority. In case of inspection/direction by the work may be commenced earlier.

**Note** - This rule does not dispense with the liability of the owner to apply for renewal of the building permission if it is expected that the work would not be complete within period of one year from the date of commencement certificate (the period of validity of the commencement certificate).

### 7.3 Documents at Site

7.3.1 Where tests of any materials are made to ensure conformity with the requirement of the rules records of the test data shall be kept available for inspection during the construction of the building and for such a period thereafter as required by the Authority.

7.3.2 The person to whom a building permission is issued shall during construction keep :  
a) Pasted in a conspicuous place on the site in respect of which the permission was issued, a copy of the building permission and approved plans.

7.4 **Checking of Plinth / Columns up to Plinth Level** - The owner shall give notice in prescribed form given in appendix G to the Authority after the completion of work up to plinth level with the view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plans. The Authority shall carry out inspection within seven days from the receipt of such notice and give permission, for carrying out further construction work as per sanctioned plans in prescribed Performa given in H. Within the above period if the permission is not refused, the permission shall be deemed to have been given.

7.5 **Deviation During Construction** - If during the construction of a building any departure which is not of a substantial, nature from the sanctioned plan is intended to be made by way of addition which does not violate any provisions regarding general building requirements, structural stability and fire safety requirement of the rules alternations may be made and sanction of the authority shall be obtained immediately and in any case before application for occupation certificate and the procedure laid down for original plans shall apply to all such amended plans except the building permission fee.

Provided further that if any such alternations are likely to result in increasing the number of tenements, the built-over area / FSI or change in the marginal open spaces or the height of the building. No such alternations shall be carried unless sanction to the amended plans is first obtained.

- 7.6 Completion Certificate** - The owner through the licensed architect, engineer, structural engineer, as the case may be who has supervised the construction, shall give notice to the authority regarding completion of work described in the building permission. The completion certificate shall be submitted in the prescribed form by four sets of completion plan. One of the sets, duly certified as Completion Plan shall be returned to the owner along with the issue of full occupancy certificate (see rule no 7.7).
- 7.7 Occupancy Certificate** - The Authority, on receipt of the completion, certificate, shall inspect the work and sanction or refuse an occupancy certificate, in the Proforma given in Appendix K within 21 days from the date of receipt of completion certificate, after which period it shall be deemed to have been approved by the Authority for occupation provided the building has been constructed as per the sanctioned plans. Where the occupancy certificate is refused, the various reasons shall be quoted for rejection, at the first instance itself.
- 7.7.1 Part Occupancy Certificate** - Upon the request of the holder the building permission the authority may issue a part, occupancy certificate for building of part thereof, before completion of the entire work as per building permission provided sufficient precautionary measures are taken by the holder of the building permission to ensure public safety and health safety. The part occupancy certificate shall be given by Authority subject to the owner indemnifying the authority as per the Proforma given in Appendix I.
- 7.7.2** In the case of buildings identified in rules No. 6.2.6.1 the work shall also be subject to the inspection of the Chief Fire Officer, Pimpri Chinchwad Municipal Corporation / Fire Brigade and the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of the work from the fire protection point of view.

**DDD**

**8. INSPECTION:**

**8-A Amendment Modification to Appendices** : Except where the same are prescribed in B. P. M. C. Act 1949 or MR & TPA Act, 1966 or the rules or bye-laws framed there under the Commissioner from time to time add, alter or amend Appendices A, B and D to L.

**8.1** The Authority shall have the power to carry out inspection of the work at various stages to ascertain whether the work is proceeding as per the provisions of rules and sanctioned plan **Section 458(5) of Bombay Provincial Municipal Corporation Act 1949 shall** apply for the procedure for inspections by the Authority and for action to be taken by the authority arising out of the inspection carried out.

**DOD**

## PART - II : GENERAL BUILDING REQUIREMENTS

### 9. REQUIREMENTS OF SITES

9.1 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 adjacent to any water course shown on the Development Plan.

Provided however, that the Corporation may allow the construction of building in such a site after determining the water way required and subject to the condition that retaining wall (or such other protection work) is constructed by the applicant at his cost at the edge of such waterway.

Provided further that where a water course passes through a low lying land without well defined bank, 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.

Notwithstanding the above, the authority shall be entitled to take cognisance of the existence of all water course whether shown on the development plan or not while sanctioning layouts and no person shall take any action without the permission of Authority which results in reducing the water way or closing or filling up of any existing water course.

- 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 proposed on any area filled up with carcasses, excreta filthy and offensive matter till the production of certificate from the Health Officer and Corporation Engineer to the effect that it is from the health and sanitary point of view fit to be built upon;
- f) If the plot has not been approved as a building site by Authority.
- g) If the level of the site is less than prescribed Datum level depending on topography and drainage aspects.

**9.1.1 Site Development :** Level of the roads, access paths and parking areas identified for physically handicapped persons shall be described in the plan along with specification of the materials. This is applicable to all public buildings and facilities used by the public, to provide facilities for physically handicapped persons. It does not apply to private and public residences.

**9.2 Distance of Site from Electric Lines-**No verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alternations made to a building on a site within the distance quoted below in accordance with the current India Electricity Rules and its amendments from time to time between the building and any overhead electric supply line :

|   | <b>Vertically<br/>m</b>                                   | <b>Horizontally<br/>m</b>                           |
|---|---|---|
| a) Low and medium voltage lines and service lines | 2.5   | 1.2   |
| b) High voltage lines upto and including 33,000V  | 3.7   | 2.0   |
|   | (Plus 0.3 m for every additional 33,000V or part thereof) | (plus 0.3m for every additional 33,000V or thereof) |

**9.2.1** The minimum clearance specified in clause 9.2 above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

**9.3 N. 0. C. for Railway Authority** - No construction shall be allowed within a distance of 30 mt. from the Railway Boundary without obtaining written permission of Railway Authority.

**DOD**

## 10. PUBLIC STREETS AND MEANS OF ACCESS

- 10.1** Every site or plot or building existing or proposed shall have public or internal means of access free of encroachments as required in these.
- 10.2** Every person who erects a building shall not at any time create 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.
- 10.3** **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 requirements of which shall be as given in Table 3.

**TABLE 3 : MEANS OF ACCESS**

| Sr.No. | Width of Means of Access in mt. | Length of Means Access in mt. |
|--------|---------------------------------|-------------------------------|
| 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 space of at least 3 m from the existing building line.

**Note 2 :** If the development is only on one side of the means of access, the above prescribed widths may be reduced 1 m in each case.

In no case, development on plot shall be permitted unless it is accessible by a public street of width not less than 6 m. Provided further, that for all industrial buildings, theaters, cinema houses, assembly halls, stadia, educational building, markets, other building 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 more than 200 m the width shall not be less than 15 m. Similarly, such means of access can be reduced to 10 m in width provided it gives access to only two plots.

- 10.3.1 Pathways** - The approach to the building from road / street / internal means of access shall be through paved pathway of width not less than 1.5m provided its length is not more than 20 m. from the main / internal means of access provided that there is a minimum set back of 1 meter between the edge of the pathway & front wall of the building.

- 10.3.1.1** In the case of special housing schemes for Low Income Group and Economically Weaker Section of Society developed upto two storied Row Housing Scheme, the pathway width shall be 1.5 m which shall not serve more than 50 m and 8 plots on each side of pathway. Provided that there is a minimum set back of 1 m between the edge of the pathway and the front wall of the building.

- 10.3.1.2 Access Path / Walk way for Physically Handicapped Persons** : Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm. wide having even surface without any steps. Slope if any shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor materials whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons (hereinafter referred to as "guiding floor material") (Refer Appendix-U for explanatory notes). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
- 10.3.2** The length of main means of access shall be determined by the distance from the farthest 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. Provided that in the case of a U loop the length shall be considered a half the length of the loop.
- 10.3.3** In the interest of general development of an area the Authority may require the means of access to be of larger width than that required under bye law no. 10.3.
- 10.3.4** Notwithstanding the above, in partially built-up plots, if the area still to be built upon does not exceed 5000 sq. m. an access of 3.6m width and even if it is built over at height of not less than 4.5 may be considered as adequate means of access. If access for areas to be built upon not exceeding 5000 sq. m. provided such area is used for Low Income Group housing and the tenement density permissible is 75 percent of the tenement density permissible in that zone.
- 10.3.5** In gaathan / 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 accessway to give rise to a new street / means of accessway width of 4.5m.
- 10.4** Means of access shall be levelled, metalled flagged, paved, sewered, drained channeled, 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 rule No. 10.3 and shall be maintained in a condition to the satisfaction of the authority.
- 10.4-A Private Street** : If any Private street or other means of access is not constructed or maintained as specified in sub-regulation or if structure or fixtures arise there in contravention of that rule the Commissioner may by written notice direct 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 access is obtained through such street or other means of access or which shall be benefited by works executed to carry out any or all of the shall direct. If the owner or owners fail to comply with his direction the Commissioner may arrange for its execution and recover the expenses incurred from the owner or owners.

**10.4.1** 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 recovered the expenses so incurred from the owner.

**10.5 Access from Highways Important Roads** - No premises other than Highway amenities like petrol pumps, motels, etc. shall have an access direct from highways and such other roads having a width of 30 mtrs or more. The above will be subject to the provisions of State Highway Act, 1955 and National Highway Act, 1956.

Provided that in suitable cases the Planning Authority may suspended the operation of this rule till service roads are provided

**10.6** For buildings identified in rule no. 6.2.6.1 the following additional provisions means of access shall be ensured :

- a) The width of the main street on which the building abuts shall not be less than 12 mtrs and one end of this street shall join another street of width not less than 12m in width (See Rule No. 10: 3).
- b) The approach to special building and open spaces on all sides (See Rule No. 13.1) upto 6 m width and the layout for the same shall be done in consultation with Chief Fire Officer, Pimpri Chinchwad Municipal Corporation, 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 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 meters. 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 built over; the minimum clearance shall be 4.5 m.

**ODD**

## 11. RULES FOR SUB-DIVISION OF LAND AND LAYOUT:

- 11.1 Layouts or sub-division or amalgamation proposals shall be submitted for the following.
- i) When more than one building is proposed on any land excepting for accessory buildings in the case of residential buildings, the owner of the land shall submit proposal for proper layout of buildings or sub-division of his entire recognized plot.
  - ii) When development and redevelopment of any tract of X Land includes division and sub-division or amalgamation of plots for various Land uses within a colony.

11.1-A Every Sub-Division, layout shall contain sub-plots being formed after subdivision access there to recreational open space, if any, required under Regulation 10 11.2 and 11.3 spaces for other ancillary uses if any required under Regulation 11.7 and 11.8 as also all the reservations, designations, allocations road or road widening proposals of the Development Plan and the regular lines of streets prescribed under the B. P. M. C. Act 1949. Where there is a conflict between the width or widening lines proposed in the Development Plan and those under the regular line of a street, the wider of the two shall prevail. Provided that the Commissioner may without any reduction in area allow adjustment in the boundaries of reserved site within the same holding and conforming to the zoning provisions to suit the development. In doing so, he will ensure that the shapes of altered, allocated / reserved sites are such that they can be developed in conformity with this regulations and provided however that no such shifting of the reservation shall be permitted.

- a) Beyond 200 m of the location in Development Plan.
- b) Unless the alternative location is at least similar to the location of the Development Plan as regards access, levels etc.

All such alternations in the reservation, alignment or roads shall be reported by the Planning Authority to Government at the time of sanctioning the layout.

### 11.2 Roads/ Streets in Land Sub Division or Layout-

11.2.1 The width of roads / streets / public and internal access ways including pathways shall conform to provisions or rule no.10.3 to 10.5

11.2.2 In addition to the provisions of rule no. 10.3 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 areas, provided that Cul-De-sacs would be permissible only on straight roads and further provided that cut de sac ends shall be higher in level than the level of starting point. The turning space, in which case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.

11.2.3 **Intersection of Roads** - At junctions of roads meeting at right angles 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  $\frac{1}{2}$  the road width across the direction of tangent as given below :

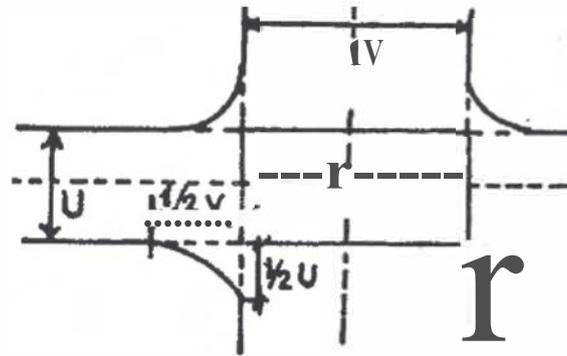


FIG. 1 : ROUNDING OFF INTERSECTIONS AT JUNCTIONS

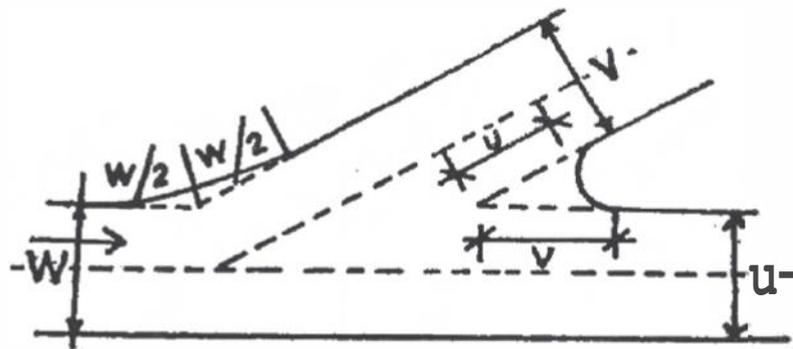


FIG. 2 : ROUNDING OFF INTERSECTIONS AT JUNCTIONS

- 11.2.3.1 For junction of road meeting at less than 60 degrees 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 6 m.

### 11.3 Open Spaces

- 11.3.1 For land admeasuring 0.2 ha or more, layouts or sub-division or amalgamation proposals shall be submitted.

In any layout or subdivision of land admeasuring 0.20 Ha or more 10% of the entire holding area shall be reserved as recreational space, which shall be as far as possible be provided in one place.

Notwithstanding anything contained in this rule the shape and location of such open space shall be such that it can be properly utilised as play ground. No deduction in F. S. I. for Road/ Open Spaces shall be made in layout for area between 0.20 Ha to 0.36 Ha. However for the areas above 0.36 Ha deduction shall be made for open space and not for the road for computation of F. S. I.

- 11.3.1 (a)** However the area of F. S. I. computation shall be 90% of the net area (after deducting amenity area) in case of change of industrial to Residential user as specified in regulation no. M 6.5
- 11.3.1.1** No such recreational space shall admeasures less than 200 sq. meters.
- 11.3.1.2** The minimum dimension of such recreational space in no case be less the 7.5 m and if the average width of such recreational space is less than 24 m the length there of shall not exceed  $2\frac{1}{2}$  times the average width.
- 11.3.1.3** The structures and uses to be permitted in the recreational open spaces shall be as per the following provisions :
- i) They shall be two storeyed structure with the maximum 15% built-up area out of which 10% built-up area shall be allowed on ground floor/ still floor and remaining 5% may be consumed on one floor above. This shall be subject to maximum 300 sq. mts. This facility shall be available for open space having area 500 sq. mts. and above only.
  - ii) The structures shall be used for the purpose of pavilions or gymnasium or club houses and other structures for the purpose of sport and recreation activity may be permitted.
  - iii) No detached toilet block shall be permitted.
  - iv) A swimming pool may also be permitted in such a recreation open space and shall be free of F. S. I.
  - v) Elevated/ under ground water reservoir, Electric sub-stations etc. may be build and shall not utilize more than 10% additional of the open space in which they are located.
  - vi) Such structures shall not be used for any other purpose except for recreational / sports activities. Structures for such sports and recreational activities shall confirm to the following requirements.
    - a) The Ownership of such structures and other appurtenant users shall be 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. "Recreation Ground" in the layout or sub division of the land.
    - b) The proposal for construction of such structure should come as a proposal from the owner / owners / society / societies or federation of societies without any profit nature and shall be meant for the beneficial use of the owner/ owners / members of such society / societies or federation of societies.
    - c) Such structures shall not be used for any other purpose except for recreational activities, for which a security deposit as decided by the Commissioner will have to be paid to the corporation.

- 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 playground.
- e) The owner / owners / society / societies or federation of the societies shall submit to the Commissioner a registered undertaking agreeing to the conditions in (a) to (d) above.

**11.3.1.4** Independent means of access may not be insisted upon if recreational space is approachable directly from every building in the layout. Further the building line shall be at least 3 m away from the boundary of recreational open space.

**11.3.1.5** Whenever called upon by the Planning Authority to do so, under provisions of Section 202, 203 of BPMC Act areas under roads and open space in Bye Law Nos. 10.3 to 10.5, 11.3 shall be handed over to the Planning Authority after development of the same for which nominal amount (or Rs. 1/-) shall be paid by the Planning Authority. In case of the owners who undertake to develop the open space for bonafide reasons as recreational community open spaces, the authority may permit the owner to develop the open space unless the authority is convinced that there is no misuse of open spaces in which case the authority shall take over the land.

**11.3.2** In addition to open space under 11.3.1 in the case of sub-division of land in industrial zones of area 0.8 hectare or more 5% of the total area shall be reserved as amenity area, which shall also serve as a general parking space. When such amenity area exceeds 1500 sq. m. the excess area could be utilized for the construction of buildings for banks, canteens, welfare centers and such other common purposes considered necessary for industrial user, as approved by the Authority.

#### **11.4 Size of Plots**

**11.4.1 Residential and Commercial Zones (excluding weaker section housing schemes undertaken by public authorities)** - The minimum size of plots in residential layouts shall be 50 sq. m. subject however to the following provisions :

- a) Plots having areas upto 125 sq. m. shall be permitted only for row housing schemes and the width of such plots shall be between 4.5 to 8 m.
- b) Plots having areas between 125 sq. m. to 250 sq. m. shall be permitted for row housing, semi detached housing or detached housing and the width of such plots shall be between 8 to 12 m. and
- c) Plots above 250 sq. m. would be permitted for row housing, semi-detached or detached housing and the width of plots in this category shall be above 12 m. and no dimension of plot shall be less than 12 m.

The above rules will also apply to sub-division schemes, layouts and building construction pattern in commercial zones.

- 11.4.1.1** For special housing schemes, for Low Income Group and Economically Weaker Section of Society and Slum Clearances Schemes, the minimum plot size shall be 20 sq. m. with a minimum width of 3.6 m.
- 11.4.2 Industrial Zones** - The width of plot shall not be less than 15 m and the size of plot shall not be less than 300 sq. m.
- 11.4.3 Other Building** - The minimum size of plots for buildings for other use like business, educational, mercantile, petrol filling station etc, shall be decided by authority subject to rule no. 11.4.3.1 to 11.4.3.3.
- 11.4.3.1 Cinema Theaters / Assembly Halls** - Minimum size of plot for Cinema theaters / assembly building used for public entertainment with fixed seats shall be on the basis of seating capacity of the building at the rate of 3 sq. m. per seat.
- 11.4.3.2 Mangal Karyalaya**- The minimum size of plot shall be 1000 sq. m.
- 11.4.3.3 Petrol Filling Station**- The minimum size of plot shall be
- 30.50m. x 15.75 m. in the case of petrol filling station with kiosk without service bay.
  - 36.5 m. x 30.5 m. in the case of petrol filling Station with service bay.
- 11.4.4 F. A. R. / Built-up Area / Tenement Density Calculation on Net Plot Area** - for the purpose of F. A. R. / Built-up Area/ Tenement density calculation the net area of plot shall only be considered. In the case of a layout such net area shall be calculated after deducting from the gross area of plot; the areas covered by means of access and recreational and amenity open space.
- 11.5** If the land proposed to be laid out is affected by any reservations for public purposes, the Municipal Commissioner may agree to adjust the location of such reservation to suit the development without altering the area of such reservation, provided however, that no such shifting of the reservation shall be permitted.
- beyond 200 mt. of the location in the Development Plan.
  - beyond the holding of the owner in which such reservation is located, and
  - unless the alternative location is at least similar to the location of the Development Plan as regards access, levels etc.
- All such alternations in the reservations / alignment of roads shall be reported by the Municipal Commissioner to Government at the time of sanctioning the layout.
- 11.6 Convenience Shopping** - In the case of layouts or sub-division of areas in residential and commercial zones, provision shall be made for convenience shopping. Such shopping areas shall not however exceed 5 % of the area of the plots (in Industrial Zones Provisions of Rule No. 11.3.2 shall apply). Further the following provisions shall apply :
- Such convenience shopping may be distributed within the layout area so that it is available within 300 m. from any parts of the layout.

- ii) Such convenience shops shall not have an area of more than 20 sq. m. each and shall comprise of the following shopping activities only:
- a) Food Grain Shops (Ration Shops) and Groceries and General Provisions
  - b) PanShops
  - c) Tobacconist
  - d) Shops for Collection & Distribution of Clothes for cleaning and dyeing
  - e) Darner
  - f) Tailors
  - g) Hair Dressing Saloon and Beauty Parlour
  - h) Bicycle Hire and Repair
  - i) Vegetable and Fruit Stalls
  - 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) Plumbers, Electrician, Radio, Television and Video Equipment's Repair Shops and Video Liberties
  - r) Floor Mills upto 10 HP.
  - s) Sport shops each not exceeding 75 sq. mtrs.
  - t) Personal Services Establishments, Travel Agencies etc.
  - u) Goldsmiths, Photo Studio, Optician, Watches shop
  - v) PCO's / STD's other equipment based Communication Facilities
  - w) Tea shops of Amrittalya type the above user shops be also permitted in RZone

The Municipal Commissioner, may from time to time add to alter or amend the above list.

- 11.7** In any layout or sub-division of plot 2 Ha or more, a suitable site for an electric substation as directed by the Authority shall be provided.
- 11.8** **Amenities and Facilities for Layout of Larger Areas** - For large layouts admeasuring three hectares and more in area provision of not less than 5 % of the total area shall be made in the layout for nursery schools, police post and such other public purposes deemed necessary for the layout and as may be directed by the Municipal Commissioner.

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## 12. LAND USE CLASSIFICATION AND USES PERMITTED

12.1 The various building uses and occupancies and premises to be permitted in the various zones shall be as given in Appendix M.

12.2 Uses as specifically Designated on Development Plan.

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

- a) Provided that where a site is designated for one specific public purposes on the Development Plan, the Commissioner 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 is in which the site falls;
- b) In the case of specific designation in Development Plan for schools and their Play-grounds or markets and service Industries and Commissioner may interchange their uses provided the designations are on adjoining or nearby building or premises;
- c) Construction of multi-storied garages may only be permitted on parking lots.

12.2.2 **Uses to be in Conformity with the Zones** - 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.

- a) Provided any lawful use of premises existing prior to the date of enforcement of these rule shall continue.
- b) provided that a non-conforming industrial use shall be as far as possible be shifted to conforming use Zone within 10 years from, the date of which the sanctioned revised Development Plan came into force.
- c) In case a building accommodating any non-confirming use collapses or pulled down or is destroyed any new building on the site shall conform to these regulations and to the land use prescribed for the plot/ land in development plan.

Provided further that non-confirming Cattle Stables and industries causing nuisance shall be shifted to a confirming area within such period as may be decided by the Municipal Commissioner.

12.2.3 **Widths of Roads in the Development Plan** - Notwithstanding anything contained in the Development Plan the Commissioner may from time to time prescribe, after following the procedure in the B. P. M. C. Act 1949, regular lines of streets wider than the prevailing Regular line of the respective street. Such regular lines of street will have the same effect or road lines in the Development Plan.

### 12.3 Other Stipulation

- 1) **General** - In every case of development/redevelopment 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/reserved** - Where building exists on a site shown as 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 developed public land may be put to use in conformity with the purpose of development plan as otherwise permissible in the case of adjacent land use.
- 3) **Combination of public purpose used in reserved sites** - Where the corporation or the appropriate authority propose/ proposes to land/building premises reserved for one specific public purpose for different public purposes/purposes it may do so with the previous approval of the government provided that the combination of such second user conforms to these regulations 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 purposes or club/ gymkhana where in a branch of a bank may be allowed.
  - b) to any site being developed for medical purpose wherein shops of pharmacists or chemists may be permitted.
  - c) to any site encumbered by another non-educational user and being redeveloped for educational purpose in which case the existing non-educational uses may be allowed to continue without any increase in the net floor area covered by them.
  - d) to any site being developed for recreational use such as garden, playground, recreation ground, park etc. each measuring not less than 400 sq. mt. at one piece, wherein electric sub-station which may utilise not more than 10 percent of the site in which they are located is proposed.
- 4) **Shifting and/or inter-changing the purpose of designations/ reservation** - In the Development Plan, the Commissioner with the consent of interested person may shift, interchange the designation/reservation in the same or on adjoining lands/building to which an access is available or has to be provided and the same is not encumbered provided that the area of such designation/ reservation is not reduced.

**12.3.1 Non-Conforming Uses** - Where a non-conforming industry has been granted a written permission without a condition for its shifting to a conforming zone at the end of a specific period, additions thereto for the manufacture of new articles or for starting new process may be permitted by the authority (Commissioner) for only for the duration of the period allowed for shifting when :

- a) Such schemes or 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 result in increasing existing authorized floor space for the industrial user.
- c) Such addition is for preventing undue loss or for improving the working efficiency of the existing unit or for balancing the existing production units for the industry;
- d) Satisfactory means of access as required under these rules for industrial zones is provided and maintained; and
- e) Parking, loading and unloading space are provided according to these rules.

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

**12.3.2 Other (Non-Conforming Users Other than Industries and Cattle Stables)** - Where non-conforming user existing prior to the date of enforcement of these rules is allowed to be continued in the Development Plan; any additions to such non-conforming use (other than those provided in 12.3.1) not exceeding the permissible floor area ratio/total permissible Built-up Area for the nonconforming user, whichever is less, may be permitted subject to the following terms and conditions, namely;

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

**DOD**

### 13. OPEN SPACES, AREA AND HEIGHT LIMITATIONS

**13.1 Exterior Open Spaces** - The provisions for open spaces at the front; side and rear of the buildings, depending upon occupancy, plot size nature of development (namely row-housing, semi-detached and detached), width of road fronting the plot, the locality shall be as given in Appendix N.

**13.1.1** Buildings shall be set back at least 3 m from internal means of access in a layout of buildings.

**13.1.2 Building 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.

**13.1.3 Open Spaces and Height of Building** - The open spaces at sides and rear shall be provided as per table 27.

**13.1.3 (A) Manner of computing front open space/set back where the street is to be widened** - If the building plot abuts any Road which is proposed to be widened under the Development Plan or regular lines of street under B. P. M. C. Act 1949 the front open space, road side setback shall be measured from the resulting line or the center line of the widened road as the case may be.

Where there is any conflict between the width provided in the Development Plan and the width resulting from the prescribed regular line of street under the B. P. M. C. Act 1949 the larger of the two shall prevail.

**13.1.3 (B) Building with Length/Depth** - Building with length / depth exceeding 40 meters, following rear and side margins shall be observed.

If the length or depth of the building exceeds 40 mtrs. then the side and rear margins required shall be increased as shown below.

| Length/Depth in Meter | Marginal Distance which Ever is Higher |
|-----------------------|--|
| 1) upto 40            | 3 m or $(H/2) - 3$ m                   |
| 2) above 40 to 60     | $(H/2) - 3$ m + 10%                    |
| 3) above 60 to 75     | $(H/2) - 3$ m + 20%                    |
| 4) above 75 to 100    | $(H/2) - 3$ m + 30%                    |
| 6) above 100 to 300   | $(H/2) - 3$ m + 40%                    |

**NOTE :**  $H/2 - 3$  means height divided by 2 and from which 3 m shall be deducted. Where length of the building exceeds 75 m at every 45 m an opening of 6 m width and 5 m height shall be maintained for circulation of traffic. This shall not be computed in F. S. I. and Parking. This provision shall not apply for industrial buildings.

**13.1.4 Open Spaces Separate for each Building or Wing** - The spaces between the two buildings or wings shall be minimum 7.50 m. which shall be free from any projections of balconies and terraces etc.

**13.1.4.1** However, in case of single storeyed accessory buildings to residential buildings the separation between buildings shall be not less than 1.5 m.

**13.1.4.2** Open space whether interior or exterior shall be kept free of any erection thereon and shall remain open to sky except features permissible under regulations.

**13.1.5 Interior Open Space (Chowk)**

**13.2.1 Inner Chowk** - 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 rule no.15.13.4) shall abut on an interior open space (courtyard inner chowk) whose minimum width shall be 3 m. Further such Inner Chowk shall have an area at all levels of chowk of not less than the square 115th the height of the highest wall abutting the chowk. Provided that when any room (excluding staircase bay) and bathrooms and water closet (see rule no.13.2.1.1) 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.

**13.2.1.1** 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 rule no.15.13.5.

**13.2.2 Outer Chowk** - The minimum width of outer chowk (as distinguished from its depth) shall be not less than 2.4 m. if the width of the outer chowk is less than 2.4 m. then it shall be treated as a notch and the provision of outer chowk shall not apply. However, if the depth of outer chowk is more than the width, the provisions of rule no.13.1.4 shall apply for the open spaces to be left between the wings.

**13.3 Area and Height Limitations** - The area and height limitations through covered area, height of buildings and number of storeys, tenement density. Floor Area Ratio for various occupancies, facing different road width shall be as given in Appendix m and regulation 13.5 hereinafter.

**13.4 Exemption to Open Spaces/ Covered Area**

**13.4.1 Features Permitted in Open Spaces**

a) **Projections into Open Spaces** - Every open space provided either in interior or exterior shall be kept free from any erection thereon and shall be open to 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, sloping chajja provided over balcony / gallery etc. may be permitted to project 0.3 m. beyond balcony projection at an angle of 30 degree from horizontal level.

b) A canopy not exceeding 5 m 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 2.1 m. below the canopy also be permitted in the open space. The canopy shall not have access from upper floors (above floors). There shall be a minimum clearance of 1.5 m between the plot boundaries and canopy.

- c) Balcony or balconies of a minimum width of 1.0 may be permitted free of F. S. I. at any floor, not more than 15% of the total F. S. I. and such balcony projection shall be subject to the following conditions :
- i) In non-congested area no balconies shall reduce the marginal open space to less than 3 m. In congested area balcony may be permitted on upper floors projecting in front set backs except over lanes having width 4.50 or less. No balcony shall be allowed on ground floor, which shall reduce, minimum required front set back or marginal open space. The width of the balcony will be measured perpendicular to the building line and measured from the balcony's outermost edge.
  - ii) Balconies may be allowed to be enclosed. When balconies are enclosed, one third of the area of their faces shall have louvers or glass shutters or grills on the top and rest of the area except the parapet shall have glazed shutters.
  - iii) The dividing wall for balconies up to 1.80 m. width between the balcony and the room may be permitted to be removed on payment of premium as decided by the Municipal Commissioner from time to time. The premium is non-refundable and non-transferable. However, if this is done without prior permission, double the amount of premium shall be levied by the Municipal Commissioner.
- d) Balcony like projections of maximum width of 2.4 m. projecting beyond the building line at alternate floors only may be allowed free of F. S. I. as a sitting out place. A premium for the same shall be charged as prescribed by the Municipal Commissioner from time to time.

In non-congested area, no such projection shall reduce the marginal open space to less than 3.00 m. the width of the same shall be measured perpendicular to the building line and measured from the outermost edge. These projections shall not be included in ground coverage calculations. However these shall not be closed in any case.

In congested areas balcony may be permitted on upper floors projecting in front set back and no balcony shall project over lanes and also shall not reduce the required minimum marginal open space.

**13.4.2.1 Accessory Building** - The following accessory buildings may be permitted in the marginal open spaces :

- a) 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 or 1.5 m from other boundaries may be permitted where facilities are not adequate. The Authority may reduce the 1.5 m. margin in rare cases to avoid hardships;
- b) Parking lock up garage not exceeding 2.4 m. in height shall normally be permitted in the rear corner of the plot. Provided that in exceptional cases where such a location is not possible it may be permitted in the side or rear open spaces at a distance of 7.5 m. from any road line or the front boundary of the plot.

Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such construction giving fire resistance of 2 hours.

The areas of sanitary blocks and parking lock-up garages shall be taken into account for the calculation for F. A. R. and covered area calculations, subject to the provisions of rule no. 13.4.2 (g) except that the area of one garage per plot shall not be counted within the maximum ground coverage permissible.

- c) Suction tanks, Pump room, Electric meter room or sub-station, garbage shafts, space required for fire hydrants, electrical and water fittings, water tanks, dustbin etc.
- d) One watchman's booth not more than 3 sq. m. in area and not more than 1.2 m. in width or diameter (Not to be taken into account for the computation of F. S. I.).
- e) Suction tank, pump room and items under rule no. 13.4.2 (b).

**13.4.2** In addition to Rule No. 13.4.2.1 (a), (b) and (c) and 15.6.3 the following shall not be included in covered area of F. A. R. and built up area calculations -

- a) A basement or stilt floor space constructed under a building and used as parking space.
- b) A basement constructed under a building and used as a residential common interest of flat buyers with no dividing wall in building having tenements only.
- c) A basement structure constructed under building and used as locker, safe deposit vault or a strong room of the bank situated in the same building with special permission in writing by the Municipal Commissioner.
- d) A basement constructed under a building and used for air-conditioning plant, meter room electric sub-station (use accessory to the principal use).
- e) Areas covered by stair case rooms for stair flights of width 0.75 m. and above in case of row housing, penthouses and duplexes 1.2 m. and above in case of residential, 1.5 m. and above in case of commercial/industrial/educational/institutional and special building subject to the premium to be decided by the Municipal Commissioner. However no premium shall be charged for Government, Semi-Government Offices.
- f) Lift-rooms, lift-wells or 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.
- g) In every residential building, constructed or proposed to be constructed for the use of a co-operative housing society or an apartment owners association, an office room will be permitted on the ground floor or floor 1. In an already developed property, it may be on an upper floor. The area of the room shall be limited to 12 sq. mt. If the number of tenements in the building does not exceed 20 and 20 sq. mt. otherwise.
- h) Area of sanitary blocks consisting of bathroom and water closet for each wing of each floor of a building of prescribed dimensions deriving access from a common passage as required for the use of domestic servants engaged in the premises.

- i) Area covered by - i) Lofts, ii) Meter Rooms, iii) Porches, iv) Canopies, v) Air Conditioning Plant Rooms, vi) Electric Substations, vii) Service Floors of height non-exceeding 1.5 mtr. with the special permission of the commissioner.
- j) Area of structures for an effluent treatment plan as required to be provided by industries as per requirements of the Maharashtra Pollution Control Board or other relevant authority.
- k) Areas covered by service ducts, pump rooms, electric sub-stations, niches upto 1 mtrs depth below window sill passages and additional amenity of lift and or staircase beyond those required under the regulations.
- l) Area of one milk booth under the public distribution systems with the permission of the Commissioner.
- m) Rookery well and well structures plant nursery, water pool, swimming pool (if uncovered) platform round a tree trunk fountain bench, chabutara with open top unclosed sides by wall, ramps, compound wall, gate, side swing overhead water tanks on the top of the building provided that the distance between terrace and soffit of tank is less than 1.50 meters.
- n) Area of one telephone booth and one telephone exchange (PB X) per building with the permission of the Commissioner.
- o) Area of one room for installation of telephone concentrators as per requirements of Manager Telephone Nigam Limited but not exceeding 20 sq. mtr. per building with the permissions of the Commissioner.
- p) Area of a separate letter box on the ground floor of residential and commercial buildings with 5 or more storeys to the satisfaction of Commissioner.
- q) Area of a covered passage of clear width not more than 1.52 mtr. leading from a lift exit at a terrace level to the existing stair case so as to enable descent to the lower floors in a building to reach tenements not having direct access to a new lift in building without an existing lift.
- r) Area of one fitness center for a Co-Op. Housing Society or Apartment owners Association as provided in regulation no. M. 1. 1 (17).

**13.5 The height and number of storeyes shall be governed by the provisions of Appendix N and the following clauses :**

- a) (i) In the case of gaathan / congested plots abutting roads upto (20') 6 m. width, the maximum height of building shall not exceed the sum of 1.5 times the width of the road plus the front marginal open space within the premises.
- (ii) In the case of gaathan / congested plots abutting on roads of width between 6 m. -10 m. (20' - 30') the maximum height of the building shall be 10 m. (30') plus front marginal open space within the premises.

(iii) In the case of gaothan / congested plots abutting on other roads, the maximum height of building shall not exceed the sum of the width of the road plus front marginal open space within the premises.

(iv) In the case of non-gaothan / non-congested plots the maximum height of buildings shall not in any case exceed 18 meters.

b) Not-with standing any thing contained in sub-rule (a) (i) to (iv) above, for buildings in the vicinity o faerodromes, the maximum height o fsuch buildings shall not exceed 12 m. of values framed by the CivilAviationAuthorities excepting that within 0.9 km o fthe Air Port references point no building shall be permitted.

c) In addition to (b) 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 ChiefInspector of Steam Boilers an Smoke Nuisance.

**13.5.1** (i) For the purpose of Rule No.13.5 (a) the width of the street may be prescribed width of the street, provided the height of the building does not exceed twice the width of the existing street plus the width of the open space between the existing street and the building ( $2 w + \text{open space}$ ).

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

**13.5.2 Height Exemptions** - The following appurtenant structures shall not be included in the height of the building.

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

**ODD**

#### 14. PARKING LOADING AND UNLOADING SPACES

- 14.1 Each off-street parking space provided for Motor Vehicles shall not be less than 2 - 5 m. x 5 m. areas and for scooters and cycles the parking spaces provided shall not be less than 3 sq. m. and 1.4 sq. m. respectively.
- 14.2 For buildings of different occupancies off street space for vehicles shall be provided as given in 14.2.1 **The provision for parking of vehicles shall be as given in table 6.**

**Table No. 6 : OFF STREET PARKING SPACE**

| Sr. No. | Occupancy  | One Parking Space for Every                                | Non-Congested Area                       |              |            | Congested Area |              |            |   |
|---------|--|--|--|--------------|------------|----------------|--------------|------------|---|
|         |  |  | Car Nos.                                 | Scooter Nos. | Cycle Nos. | Car Nos.       | Scooter Nos. | Cycle Nos. |   |
| (1)     | (2)  | (3)  | (4)                                      | (5)          | (6)        | (7)            | (8)          | (9)        |   |
| 1)      | Residential<br>i) Multi - Family residential & above   | a) 1 Tenement having carpet area 150 sq. mt.               | 2  | 2            | 2          | 2              | 2            | 2          |   |
|         |  | b) 1 tenement having carpet area 80 sq. mt. to 150 sq. mt. | 1  | 2            | 2          | 1              | 2            | 2          |   |
|         |  | c) 2 tenement having carpet area upto 80sq.mt.             | 1  | 4            | 4          | 1              | 2            | 2          |   |
|         | ii) Lodging establishments, tourist homes              | Every five guest rooms                                     | 3  | 4            | 4          | 3              | 4            | 4          |   |
|         | iii) 4 & 5 star/hotels                                 | Every five guest rooms                                     | 3  | 6            | 4          | 3              | 6            | 4          |   |
|         | iv) Restaurants grade I, II, III                       | For every 80 sq. mt. & part of there of                    | 2  | 8            | 4          | 0              | 8            | 8          |   |
| 2)      | Hospital, Medical Institutions                         | Every 20 Beds  | 3  | 10           | 20         | 3              | 10           | 20         |   |
| 3)      | Assembly<br>a) Theaters Concert, Houses, Concert Halls | Every 40 Seats   | 3  | 10           | 10         | 3              | 10           | 10         |   |
|         |  | b) Mangal Karayalaya Community Hall                        | For Every 100 sq. m. area & part thereof | 3            | 12         | 4              | 3            | 12         | 4 |
|         |  | c) Community Hall & Club House (in Layout Open Space)      | For Every 100 sq. m. area                | 1            | 4          | 2              | 1            | 4          | 2 |

| (1) | (2)                                    | (3)  | (4) | (5) | (6) | (7) | (8) | (9) |
|-----|--|--|-----|-----|-----|-----|-----|-----|
| 4)  | Educational<br>a) School               | per 100 sq. mt. or part thereof of the built up area | 1   | 2   | 8   | 1   | 2   | 8   |
|     | b) College                             | per 100 sq. mt. or there of the built up area        | 2   | 20  | 10  | 2   | 20  | 10  |
| 5)  | Government or Semi-Public or Buildings | per 100 sq. mt. or part there of built up area       | 2   | 10  | 4   | 2   | 10  | 4   |
| 6)  | a) Mercantile (Shop/ Offices)          | per 100 sq. mt. or part there of built up area       | 2   | 6   | 2   | 2   | 4   | 4   |
|     | b) Industrial                          | per 300 sq. m. or fraction there of                  | 2   | 12  | 8   | 2   | 12  | 4   |
|     | c) Storage Type                        |  | 1   | 4   | 8   | 1   | 2   | 4   |
| 7)  | Plots Less than 200sq.mt.              | —  | 0   | 2   | 4   | 0   | 2   | 4   |
|     | Plots Less than 100sq.mt.              | —  | 0   | 1   | 2   | 0   | 1   | 2   |

**Note :** In case where proportionate No. of Vehicles in less than one i.e fraction, will be rounded to next whole no.

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**Note 1 :** Not more than 50% of the rear and side marginal open spaces only (excluding entire front open space) may be permitted to be used for offstreet parking as above, the balance of the parking provision if required, would have to be under stilts, basement, lock up garages or areas beyond the marginal open spaces, provided that in the case of cinemas and similar assembly buildings at entry 3 above, the parking spaces shall be totally clear of minimum marginal open space except that one row of car parking may be allowed in the front open space without reducing the clear vehicular access way to less than 6 m.

**Note 2 :** In the case of auditoria, for educational buildings parking space shall be as per serial no. 4.

- 14.3** Offstreet 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 manouvering of vehicle shall be exclusive of the parking space stipulated in these rules.
- 14.4** If the total parking space required by these Rules is provided by a group of property owners for their mutual benefit, such use of this space may be construed as meeting the off-street parking requirement under these Rules subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted, if a 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.
- 14.5** In addition to the parking spaces provided, for building of - a) Mercantiles, b) Wholesale establishment, c) Hazardous and d) Industrial storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area of fraction thereof exceeding the first 200 sq. m. of floor area. Each such loading and unloading space shall not be less than 3.75 m. x 7.5 m.
- 14.6** In the case of parking spaces provided in basements, at least two ramps of adequate width and slope (See Rule No. 17) shall be provided, located preferably at opposite ends.
- 14.7 Podium Parking :**
- a) The ground coverage shall be measured the level from where the use commences.
  - b) Front margin shall be maintained as per the D. C. Rules.
  - c) Distance between podium floor and plot boundary shall be minimum 1.50 m. podium floor shall not be allowed in front marginal open space.
  - d) Podium floor shall be used exclusively for parking purpose. Height of podium shall be 2.40 m. upto beam bottom from ground level.
  - e) Marginal distances shall be measured excluding a distance of 1.5 m. from plot boundary (from podium roof).
  - f) Podium slab and its ramp shall be designed for load of fire engine and other heavy vehicles.
  - g) Podium shall be allowed for plots having area 2000 sq. m. and above for non congested area and 200 sq. m. and above for congested area.

**14.8 Parking:**

For parking of vehicles ofhandicapped people, the following provisions shall be made in addition to the existing requirements for all public buildings and facilities used by the public.

- a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 mt. from building entrance.
- b) The width of parking bay shall be minimum 3.60 mt.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- d) Guiding floor, materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

**ODD**

## 15. PLINTH

**15.1 Main Buildings** - The minimum height of plinth for any buildings shall be 45 cm provided that in the case of special housing schemes for L. I. G. & E.W. S. Housing the plinth height may be allowed to be reduced to 30 cm.

**15.1.1 Approach to Plinth Level** - The following provisions shall be made in addition to the existing requirements for physically handicapped persons for all public buildings and facilities used by the public.

Every building shall have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

- a) **Ramped Approach** : Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. with maximum, gradient 1: 12. Length of ramp shall not exceed 9.0 mt. having 800 mm. high hand rail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.
- b) **Stepped Approach** : For stepped approach size of-tread shall not be less than 300 mm. and maximum riser shall be 150 mm- Provision of 800 min. high hand rail on both sides of the stepped approach similar to the ramped approach shall be made. In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures, etc.
- c) **Exit / Entrance Door** : Minimum clear opening of the entrance door shall be 900 mm. and it shall not be provided with a step that obstructs the passage of wheel chair user. Threshold shall not be raised more than 12 mm.
- d) **Entrance Landing** : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and rightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons (hereinafter referred to as 'guiding, floor material') (Appendix-U for explanatory notes). Finishes shall have a non slip surface with, a texture traversable by a wheel chair. Curbs wherever provided; should blend to a common level.

## 15.2 Habitable Rooms

**15.2.1 Size** - N habitable room shall have a floor area of less than 9.3 sq. m. except those in the hostels attached to recognized educational institutions wherein 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 in which windows of minimum light and ventilation are provided shall abut on the required open space. In a two roomed tenement one room shall not be less than 4.3 sq. m. and other 7.5 sq. m.

- 15.2.1.1** In the case of Special Housing Scheme for Low Income Group, Economically Weaker Section of Society, the size of single room tenement shall be not less than 12.5 sq. m. with a minimum width of 2.4 m.
- 15.2.2 Height** - The height of any room for human habitation including that of kitchen 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). 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. The minimum clear head room under beam shall be 2.4 m.
- 15.2.2.1** In the case of pitched roof the average height shall not be less than 2.75 m and the minimum height at above level shall not be less than 2.1 m.
- 15.2.2.2** However, the maximum room height shall be 4.2 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 Residential flat divided on two floors .with an internal stair case connecting the two floors.

### **15.3 Kitchen**

- 15.3.1.1 Size** -The area of the kitchen shall be not less than 5.5 sq.m. with a minimum width of 1.8 m. A kitchen width is also intended for use as a dinning room shall have a floor area not less than 9.5 sq. m. with a minimum width of 2.4 m.
- 15.3.1.2** In the case of Special Housing Scheme as given in rule no. 15.2.1.1 provision for kitchen may not be insisted. In case of double room tenements, the size of kitchen shall be not less than 5.5 sq. m. with a minimum width of 1.5 m. Where alcoves (cooking space having direct access from the main room without any intercommunicating door) are provided, the size shall not be less than 3 sq. m. with a minimum width of 1.5 m.
- 15.3.2 Other Requirements**- Every room to be used as kitchen shall have:
- a) Unless separately provided, means for washing of kitchen utensils which shall load directly or through a sink to grated and trapped connection to the waste pipe;
  - b) Window of not less than 1 sq. m, in area, opening directly on to an interior or exterior open space ; but not into a shaft (See Rule No. 15.13.5) and
  - c) In case of multi-storeyed residential building more than 15 mt in height, refuse chutes.

#### 15.4 Bath Room and Water Closets :

**15.4.1 Size** - The size of a bathroom shall be not less than 1.8 sq. mt with a minimum width of 1.2 mt. The minimum size of a water-closet shall be 1.1 sq. mt. with minimum width of 0.9 mt. If it is a combined bathroom and water closet the minimum area shall be 2.6 sq. m. with a minimum size of 1.2 mt.

**15.4.1.1** In case of special Housing scheme given in Rule No. 15.2.1.1 the minimum size of bath rooms / water closets shall be as follows :

- a) Independent Water Closet - 1.1 x 0.9 mt
- b) Independent bath Rooms - 1.3 x 1.1 mt
- c) Combined bath room and water closet 2.0 sq. mt. with minimum width of 1.1 mt.

**15.4.2 Height** - The height of 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 2.2 mt.

**15.4.3 Other Requirements** - Every bath room or water closet shall:

- a) be so situated that at least one of its walls shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq. m. in area and side not less than 0.3 (See Rule No. 15.13.4);
- b) not be directly over any room other than another water-closet, washing place, bath or terrace;
- c) have the platform or seat made of water-tight non-absorbent material;
- d) be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 m above the floor or such a room; and
- e) be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards verandah or any other room.

**15.4.4** 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.

**15.4.5 Toilets** - One special W. C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped for the public building and facilities used by the public :

- a) The minimum size shall be 1500 mm. × 1750 mm.
- b) Minimum clear opening of the door shall be 900 mm. and the door shall swing out;
- c) Suitable arrangement of vertical / horizontal handrails with 50 mm. clearance from wall shall be made in the toilets.;
- d) The W. C. seat shall be 500 mm. from the floor.

**15.5 Loft** - The maximum height of a loft shall 1.5m and the loft may be provided over residential kitchens, bath rooms, corridors and over shop floors, built up to an area of 25 percent over kitchens and full space of bath rooms, water closets and corridors, In shops with width upto 3 m lofts of 33.33% of the covered area may be provided. In shops with width above 3 m loft to 50 % of the covered area may be provided. The clear headroom under the loft shall not be less than 2.2 m.

**15.6 Ledge or Tand**

**15.6.1 Size** - A Ledge or Tand in habitable room shall not cover more than 25 percent of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances;

**15.6.2 Height**- The clear headroom below the ledge shall not be less than 2.2 m.

**15.6.3** The projections (cantilever) of cup-boards and shelves 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.

**15.7 Mezzanine Floor**

**15.7.1 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 living room not be less than 9.5m

**NOTE** - Mezzanine floor area shall be counted towards FAR.

**15.7.2 Height** - The minimum height of a mezzanine floor shall be 2.2 m The head room under mezzanine floor shall not be less than 2.2 m (see rule no.15 .2.2.2).

**15.7.3 Other Requirements** - A mezzanine floor may be permitted provided that:

- a) it conforms to the standards of living room as regards lighting and ventilation in case the size of mezzanine floor is 9.5 m or more;
- 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 be used as kitchen; and
- d) In no case a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments.

**15.8 Store Room**

**15.8.1 Size** - The area of a store room in 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.

**15.8.2 Height** - The height of a store room shall be less than 2.2 m.

## 15.9 Garage

- 15.9.1** The area of parking lock up garage shall be included in FAR 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 purposes of calculating maximum allowable ground coverage.
- 15.9.2 Garage Public** - Parking places in public buildings open from all sides and having only roofs top shall be exempt both from built-up area and FAR calculations .
- 15.9.3 Garage Private** - The size of a private garage in residential buildings 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 buildings (see rule 13.4.2.1 ).
- 15.9.4**
- a) **Height**- The maximum head room in a garage and parking area shall be 2.4 m.
  - b) The plinth of garage located at ground level shall not be less than 15 cm above the surrounding ground level.
- 15.9.5** 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 access ways to the building.
- 15.9.5.1 Corner Site** - When the site front on two streets, the frontage would be as on the street having the larger width. In cases 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)

## 15.10 Roofs

- 15.10.1** The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain-water therefrom 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 walls or foundations of the building or those of an adjacent buildings.
- 15.10.2** The authority may require rain water pipes to be connected to a drain or sewer through a covered channel formed beneath the public footpath or in any other approved manner.
- 15.10.3** Terrace of buildings shall not be sub-divided and it shall have only common access.

## 15.11 Basement

- 15.11.1** The construction of the basement shall be allowed by the authority in accordance with the land use and other provisions specified under the Development Control Rules.
- 15.11.1.1** No basement shall be constructed within the prescribed set backs and the prescribed building lines and shall not exceed in area or the maximum permissible ground coverage of the building. Basement shall not be allowed if the Municipal Commissioner is of the opinion that the area is likely to be affected by flood.

**15.11.1.2** Basement shall be allowed only for the following uses :

- a) Air Conditioning equipment and Air handling units, generator set room for the same building;
- b) Parking Spaces;
- c) Strong Room, Bank Cellars etc.

**15.11.1.3** The basement shall not be used for residential purpose.

**15.11.2** 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 underside of the roofslab 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 Rules. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning system etc.
- c) the minimum height of the ceiling or any basement shall be 0.9 m and maximum of 1.2 m above the average surrounding ground level.
- d) adequate arrangements shall be made such that surface drainage does not enter the basement;
- e) the walls and floors of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and
- 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 Rule No.17.4.3 (p)) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d).

## **15.12 Chimneys**

**15.12.1** Chimneys, where provided shall conform the requirements of IS: 145-1960.

**15.12.2** Notwithstanding the provisions of rule no. 15.3.1 the chimneys shall be built at least 0.9 m above flat roofs provided the top of the chimney shall not be below the roofs provided the top of the chimney shall not be below the tops 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.

## **15.13 Lighting and Ventilation of Rooms**

**15.13.1 Lighting and Ventilation of Rooms :** All habitable rooms including kitchen shall have, for the admission of light and air. one or more apparatuses, such as windows and fan lights, opening directly to the external air, or into an open verandah, not more than 2.4m in width.

**15.13.2** Where the lighting and ventilation requirements are not met through day lighting and natural 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 on 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.

**15.13.3** The minimum aggregate area of openings of habitable rooms and kitchens excluding doors, shall be not less than 1/8 of floor area.

**15.13.4** 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 that portion.

**15.13.5 Ventilation Shaft** - For ventilating the space for water closures and bath room, if not opening on the front side, rear and interior open spaces, shall open on to the ventilation shaft, the size of which shall not be less than the values given below :

| <b>Height of Building<br/>1m</b> | <b>Minimum Area of Ventilation<br/>Shaft in sq. m.</b> | <b>Minimum Side of<br/>Shaft in m</b> |
|----------------------------------|--|---------------------------------------|
| Upto 12                          | 3.0  | 1.5                                   |
| 18                               | 4.5  | 1.8                                   |
| 24                               | 6.0  | 2.4                                   |
| 30                               | 9.0  | 3.0                                   |
| 50                               | 16.0   | 4.0                                   |
| Above 50                         | 25.0   | 5.0                                   |

**Note** : For building above 50m. mechanical ventilation system shall be installed besides the provisions of minimum ventilation shaft.

**15.13.5.1** In the residential lodging hotels, where attached toilets are provided with mechanical ventilation system installed as per rule no.15.13.2, the size of the ventilation shaft may be relaxed by the Authority.

**15.14 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.

**15.15 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 sub-divided 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.

**15.16 Wells** - Wells, intended to supply water for human consumption or domestic purposes, where provided shall comply with the requirement of rule no. 15.16.1 and 15.16.2.

**15.16.1 Location** - The well shall be located:

- a) not less than 15 m from any ash pit, refuse pit, earth closet or privy and shall be located on a site upwards from the earth closet or privy;
- b) not less than 18 m from any cesspit, soakway or borehole latrine and shall be located on a site upwards from the earth closet or privy;
- c) that contamination by the movement of sub-soil or other water is unlikely; and
- d) not under a tree unless it has a canopy over it so that leaves and twigs do not fall into the well and rot.

**15.16.2 Requirements** - The well other than a bore well or a tube well shall:

- a) have a minimum internal diameter of not less than 1 m.;
- b) be constructed to a height not less than 1 m above the surrounding ground level to form a parapet or kerb to prevent surface water from flowing 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 of such a paving shall be sloped away from the well;
- c) be of sound and permanent construction (PUCCA) throughout, temporary or exposed (KUTCHA) wells shall only be permitted in fields or gardens for purpose of irrigation; and
- d) the interior surface of the lining or walls of the well shall be rendered, impervious for a depth of not less than 1.8 m measured from the level of the ground immediately adjoining the well head.

**15.17 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 15.17.1 and 15.17.2

**15.17.1 Location of Septic Tanks and Subsurface Absorption Systems** : A subsoil dispersion system shall not be closer than 18 m from 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 possible but not closer than 6 m, to avoid damage to the structure.

**15.17.2 Requirements:**

- a) **Dimensions of Septic Tanks** - Septic Tanks shall have minimum width of 0.75 m minimum depth of one meter below 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 brickwork, stone masonry, concrete or other suitable material 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 ways 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 ventilation pipe shall extend to a height, which 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 meters;

- 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, specifically near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by the 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 or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware, clay to concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench should be longer than 30 m and trenches should not be placed closer than 1.8 m.

#### **15.18 Boundary Wall/ Compound Wall:**

- a) Except with the special permission of the Authority the maximum height of the compound wall shall be 1.5 m above the centerline of the front street. Compound wall up to 2.4 m height may be permitted if the top 0.9 m is of open type construction of a design to be 2.4m – 0.9 m = 1.5 meter approved by the authority.
- b) In case of a corner plot the height of the boundary wall shall be restricted to 0.75 m for a length of 10m on the front and side of the intersection and balance height of 0.75m, if required in accordance with (a) may be made up of open type construction (through railings) and of design to be approved by the authority and

- c) the provisions of (a) and (b) are not applicable to boundary walls of jails, 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 more than 2.4 m may be permitted by the authority.
- d) Compound gate should open entirely inside the property and shall not open any access/pathway/road/ street.

**15.19 Office-cum-Letter Box Room** - In the case of multistoried multifamily dwelling apartments constructed by existing and proposed Co-operative Housing Society or Apartment Owners Association, limited companies and proposed societies, an office-cum-letter box room of maximum dimension 2 m x 3 m shall be provided on the ground floor or under stilts.

**15.20 Meter Rooms** - For buildings identified in Rule No. 6.2.6.1. (m) provision shall be made for an independent and ventilated meter (service) rooms, as per requirements of electrical (service) supply undertakings on the ground floor with direct access from outside for the purpose of termination of electrical supply from the licenses service and alternate supply cables. The door/ doors provided for the service room shall have fire resistance of not less than two (2) hours.

**15.21 Recycling of Waste Water** - Installation of system of recycling of waste water from bathrooms & kitchen sinks (excluding water closet) is mandatory in building layouts having net plot area (excluding area under D. P. Reservations, D. P. Roads / Road widening) of 4000 sq. m. & above. The recycling system shall be installed as per the norms & specifications decided by the Municipal Commissioner from time to time. The treated water may be used for gardening & for all purpose other than drinking.

**DOD**

## 16. PROVISION OF LIFTS

**16.1** Provisions of lifts shall be made for all buildings more than 16 m in height (See Rule No. 23.2). Provided however that the lift shall be provided in public hospital buildings exceeding 8 m in height.

**16.2** **Lifts** - Wherever lift is required as per existing provisions in addition to that for the public buildings and facilities, used by the public, provision of at least one lift shall be made for physically handicapped persons for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 person capacity of - Bureau of Indian Standards.

Clear Internal Depth : 1100 mm.

Clear Internal Width : 2000 mm.

Entrance Door Width : 900 mm.

- a) A hand rail not less than 600 mm. long at 1000 mm. above floor level shall be fixed adjacent to the control panel. In the building meant for the predominant use of children, it will be necessary to suitably alter the height of the handrail, fittings and fixtures etc.
- b) The lift lobby shall be of an inside measurement of 1800 mm. or more.
- c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 m/sec.
- d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached indicating that the door of the cage for entrance / exit is either open or closed.

**16.3** In the case of building more than 24.0 m. height at least two lifts shall be provided for every dwelling except those situated on the ground and first floor without having to climb or to go down more than one floor.

**16.4** In multi storied and high rise building more than 36 m. in height, one of the lift installed shall be where in one dimension is of 2.5 m. length so as to accommodate a stretcher in case of emergency.

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## 17. EXIT REQUIREMENTS:

### 17.1 **General-** The following general requirements shall apply to exists :

- 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 exit way shall be free of 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 exits shall be clearly marked and sign posted to guide the population to floor concerned.
- f) All exit ways shall be properly illuminated.
- g) Firefighting 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 devices shall be installed for buildings above 15 m. in height (See Rule No. P-11) to ensure prompt evacuation of the population concerned through the exits.
- i) All exits shall provide continuous means of access 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 having to pass through another occupied unit, except in the case of residential buildings.
- k) In multi storied high rise and special buildings access to main stair case shall be gained through at least half an hour fire resisting automatic closing doors, placed in the enclosing walls of the staircases they shall be swing type doors opening in the direction of the escape.
- l) In multi storied high rise and special buildings exit signs with arrows indicating the escape route shall be provided at height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.

### 17.2 **Type of Exits:**

- a) Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, passageway, to an internal staircase or external staircase, ramps or verandah and/ or terrace which have access to the street or to the 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.

### 17.3 **Number and Size of Exits** - The requisite number and size of various exits 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 rule no. 17.3.1 to 17.3.3.

**17.3.1 Arrangement of Exits** - Exit shall be so located so that the total 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. Whenever more than one exit is required for a floor of a building, exit shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

**17.3.2 Occupant Load** - The population in rooms, area of doors shall be calculated based on the occupant load given in table 8.

**17.3.3 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 9.

**17.3.4** For all buildings identified in rule no. 6.2.6.1, there shall be minimum of two staircases. They shall be of enclosed type stairways. At least one of them shall be on the external wall of building and shall open directly to the exterior, interior open space or to any open place of safety.

**17.3.5** Staircase shall be of the following minimum width:

a) Residential Buildings (Dwellings) 1.0m.

**NOTE** - For Duplexes, pent houses and row houses with 2 storeys the minimum width shall be 0.75 m.

b) Residential Hotel Buildings 1.5m.

c) Assembly Building like auditoria theaters and cinemas 1.5m.

d) Educational Buildings 1.5m.

1) Not Exceeding 24 m.

**TABLE NO. 8**  
**OCCUPANTS LOAD**

| Sr.<br>No.<br>(1) | Group of Occupancy<br>(2)                             | Occupant Load* Gross<br>Area in m <sup>2</sup> / Person<br>(3) |
|-------------------|---|--|
| 1.                | Residential   | 12.5   |
| 2.                | Educational   | 4  |
| 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 of covered area.

+ Occupant load in dormitory portions or homes for the aged, orphanages, insane, asylums, etc., where sleeping accommodation is provided, shall be calculated at not less than 7.5 m<sup>2</sup> 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 place. No deductions shall be made in the gross for corridors closets or other sub-divisions; the area shall include all spaces serving the particular assembly occupancy.

**TABLE 9**  
**Occupants Per Unit Exit Width**

| Sr. No.<br>(1) | Group of Occupancy<br>(2) | Numbers of Occupants |              |
|----------------|---------------------------|----------------------|--------------|
|                |                           | Stairways<br>(3)     | Doors<br>(4) |
| 1.             | Residential               | 25                   | 75           |
| 2.             | Educational               | 25                   | 75           |
| 3.             | Institutional             | 25                   | 75           |
| 4.             | Assembly                  | 60                   | 90           |
| 5.             | Business                  | 50                   | 75           |
| 6.             | Mercantile                | 50                   | 75           |
| 7.             | Industrial                | 50                   | 75           |
| 8.             | Stores                    | 50                   | 75           |
| 9.             | Hazardous                 | 25                   | 40           |

- e) Institutional Buildings like hospitals
  - Upto 10 Beds - 1.5 m.
  - More than 10 Beds - 2.0 m.
- f) All Other Buildings - 1.5 m.

**17.4 Other Requirements of Individual Exits-**The detailed requirements of individual exits are given in Rule No. 17.4.1 to 17.4.6.

**17.4.1 Doorways:**

- a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or corridor or passageway 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 closets, stores etc shall be not less than 75 cm wide;
- c) Exit doorways shall open outwards, that is way from the room but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway of landing to less than 90 cm. Over head or sliding door shall not be installed.
- d) Exit door shall not open immediately upon a flight of stairs. A landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves;

**17.4.2 Revolving Doors:**

- a) Revolving doors may be used as required exit only 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.
  - 1) each revolving door shall be credited one half a unit exit width; and
  - 2) 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.

**17.4.3 Stairways :**

- \*a) Interior stairs shall be constructed of non-combustible materials throughout.
- \*b) Interior stairs 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 building more than 15 m in height, the staircase location shall be to the satisfaction of Chief Fire Officer, Pimpri Chinchwad Municipal Corporation, Fire Brigade.
- d) Hollow combustible construction shall not be permitted.
- e) The minimum width of an internal staircase shall be 100 cm subject to provisions of Rule No. 17.3.5.
- f) The minimum width of tread without nosing shall be 25 cm for an internal staircase for residential buildings. In the case of other buildings the minimum tread 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 19 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 the narrow plots, the risers may be provided in one flight.
- h) Handrails shall be provided with a minimum height of 90 cm from the center of the tread. In the case of public offices, assembly halls, hospitals etc., an additional low rail shall be provided at a height of 75 cm.
- i) The minimum head room in a passage under the landing of a staircase and under the staircase shall be 2.2m.
- j) No living space, store or other fire risk shall open directly into the staircase or staircases.
- k) Internal exit door of staircase enclosure at ground level shall open directly to the open space or shall be such as can be reached without passing through any door other than a door provided to form a draught lobby.

- l) 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 staircases may lead to basement level provided the same is separated at ground level by either a ventilated lobby or a 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 (See Rule No. 15.11.12 (f)). It shall also be cut off from the basement area at various basement levels by a protected and ventilated lobby / lobbies. The staircases 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.

**17.4.3.1 Stair Ways :** One of the stair-ways near the entrance/exit for the physically handicapped shall be made in addition to existing provisions for all the public buildings and facilities used by the public have the following provisions :-

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm. and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm. on the-top and bottom of each flight of steps. In the buildings meant for 'the predominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures.

**17.4.4 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 a 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 on non-combustible materials.
- f) Fire escape stairs shall have straight flight not less than 75 cm wide with 25 cm treads and risers not more than 19 cm. The number of risers shall be limited to 16 per flight.
- g) Handrails shall be of a height not less than 90 cm.

**17.4.5 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 platform, such as balconies and terraces to allow escapes to pause.

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

**17.4.6 Ramps**

- \*a) Ramps with a slope of not more than 1 to 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limited dimensions. Ramps shall be surfaced with approved non slipping material. Provided that in the case of public offices, hospitals, assembly halls etc. The slope of the ramp shall not be more than 1 in 12.
- 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.
- d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.

**17.4.7 Corridors**

- \*a) The minimum width of corridors shall not be less than 0.9 m in the case of 2 storey row housing residential building and in the case of other buildings an actual width shall be calculated based on the provision of rule no. 17.3.1 to 17.3.3.
- 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 or any two staircases.

**17.4.7.1 Corridor Connecting the Entrance/ Exit for the Physically Handicapped :** The provisions shall be made in addition to existing requirements for all public building and facilities used by the public.

The corridor connecting the entrance / exit for the physically handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired person's either by a person or by signs, shall be provided as follows :

- a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) In case there is a difference of level slope ways shall be provided with a slope of 1: 12.
- d) Hand rails shall be provided for ramps/ slope ways.

**17.4.8 Refuge Area** - For all buildings exceeding 24 m. in height one refuge area shall be provided as follows.

- a) For floors 24.00 m. to 36.00 m. - One refuge area on the floor immediately after 24.00 m.
- b) For floors 36.00 m. to 70.00 m - One refuge area immediately after 36.00 and on every seventh floor thereafter.

**17.4.8.1** Refuge area shall be provided on periphery of the floor and open to air at least on one side protected with suitable railings. Each refuge area shall be minimum 1/4<sup>th</sup> of the maximum coverage of building. This refuge area shall not be counted in FSI.

**17.4.9 Lifts**

- a) All the floors shall be accessible for 24 hours by the lifts. The lift provided in the building shall not be considered as means of escape in case of emergency.
- b) Grounding switch at ground floor level to enable the fire service to ground the lift cable in an emergency shall also be provided.
- c) The lift machine rooms shall be separate and no other machinery shall be installed therein.

**DOD**

**18. FIRE PROTECTION REQUIREMENTS**

- 18.1** 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 rules. In the case of buildings identified in rule no 6.2. 6.1. The building scheme shall also be cleared by the chief fire officer Pimpri-Chinchawad Municipal Corporation Fire Brigade.
- 18.2** The additional provisions related to fire protection of building more than 15 m in height and building identified in rule no 6.2 6.1 shall be as given in Appendix P.

**ODD**

## 19. SPECIAL REQUIREMENT OF OCCUPANCIES

### 19.1 Special Requirement of Educational Building

19.1.1 No class room shall admeasure less than 38 sq .m with a minimum dimension 5.5.m

19.1.2 The height of any class room shall not be less than 3.6 m

19.1.3 **Exit requirement:** This shall conform to rule 17 and 17.3.5

19.1.4 **Requirements of Water Supply, Drainage and Sanitation :** These shall be conform to requirement of rule no 24.2 and 24.3 and tables 10 and 15.

19.1.5 **Parking Spaces :** These shall conform to rule 14 and table 6

### 19.2 Special Requirement of Institutional Buildings (Hospitals, Maternity Homes and Health center, Sanatoria).

19.2.1 No special room in the Hospital building shall admeasure less than 9.5 sq. m. in area with no side less than 3 m.

19.2.2 Area of the general wards shall not admeasure less than 40 sq mt with no side less than 5.5m.

19.2.3 **Exit requirement:** This shall conform to rule No. 17 and 17.3.5

19.2.4 **Requirements of Water Supply Drainage and Sanitation :** These shall be conform to requirement of rules, No. 24.2 and 24.3 and tables 10 ,16 and 17

19.2.5 **Parking Spaces :** This shall conform to rule no. 14 and Table 6.

### 19.3 Special Requirements of Cinema Theaters (Assembly Halls)

19.3.1 They shall conform to the provisions of Maharashtra Cinema (Regulation) rules 1966, as amended from time to time.

19.3.2 **Exit requirement:** These shall conform to rule No. 17 and 17.3.5

19.3.3 **Requirement of Water Supply, Drainage and Sanitation :** These shall be conform to requirements of rule no. 24.2 and 24.3 and Tables 10, 11 and 20

19.3.4 **Parking Spaces:** These shall conform to rules No. 14 and 14.7 and Tables 6

### 19.4 Special Requirements of Mercantile Buildings

19.4.1 Minimum area of the shop shall be 6 sq. mt. in R - 1 Zone with minimum width of 2.0 m. and 10 sq. mt. in R2 and other zones with a minimum width of 3 m.

### 19.5 Special Requirement of Industrial Buildings

19.5.1 In addition to provisions of these rules/regulations prescribed under factory Act shall be applicable.

- 19.5.2** In case of Industrial Building with different operations/process, the different (Gaseous, solids, liquid) effluents shall be so treated, Subject to the approval of Maharashtra water Prevention of Pollution Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out on the air. Ground or water course.
- 19.5.3 Exit requirement:** These shall conform to rules no 17 and 17.3.5.
- 19.5.4 Requirements of Water Supply, Drainage and Sanitation :** These shall be conform to rule no 24.2 and 24.3 and tables 10, 11 and 23
- 19.5.5 Parking Loading and Unloading Spaces :** These shall be conform rule nos. 14, 14.5 and tables 6.
- 19.6** Special requirements for buildings above 21 m and high rise buildings, which will be permitted only in non-congested area irrespective of road widening F. S. I. for all types of buildings except industrial buildings.
- 19.6.1 HIGH RISE BUILDING -** High rise building means building of a height of 24.00 m. or more, above average surrounding ground level.
- (Provided that the building, if it is more than 24 m. built for Slum redevelopment scheme for accommodation existing slum dwellers situated on a site occupied by the existing slum dwellers, shall not be treated as High Rise Building).
- 19.6.2 Buildings of height above 21 m & below 24 m**
- a) Minimum area of the plot shall be 1000.00 sq. m.
  - b) Front set back (minimum) shall be 6.00 m.
  - c) Side or rear margin (minimum) shall be 7.50 m.
  - d) Ground coverage (maximum) shall be 1/4 of the plot, which shall be measured above the stilt.
  - e) Minimum width of access road shall be 9.00 m. which shall join another street of equal or greater width.
  - f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot (Basement shall be permitted)/
  - g) Fire-protection measures shall be as per Appendix P, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner.
- 19.6.3 High Rise Building, Building above 24 m & up to 30.60 m.**
- a) Minimum area of the plot shall be 1000.00 sq. m.
  - b) Front set back (minimum) shall be 7.50 m.
  - c) Side or rear margin (minimum) shall be 7.50 m.
  - d) Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above the stilt.
  - e) Minimum width of access road shall be 12.00 m. which shall join another street of equal or greater width.

- f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot (basement shall be permitted).
- g) Additional fire protection requirements mentioned in Appendix P shall be applicable, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner.
- h) Appointment of Structural Engineer shall be made while applying for building permission, and his structural stability certificate shall be furnished, while applying for plinth checking certificate and part or full occupancy certificate or whenever directed by the Municipal Commissioner.

**19.6.4 High Rise Building, Building above 30.60 m. & up to 36.00 m.**

- a) Minimum area of the plot shall be 2000.00 sq. m.
- b) Front set back (minimum) shall be 7.50 m.
- c) Side or rear margin (minimum) shall be 7.50 m.
- d) Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above the stilt.
- e) Minimum width of access road shall be 12.00 m. which shall join another street of equal or greater width.
- f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot (basement shall be permitted)
- g) Additional fire protection requirements mentioned in Appendix P shall be applicable, subject to the clearance of Chief Fire Officer, PCMC & payment of premium as decided by the Municipal Commissioner.
- h) Appointment of Structural Engineer shall be made while applying for building permission, and his structural stability certificate shall be furnished, while applying for plinth checking certificate and part or full occupancy certificate, or whenever directed by the Municipal Commissioner.
- i) High rise building above 30.60 m. and up to 36.00 m. shall be permitted only after the Municipal Commissioner is satisfied that the fire fighting system is well equipped and strengthened to meet the requirements.

- NOTE**
- 1) No fire brigade premium will be charged for Slum Redevelopment Schemes approved as per "Appendix - T".
  - 2) Two tier stilt may be permitted with ramps clear of marginal open spaces.
  - 3) Notwithstanding anything contained in these rules, the Municipal Commissioner may grant or reject the permission of High Rise Buildings in cases where the site situation so demands.

**D. C. Regulation No. 19.6.5  
High-Rise Building Table**

| Sr. No. | High-Rise Building Permissible Height | Minimum Area of Plot Required | Minimum width of Access Road Required in mts. | Marginal Open Spaces On Other Sides in mts | Front Set Back in Mts. |
|---------|---------------------------------------|-------------------------------|---|--|------------------------|
| 1       | 2                                     | 3                             | 4   | 5  | 6                      |
| 1       | Above 36 m. and upto 40 m.            | 2000                          | 12  | 9  | 9                      |
| 2       | Above 40 m. and upto 50 m.            | 4000                          | 15  | 9  | 12                     |
| 3       | Above 50 m. and upto 70 m.            | 6000                          | 18  | 10   | 12                     |

**Note:**

- a) H - is overall height of the building as measured from surrounding average ground level of the plot.
- b) For buildings having height more than 36 mts. the required marginal distances, parking requirements and firefighting requirements shall not be relaxed by municipal commissioner.
- c) Before permitting such high-rise buildings/ tower like structure on the lands which fall under the extended lines of Airport or Gliding Centre Air funnel No Objection Certificate from the concerned Airport Authority shall be obtained.
- d) 1) More than two basements may be permissible.  
2) If basement parking is provided and is sufficient for parking then stilt shall not be insisted.
- e) Additional fire protection requirement mentioned in appendix (P) annexed hereto shall be applicable as subject to clearance of Chief Fire Officer and payment of premium as may be decided by the Municipal Commissioner.
- f) Appointment of structural engineer of special category as certified by the Pimpri Chinchwad Municipal Corporation shall be made while applying for building permission and his structural stability certificate shall be furnished while applying for plinth checking certificate.
- g) In case of two or more high-rise buildings proposed on a single site, the set back shall be applied considering them as a common building. In such cases, the distance between the two buildings shall be open space required for single highest building.
- h) High-rise building above 36.0 m. and upto 70.00 m. shall be permitted only after the Municipal Commissioner is satisfied that the firefighting system is well equipped and strengthened to meet the requirements.
- i) The access road mentioned in table above should join another street of equal or greater width.
- j) Separate provision of service and fire lifts shall be necessary.
- k) Service auditing in each year is compulsory for high-rise building.
- l) Any provision which is not covered under this regulation shall be governed by the National Building Code.

- m) Basement or podium shall not be permissible within required front and other marginal open spaces.
- n) No construction of any sort shall be permissible within minimum required marginal distances (for example Otta, Chabutara, Stairs, water tank, podium, basement, ramp etc.)
- o) Soft copy of the structural design shall be submitted to Municipal Corporation at the time of submission of building plan and shall be preserved by the Municipal Corporation carefully.
- p) Municipal Corporation shall charge 'Fire Infrastructure Charges' as given below. Fire infrastructure charges shall be deposited in the separate account under the Head of Fire Infrastructure Charges and such amount shall only be used for establishment and expansion of Fire Infrastructure facilities.

| <b>Height of the Building</b>       | <b>Fire Infrastructure Charges<br/>Per sq. mt. Built-Up Area</b> |
|-------------------------------------|--|
| From 40 mts. upto less than 60 mts. | Rs. 1,000/-  |
| From 60 mts. upto less than 70 mts. | Rs. 1,500/-  |

- q) While calculating fire infrastructure charges, the rates given for the height specified in the table shall be made applicable. For example while calculating Fire Infrastructure Charges for building of 70 mts., height rate of Rs. 1,000/- sq. mtrs. shall be applied for first 20 mtrs. rate of Rs. 1,500/- sq. mtrs. for next 10 mtrs.
- r) Any of the provisions of these rules may be relaxed by Government except F. S. I.

**19.6.5** For all buildings exceeding 24.0 m. in height i.e. for high rise buildings refuge floor shall be provided at 8th floor or in between 24 m. and 27 m. height as per the direction of the Municipal Commissioner from time to time.

Refuge floor area will not be taken in FAR calculations. Height of the refuge floor shall not be permissible more than 2.4 m.

**19.6.6** In the case of multi-storied / multi-family dwelling apartments having height more than 24 m. from ground level, separate garbage chutes for dry and wet garbage shall be provided with proper garbage collecting room at ground floor.

**19.7** Special requirements of lodging hotels, hostels.

**19.7.1** Minimum area of habitable room / lodging room shall be 12 sq. m. including combined toilet.

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## **PART - III : STRUCTURAL SAFETY AND SERVICES**

### **20. STRUCTURALDESIGN**

- 20.1** 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, Sections Steel of National Building code of India.

**ODD**

**21. QUALITY OF MATERIALS AND WORKMANSHIP**

- 21.1** All materials and workmanship shall be of good quality conforming generally to accepted standard of public works Department of Maharashtra and Indian Standard Specification and codes as included in part V Building Materials and part VII Constructural Practices and safety of National Building code of India.
- 21.2** All borrow pits dug in the course of construction & 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 stepped 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.

**DOD**

**22. ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS:**

**22.1** The provisions of the rules are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the rules provided any such alternative has been approved.

**22.1.1** The provisions of these rules are also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

**22.2** 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 & 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 water resistance durability and safety.

**22.3 Tests :** Whenever there is sufficient evidence of compliance with the provisions of the rules or evidence that any material or method of design or construction does not conform to the requirement of the rules or in order to substantiate claims for alternative materials, design or methods of constructions, the Authority may require test sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.

**22.3.1** Test methods shall be as specified by the rules for the materials or design or construction in question. If there are no appropriate test methods specified in the rules, the authority shall determine the test procedure. For methods of test for building materials, reference may be made to relevant Indian Standards as given in the National Building code of India published by 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.

**22.3.2** Copies of the results of all such tests shall be retained by the authority of a period of not less than two years after the acceptance of the alternative mater.

**ODD**

## 23. BUILDING SERVICES

**23.1** The planning, design and installation of electrical installation, air conditioning and heating work shall be carried out in accordance with part VIII Building Services Section 2 - Electrical Installation, Section 3 - Air Conditioning and Heating, of National Building code of India.

**23.2** The planning design including the number of lifts type of lifts .capacity of lifts depending on occupancy of buildings 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.

**23.2.1 Maintenance of Lift in Working** - The lift shall be maintained in working order in line with provision of rules no. P-5 (see rule no. 10.1).

### 23.3 Special Provisions for Installation of Water Heating Systems

Solar Water Heating System should be made in the Building for Hospitals, Hotels, Guest House, Police Men /Army Barracks, Canteens, Laboratories and Research Institutions, Hostels of School and Colleges and other Institutions.

**23.3.1** The solar water heating systems should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these buildings the system must be provided with auxiliary back-up.

**23.3.2** The use of solar water heating system is also mandatory in the following type of buildings in Government / Semi Government and Institutional buildings where the hot water requirement may not be continuous/permanent

- i) Guest Houses
- ii) Policemen, Army Barracks
- iii) Canteens
- iv) Laboratory and Research Institutions where hot water is needed
- v) Hostels, Schools, Colleges and Other Institutes

The installation of the electrical back up in all such water heating systems shall be optional depending on the nature of requirement of hot water.

It is suggested that solar water heating systems of the capacity of about 100 liters per day based on the thermosyphon with necessary electrical back up be installed at residential buildings like hostels.

**23.3.3** In order to facilitate the installation of the solar water heating systems, the new buildings of aforesaid types shall have following provisions :

- a) All such buildings where solar water systems are to be installed will have open sunny roof area available for installation of solar water heating system.

- b) The roof loading adopted in the design of such building should be at least 50 kg. per sq. mt. for the installation of solar water heating system.
- c) Solar water heating can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The collectors shall be facing south. However, for only winter use, the optimum inclination of the collector would be (latitude + 15 degrees of the south). Even if the collectors are built in the south facing vertical wall of the building the output from such Collectors during winter month is expected to be within 32% out put from the optimum inclined Collector.
- d) All the new buildings of aforesaid types to be constructed shall have an installed hot water line from the rooftop and also insulated distribution pipelines to each of the points where hot water is required in the building.
- e) The capacity of the solar water heating system to be installed on the buildings shall be described on the basis of the average occupancy of the buildings. The norms for hospitals, hotels and other functional buildings are given below :

| Sr.No. | Type of Buildings                  | Per Capita Capacity<br>Recommended<br>(Liters Per Day) |
|--------|------------------------------------|--|
| 1      | Hospital                           | 100  |
| 2      | Hostels                            | 150  |
| 3      | Hostels & other such buildings     | 85   |
| 4      | Canteens                           | As required  |
| 5      | laboratory & Research Institutions | As required  |

- f) An open area of 3 sq. mt. would be required for installation of a Collector which supplies about 100 liters of water per day. At least 60 percent of the roof area may be utilised for installation of the system.
- g) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be allowed. Flat plate Collector conforming to IS No. 12933 shall be used in all such solar water heating systems.

**Note 1 :** The commissioner may add to the list of buildings mentioned above on which installation of solar water heating system can be made mandatory.

**Note 2 :** The Commissioner shall insist on installation of Collectors, Solar Heating System on the terraces of the buildings whenever existing use of any building is proposed to be changed had utilized for the purposes as per the list mentioned above for harnessing solar energy for purposes other than water heating as well.

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## 24. PLUMBING SERVICES

24.1 The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems relevant rules of the corporation in force and in absence of rules as per National Building Code of India.

24.2 **Requirement of Water Supply in Building** - The total requirement of supply shall be calculated based on the population as given below:

| <b>Occupancy</b>     | <b>Basis</b>   |
|----------------------|--|
| Residential Building | - 5 person/tenement  |
| Other Buildings      | - No of Person based on Occupant Load and Area of Floors given in Tables 8 |

24.2.1 The requirement of water supply for various occupancies shall be as given in table 10, 11 and 12 or as specified by the authority from time to time.

24.2.2 **Drinking Water** : Suitable provision of drinking water shall be made for the physically handicapped near the special toilet provided for them, in the public buildings and facilities used by public.

24.3 **Requirement of Sanitary Fittings** - The sanitary fitting and installations for different occupancies shall be as given in table 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24.

24.3.1 The total requirement shall be calculated based on the population as rule no 24.2

### 24.4 Rain Water Harvesting

24.4.1 All the layout open spaces / amenity spaces of housing societies and new constructions / reconstructions / additions on plots having area not less than 300 sq. m. in non gaothan areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as prescribed in sub rule 24.4.4 provided that the Municipal Commissioner may approve the Rain Water Harvesting structures of specification different from those in sub rule 24.4.4 subject to the minimum capacity of Rain Harvesting ensured in each case.

24.4.2 The owner/ society of every building mentioned in the sub rule 24.4.1 above shall ensure that the Rain Water harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times.

24.4.3 The Municipal Commissioner may impose a levy of to exceeding Rs. 1,000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the sub rule 24.4.1 above to provide or to maintain rain water harvesting structures as required under these bye laws.

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

- 1) The following systems may be adopted to harvesting the rain water drawn from terrace and the paved surface.
- i) Open well of a minimum 1.00 m. diameter and 6.00 m. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
  - ii) Rain Water Harvesting for recharge of ground water may be done through a well around which a pit of one meter width may be excavated up to a depth of at least 3.00 mt. And refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.
  - iii) An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
  - iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologies and topographical condition, the pits may be of the size of 1.20 mt. Width x 1.20 mt. length x 2.00 mt to 2.50 mt. Depth. The trenches can be of 0.60 mt. Width x 2.00 to 6.00 mt length x 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
    - a) 40 mm stone aggregate as bottom layer up to 50 per cent of the depth.
    - b) 20 mm stone aggregate as lower middle layer up to 20 per cent of the depth.
    - c) Coarse sand as upper middle layer up to 20 per cent of the depth.
    - d) A thin layer of the sand as top layer.
    - e) Top 10 per cent of the pits / trenches will be empty and a splash is being provided in this portion in such a way that roof top water falls on the splash pad.
    - f) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered.  
The depth of wall below ground shall be such that the wall prevents loose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cms.
    - g) Perforated concrete slab shall be provided on the pits / trenches.
  - xii) If the open Space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

- 2) The terrace shall be connected to the open well/ bore well/ storage tank/ recharge pit/ trench by means of HOPE/ PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq. mt.
- 3) Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- 4) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose.

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

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

**DDD**

TABLE 10

## PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/ USES

| S<br>No.<br>1) | Type of Occupancy<br>2)  | Consumption Per Head<br>Per Day (in Liters)<br>3) |
|----------------|--|---|
| 1              | Residential  |   |
|                | a) Inlivingunits   | 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 Theaters, Auditoria etc.<br>(Per Seat of Accommodation) | 15  |
| 5              | Government or 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 Bath Rooms are to required to be<br>Provided          | 30  |
| 8              | Storage (Including Warehousing)  | 30  |
| 9              | Hazardous  | 30  |
| 10             | Intermediate/ Stations (Excluding Mail and<br>Express Stops)             | 45 (25)*  |
| 11             | Junction Stations  | 70(45)*   |
| 12             | Terminal / Stations  | 45  |
| 13             | International and Domestic Airports                                      | 70  |

\* The values in paranthesis 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 number of passengers handled by the station daily. Due consideration may be given to the staff and workers likely to use the facilities.

**TABLE 11**  
**FLUSHING STORAGE CAPACITIES**

| Sr. No. | Classification of Building  | Storage Capacity  |
|---------|---|---|
| (1)     | (2)   | (3)   |
| 1       | For tenements having common convenience                                 | 900 Liters net per w. c. seat   |
| 2       | For residential premises other than tenements having common convenience | 270 Liters net for one w.c. seat and 180 for each additional seat in the same flat. |
| 3       | For factories and workshops   | 900 Liters per w.c. seat and 180 Liters per urinal seat                             |
| 4       | For Cinemas, public assembly halls etc                                  | 900 Liters per w.c. seat and 350 Liters per urinal seat                             |

**TABLE 12**  
**DOMESTIC STORAGE CAPACITIES**

| Sr. No.  | No. of Floors                      | Storage Capacity          | Remarks                                      |
|--|------------------------------------|---------------------------|--|
| (1)  | (2)                                | (3)                       | (4)  |
| <b>For Premises Occupied as Tenements with Common Conveniences</b> |                                    |                           |  |
| 1  | Floor 1 (Ground)                   | Nil                       | Provided no down take fittings are installed |
| 2  | Floors 2, 3, 4, 5 and Upper Floors | 500* Liters Per Tenements |  |
| <b>For Premises Occupied as Flats or Blocks</b>                    |                                    |                           |  |
| 1  | Floor 1                            | Nil                       | Provided no down take fittings are installed |
| 2.   | Floors 2, 3, 4, 5 and Upper Floors | 500*Liters                |  |

- Note :**
- 1) If the premises are situated at a place higher than the road level in front of the premises, storage at ground level shall be provided on the same lines as on floor.
  - 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 calculated on number of down take fittings according to the scales given
    - Down take Taps - 70 Liters each
    - Showers - 135 Liters each
    - Bath Tube - 200 Liters each

Subject to provisions of water supply and drainage rules.

**TABLE 13**  
**SANITATION REQUIREMENTS FOR SHOPS AND COMMERCIAL OFFICES**

| Sr.<br>No.<br>(1)   | Fitments<br>(2) | For Personnel<br>(3)   |
|---|-----------------|--|
| 1   | Water Closet    | One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 per every 15 persons or part thereof exceeding 10.   |
| 2   | Drinking Water  | 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, disabled, old and infirm persons |
| 4   | Urinals         | Same as Sr. No. 3 of Table 15  |
| 5   | Clearness Sink  | One per floor minimum preferably in or adjacent of sanitary rooms  |
| <p><b>Note</b> : No. of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour. During the peak period, for male-female calculation and ratio of 1 : 1 may be assumed.</p> |                 |  |

**TABLE 14**  
**SANITATION REQUIREMENTS FOR HOTELS**

| Sl. No. | Description   | For Residential Public   | For Public Rooms  |  | For Non-Residential Staff  |  |
|---------|---------------|--|---|--|--|--|
|         |               |  | For Males   | For Female   | For Males  | For Females  |
| 1       | 2             | 3  | 4   | 5  | 6  | 7  |
| 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 or 100 persons upto 200 persons; over 200 add at the rate of 1 per 100 persons or part thereof | one for 1-15 persons<br>two for 16-35 persons<br>three for 36-65 persons<br>four for 66-100 person                     | 1 for 1-12 persons<br>2 for 13-25 persons<br>3 for 26-40 persons<br>4 for 41-57 persons  |
| 2.      | Water 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   |
|         |               | 1 water tap with draining arrangements shall be provided for persons every 50 or part thereof in the vicinity of water-closet and urinals. |   |  |  |  |
| 3.      | Urinals       | —  | one for 50 persons or part  | —  | Nil upto 6 persons<br>1 for 7 - 20 persons<br>2 for 21 - 45 persons<br>3 for 46 - 70 persons<br>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<br>2 for 16-35 persons<br>3 for 36-65 persons<br>4 for 66-100 persons                               | 1 for 1-12 persons<br>2 for 13-25 persons<br>3 for 26-40 persons<br>4 for 41-57 persons<br>5 for 58-77 persons<br>6 for 78-100 persons |

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| 1   | 2                                 | 3   | 4                      | 5                      | 6                      | 7                      |
|---|-----------------------------------|---|------------------------|------------------------|------------------------|------------------------|
| 5.  | Baths                             | One per 10 Persons<br>Omitting Occupants<br>of the room with bath suite | ---                    | ---                    | ---                    | ---                    |
| 6.  | Slope sinks                       | One per 30 Bed Rooms<br>(One per Floor in)                              | ---                    | ---                    | ---                    | ---                    |
| 7.  | Kitchen Sinks and<br>Dish Washers | One in each Kitchen   | One in each<br>Kitchen | One in each<br>Kitchen | One in each<br>Kitchen | One in each<br>Kitchen |
| <b>NOTE : It may be assumed that two-thirds of the number are males and one-third females.</b>  |                                   |   |                        |                        |                        |                        |
| One of such was 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. |                                   |   |                        |                        |                        |                        |

(88)

**TABLE 15**  
**SANITATION REQUIREMENTS FOR EDUCATIONAL OCCUPANCY**

| Sl. No. | Particulars    | Nursery Schools  | Boarding Institutions                   |   | Other Educational Institution           |                                   |
|---------|----------------|--|---|---|---|-----------------------------------|
|         |                |  | For Boys                                | For Girls                               | For Boys                                | For Girls                         |
| 1       | 2              | 3  | 4                                       | 5                                       | 6                                       | 7                                 |
| 1.      | Water Closet   | One per 30 pupils and part thereof   | One/Every a pupil part thereof          | One/Every 6 pupils or part thereof      | One/80 pupils or part thereof           | One/50 pupils or part thereof     |
| 2.      | Abultion 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 every 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 thereof       | One for every 6 pupils or part          | One per 80 pupils or part thereof       | One per 80 pupils or part thereof |
|         |                | One of such wash basins on each floor shall be fixed at height of 80 cmc with tap at 100 cms above Finished floor level for the use of handicapped, disable, old and infirm persons. |   |   |   |                                   |
| 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.      | Toilet's Sink  | One per Floor  | One per Floor minimum                   | One per Floor minimum                   | One per Floor minimum                   | One per Floor minimum             |
| 7.      | Drinking Water | 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 50 pupils or part thereof |

For the purpose of this table, the schedule of fitments to be provided shall be the same as in the case of office buildings (Table 18)

TABLE 16

## INDIAN STANDARDS REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY - HOSPITALS

(06)

| Sr.<br>क्र.सं. | Description<br>विवरण  | Hospitals with Indoor<br>Patients Wards  | Hospitals with Outdoor<br>Patients Ward   |   | Administrative Building                  |  |
|----------------|-----------------------|--|---|---|--|--|
|                |                       | For Males & Females  | For Males                                 | For Females                               | For Male<br>Personnel                    | For Female<br>Personnel                  |
| 1              | 2                     | 3  | 4   | 5   | 6  | 7  |
| 1.             | Water Closet          | 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.             | Abutions 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 for every 100 persons or part thereof | One for every 25 persons or part thereof | One for every persons 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 infirm persons. |   |   |  |  |
| 4.             | Bath with Shower      | 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.             | Bedpanners' sink      | One for each ward  | One per floor minimum                     | One per floor minimum                     | One per floor minimum                    | One per floor minimum                    |

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|    |  |  |  |     |  |     |
|----|--|--|--|-----|--|-----|
| 7. | Kitchen Sinks & Dish Washers (where kitchen is provided) | One for each ward  | ---                                      | --- | ---  | --- |
| 8. | Urinals  | ---  | One per every 50 persons or part thereof | --- | 1 upto 20 persons<br>2 for 21 to 45 -"<br>3 for 46 to 70 -"<br>4 for 71 to 100 -"<br>From 101 to 200 persons. Add at the rate of 3 %<br>For over 200 persons add at the rate of 2.5% | --- |
| 9. | Drinking Water Fountains                                 | One per 100 persons or part thereof with a number of 1 on each floor |  |     |  |     |

**TABLE 17**  
**SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY**  
**(STAFF QUARTERS & HOSTELS)**

| Sr. No. | Fitments                 | Doctor's Dormitories  |   | 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 Basins              | One for every 8 persons or part thereof   | One for every 8 persons or part thereof | One for every 8 persons or part thereof |
|         |                          | One of such wash basins on each floor fixed at height of 80 cms with top at 100 cms above finished floor level for the use of handicapped, disable, old and infirm persons. |   |   |
| 4.      | Baths (with Shower)      | One for 4 persons or part thereof   | One for 4 persons or part thereof       | One for 4-6 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   |   |   |
|         |                          |   |   |   |

(92)

**TABLE 18**  
**SANITATION REQUIREMENTS FOR GOVERNMENT AND**  
**PUBLIC BUSINESS OCCUPANCIES AND OFFICES**

(93)

| Sr. No.<br>1 | Fitments<br>2   | For Male Personnel<br>3   | For Female Personnel<br>4   |
|--------------|---|---|---|
| 1.           | Water Closets   | One for every 25 persons or part thereof  | One for every 15 persons or thereof                                     |
| 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 one for 7 - 20 persons<br>2 for 21 - 45 persons<br>3 for 46 - 70 persons<br>4 for 71 - 100 persons<br>From 101 to 200 persons add at the rate of 3%<br>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 top at 100 cms above finished floor level for the use of ill, ill capped, disable, old and Infirm persons. |   |   |
| 5.           | Drinking Water Fountains  | -----   | One for every 100 persons with _____<br>a minimum of one for each floor |
| 6.           | Bath  | -----   | Preferably one on each floor _____                                      |
| 7.           | Cleaner's Sinks   | -----   | One per floor minimum preferable in or adjacent to sanitary rooms.      |

**TABLE 19**  
**SANITATION REQUIREMENTS FOR RESIDENCES**

| Sr. No.<br>1   | Facilities<br>2            | Dwellings with Individual Convenience<br>3 | Dwellings without Individual Convenience<br>4  |
|--|----------------------------|--|--|
| 1.   | Bath Rooms                 | 1 provided with water tap                  | 1 for every two tenements  |
| 2.   | Water Closets              | 1  | 1 for every two tenements  |
| 3.   | Sink (or Nahani) the Floor | 1  | -----  |
| 4.   | Water Tap                  | 1  | 1 with draining arrangements in each tenements<br>1 in common bath rooms and common water closet |
| <b>Note :</b> Where only one water closet is provided in a dwelling, the bath and water closet shall be Separately accommodated. |                            |  |  |

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**TABLE 20**  
**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS**  
**(CINEMAS, THEATERS AND AUDITORIA)**

| Sr. No.   | Facilities     | For Public  |   | For Staff   |   |
|---|----------------|---|---|---|---|
|   |                | Male  | Female  | Male  | Female                                    |
| 1   | Water Closets  | 1 per 100 persons upto 400 persons<br>For over 400 persons add at the rate of 1 per 250 persons or part thereof   | 3 per 100 persons upto 200 persons<br>For over 200 persons add at the rate of 2 per 100 persons or part thereof | 1 for 1-15 persons<br>2 for 16-35 persons                       | 1 for 1-12 persons<br>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 25 persons or part thereof  | ---   | Nil upto 6 persons<br>1 for 7-20 persons<br>2 for 21-45 persons | ---                                       |
| 4.  | Wash Basins    | 1 for every 200 persons or part thereof   | 1 for every 200 persons or part thereof   | 1 for 1-15 persons<br>2 for 16-35 persons                       | 1 for 1-12 persons<br>2 for 13-25 persons |
|   |                | One of such wash basins on each floor fixed at height of 80 cms and with tap at 100 cms above finished Floor level for the use of handicapped, disable, old and infirm persons. |   |   |   |
| 5.  | Drinking water |   | 1 per 100 persons or part thereof   |   |   |
| <p>NOTE: It may be assumed that two-thirds of the number are males and one third females.</p> |                |   |   |   |   |

(95)

**TABLE 21**  
**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS**  
**(ART GALLERIES, LIBRARIES AND MUSEUMS)**

| Sr. No.   | Fitments        | For Public  |  | For Staff   |   |
|---|-----------------|---|--|---|---|
|   |                 | Male<br>3   | Female<br>4  | Male<br>5   | Female<br>6                               |
| 1.  | Water Closets   | 1 per 200 persons upto 400 persons<br>For over 200 persons add at the rate of 1 per 250 persons or part thereof | 1 per 100 persons upto 200 persons<br>For over 200 persons add at the rate of 1 per 150 persons or part thereof  | 1 for 1-15 persons<br>2 for 16-35 persons                       | 1 for 1-12 persons<br>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 w.c.                            |
| 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<br>1 for 7-20 persons<br>2 for 21-45 persons | ---                                       |
| 4.  | Wash Basins     | 1 for every 200 persons or part thereof or 400 persons add at the rate of 1 per 250 persons or part thereof     | 1 for every 200 persons or part thereof or over 200 persons add at the rate of 1 per 150 persons or part thereof | 1 for 1-15 persons<br>2 for 16-35 persons                       | 1 for 1-12 persons<br>2 for 13-25 persons |
| One of such wash basins on each floor fixed at height of 80 cms and with tap at 100 cms above finished Floor level for the use of handicapped, disable, old and infirm persons. |                 |   |  |   |   |
| 6.  | Cleaner's Sinks |   | 1 per Floor, Minimum   |   |   |

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

**TABLE 22**  
**SANITATION REQUIREMENTS FOR RESTAURANTS**

| Sr. No.   | Fitments                       | For Public  |  | For Staff  |  |
|---|--------------------------------|---|--|--|--|
|   |                                | Male<br>3   | Female<br>4  | Male<br>5  | Female<br>6  |
| 1.  | Water Closet                   | 1 for 50 seats upto 200 seats. For over 200 seats add at the rate of 1 per 100 seats or part thereof  | 1 for 50 seats upto 200 seats. For over 200 seats add at the rate of 1 per 100 seats or part thereof | 1 for 1-15 persons<br>2 for 16-35 -"<br>3 for 36-65 -"<br>4 for 66-100 -"  | 1 for 1-12 persons<br>2 for 13-25 persons<br>3 for 26 - 40 persons<br>4 for 41 - 57 persons<br>5 for 58 - 77 persons<br>6 for 78 - 100 persons |
| 2.  | Ablution Taps                  | One in each W. C.   | One in each W. C.  | One in each W. C.  | One in each W. C.  |
|   |                                | 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 per 50 seats  | ---  | Nil upto 6 persons<br>1 for 7 - 20 persons<br>2 for 21 - 45 persons<br>3 for 46 - 70 persons<br>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  |  |  |
| <b>NOTE :</b> It may be assumed that two-thirds of the number are males and one third females |                                |   |  |  |  |

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**TABLE 23**  
**SANITATION REQUIREMENTS FOR FACTORIES**

| Sr. No. | Fitments                                | For Male Personnel   | For Female Personnel  |
|---------|---|--|---|
| 1       | 2                                       | 3  | 4   |
| 1.      | Water Closets                           | 1 for 1-15 persons<br>2 for 16-35 persons<br>3 for 36- 65 persons<br>4 for 66 -100 persons<br>From 101 to 200 persons add at the rate of 3 %.<br>From over 200 persons add at the rate of 2.5%                             | 1 for 1-12 persons<br>2 for 13 -25 persons<br>3 for 26 - 40 persons<br>4 for 41 -57 persons<br>5 for 58 - 77 persons<br>6 for 78 -100 persons<br>From 100 - 200 persons add at the rate of 5%<br>From over 200 persons add at the rate of 4 % |
| 2.      | Ablution Taps                           | 1 in each water closet<br>One water tap with draining arrangements shall be provided for every 50 person or part thereof in the vicinity of water closet and urinals   | 1 in each water closet  |
| 3.      | Urinals                                 | Nil upto 6 persons<br>1 for 7 - 20 persons<br>2 for 21 - 45 persons<br>3 for 46 - 70 persons<br>4 for 71 -100 persons<br>From 101 to 200 persons, add at the rate of 3 %.<br>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 (Preferable Showers)              | As required for particular trades or occupations   |   |

**NOTE 1 :** For many trades or a dirty or dangerous character, more extensive provisions are required.

**NOTE 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 24**  
**SANITARY ARRANGEMENTS FOR LARGE STATIONS AND AIRPORTS**

| Sr. No.  | Facilities   | W. C. for Males  | W. C. for Females  | Urinals for Males Only   |
|--|--|--|--|--|
| 1  | 2  | 3  | 4  | 5  |
| 1.   | Junction Stations Intermediate Station and Bus Stations  | 3 for first 1000 persons and 1 for every subsequent 1000 or part thereof         | 4 for first 1000 persons and 1 for every additional 1000 persons                 | 4 for every 1000 persons and 1 for every additional 1000 persons                 |
| 2.   | Terminal Stations & 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 2000 persons or part thereof | 6 for first 1000 persons and 1 for every additional 1000 persons or part thereof |
| 3  | Domestic Airports<br>Min<br>for 200 persons<br>for 400 persons<br>for 600 persons<br>for 800 persons<br>for 1000 persons | 2*<br>5<br>9<br>12<br>16<br>18   | 4*<br>8<br>15<br>20<br>26<br>29  | 2*<br>6<br>12<br>16<br>20<br>22  |
| 4.   | International Airports<br>for 200 persons<br>for 600 persons<br>for 1000 persons   | 6<br>12<br>18  | 10<br>20<br>29   | 8<br>16<br>22  |
| <p><b>NOTE :</b> Provisions for wash basins, baths including shower stalls, shall be in accordance with Part IX Section 2 Drainage and Sanitation of National Building Code of India<br/>* At least one Indian style water-closet shall be provided in each toilet. Assume 60 males to 40 females in any area.</p> |  |  |  |  |

## 25. SIGNS AND OUTDOOR DISPLAY STRUCTURES

**25.1** The display of advertising signs on building and land shall be in accordance with part 1 signs and Outdoor Display structures of national Building Code of India.

**25.2** In addition to provisions of rule no. 25.1, the following provisions shall be complied with for permitting advertising signs in different land use zones (See Rule No. 14.1).

- i) **Residential Zone - R-1** : The following non-flashing and non-neon signs with illumination not exceeding 10 ft. candles;
  - a) The name plate with an area not exceeding 0.1 sq. m. for each dwelling unit.
  - b) For other users permissible in the zone, one identification sign or bulletin board with an area not exceeding 1.6 sq. m.
  - c) For Sale or For Rent signs for real estate not exceeding 2 sq. m. in area provided they are located on the premises offered for sale or rent
- ii) **Residential Zone - R-2** : Non-flashing business signs placed flat against the wall and not exceeding 2 sq. m. in area per establishment.
- iii) **Commercial Zones - C1 and C2**: Flashing or non-flashing business signs placed flat against the wall, not exceeding 5 sq. m. in area and covering not more than 15 percent of the area of such wall including doors and windows and overhanging signs which project not more than 0.9 m from the wall provided that such overhanging signs shall be in conformity with the following and provided that such signs do not face residential buildings;
  - a) The area of such overhanging signs shall not be more than 1 sq. m. except that for each 0.9 m. of plot frontage above the first 4.5m an increase in area of 0.2 sq. m. shall be permitted.
  - b) Not more than one overhanging sign may be for permitted for each 4.5m of plot frontage.
  - c) The ownership of the premises of the Fitness Center shall vest only with the concerned society or the apartment owners association as the case may be.
  - d) In the case of larger layout where there is existing / proposed gymnasium in layout open space or Recreation Ground then the fitness center in the Individual Building shall be permissible.
  - e) The location of proposed fitness center shall be necessarily within the building line and preferably same shall not be on the ground floor.

□□□

**(Rules Nos 6.1 and 6.5)  
APPENDIX-A**

**FORM FOR FIRST APPLICATION FOR DEVELOPMENT UNDER SECTION  
44/45/58/69 OF MAHARASHTRA REGIONAL AND TOWN  
PLANNING ACT, 1966 AND TO ERECT.  
A BUILDING UNDER SECTION (253) OF (B. P. M. C.) ACT, 1949**

**(With Rs 10 /- P Court Fee Stamp)**

To,  
**The Municipal Commissioner/Administrator**  
Pimpri-Chinchwad Municipal Corporation,  
Pimpri411018.

**Sir,**

I hereby give notice that I intend to carry out development in the site/to erect, re-erect/  
to demolish/to make material alterations in the building \_\_\_\_\_ on/in plot  
no \_\_\_\_\_ TownandRevenueNo \_\_\_\_\_ C.T.S.No. \_\_\_\_\_  
situated at Road/ Street \_\_\_\_\_ City \_\_\_\_\_ and in accordance  
with section 44/45/58/69 of Maharashtra Regional and Town Planning Act, 1966 section (253) of  
(B.P.M.C.)Act, 1949.

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 licensed Architect/Engineer/Structural Engineer,  
the License No \_\_\_\_\_ who had prepared the plans, designs and copy of other  
statements/documents/as applicable (item 7 to 10).

- 1) Key Plan (Location Plan)
- 2) SitePlan
- 3) Building Plan
- 4) Service Plan
- 5) Sub Division/Layout Plan
- 6) Particulars ofDevelopment in Form
- 7) Ownership Title
- 8) Attested Copy ofReceipt for Payment ofBuilding Permission
- 9) Clearance Certificate ofTax 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 \_\_\_\_\_

Dated \_\_\_\_\_

Address of Owner \_\_\_\_\_

**FORM GIVING PARTICULARS OF DEVELOPMENT  
(PART OF APPENDIX A-ITEM 6)**

- 1) a) 1) Full Name of Applicant: \_\_\_\_\_  
 2) Address of Applicant: \_\_\_\_\_  
 b) Name and Address of Licensed Architect/Engineer Employed. \_\_\_\_\_  
 c) No. and Date of Issue of License \_\_\_\_\_
- 2) In 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/ C. T. S. Record? \_\_\_\_\_  
 \*c) What is the actual area available on site inspected by Licensed Architect/Engineer/ Structural Engineer? \_\_\_\_\_  
 d) Is there any construction 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? \_\_\_\_\_

**NOTE- (TO INDICATE DETAILS OF THE SITE / BUILDING PLANS IN PROFORMA)**

- 4) Are all plans as required under Rule No. 16.2 enclosed?
- 5) a) Is the plot part of a City Triangulation Survey No., Revenue Survey No. \_\_\_\_\_ or Hissa No. of a Survey No. or a Final Plot No. of a Town Planning Scheme or a part of an approved layout? \_\_\_\_\_  
 b) Please state Sanction number and date of Sub-Division/Layout. \_\_\_\_\_

\*The permission shall be based on the area whichever is minimum.

- 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, theaters, assembly halls, stadia, buildings for religious purposes, hospital buildings, educational buildings, markets and exhibition halls etc. as per rule no. N-1.4 and N-2.2? \_\_\_\_\_
8. If the work is in connection with 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) What industrial classification does it fall under, giving reference to relevant Rule No.? \_\_\_\_\_

- d) Is the proposal for relocation of an existing Industry and if so give the name and address of the existing Industry? -----
- e) Will the building be at least 9 m away from the boundary of a residential or commercial zone? -----
- f) Is the proposal for a service industrial estate on a plot reserved for service industries? -----
- g) Nature and quantum of industrial waste/effluents and methods of disposal. \_\_\_\_\_
- 9) a) What is the Average? \_\_\_\_\_  
 i) prescribed, and \_\_\_\_\_  
 ii) existing width of the street \_\_\_\_\_
- If the plot abuts 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 centre of the street. \_\_\_\_\_  
 ii) above the average ground level of the plot. \_\_\_\_\_
- c) Does it comply with Rule No. 13.5? \_\_\_\_\_
- 10) a) If there are existing structures in the plot  
 i) are they correctly marked and numbered on the site plan? \_\_\_\_\_  
 ii) are those proposed to be demolished immediately coloured yellow? -----  
 iii) What is the plinth area and total floor area of all existing structures to be retained. Please append Statement 1 giving details. -----  
 iv) What is the number of existing tenements in structures to be retained. -----
- b) What is the plinth area and total floor area of the proposed work? Please append Statement 2 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 Nos. 10 (a) [iii] and 10 (c). -----
- b) Please state the overall F. A. R. (item 11 (a) divided by item 3 (c)). \_\_\_\_\_
- c) Does the work consume the full F. A. R. of the plot, as given in the Item 6 (b)? \_\_\_\_\_
- d) Is the building proposed with setback 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 IS IN PROFORMA 1.**

- 12) a) What is the width of the front open spaces? If the building abuts two or more streets does the front open spaces comply with rule no.13.1.2? \_\_\_\_\_
- b) Please state which of the following Rules is applicable for the front open spaces: N -2.2.1 to N -2.2.8. \_\_\_\_\_  
and does the front open space comply with that rule? \_\_\_\_\_
- 13) a) What is:  
1) the width of side open space (s) ? \_\_\_\_\_  
2) the width of rear open space (s)? \_\_\_\_\_  
3) the distance between buildings ? \_\_\_\_\_
- b) Are there two or more wings to the buildings and if so are the open spaces separate or distinct for each wing as required under rule no.13.1.4? \_\_\_\_\_
- 14) a) What are the dimensions of the inner or outer chowk? \_\_\_\_\_
- b) i) Is any room dependent for its light and ventilation on the chowk? \_\_\_\_\_  
If so, are the dimensions such as are required for each wing of the building ? \_\_\_\_\_
- ii) If not, is the area equal to square of minimum width for the height as per rule no.13.2? \_\_\_\_\_
- 15) If the height of the building is greater than 16 m above the average ground level, are provisions for lift (s) made ? \_\_\_\_\_
- a) If so, give details of Lift. \_\_\_\_\_
- | Type  | Passenger | No. of Lifts | Type of Door |
|-------|-----------|--------------|--------------|
| _____ | _____     | _____        | _____        |
- b) Details of Fire Lift. \_\_\_\_\_
- 16) a) Does the building fall under the purview of Rule 6.2.6.1 ? \_\_\_\_\_
- b) If so, do the proposed fire protection requirements confirm to Appendix P? \_\_\_\_\_
- c) If not, give reasons for non-conformity \_\_\_\_\_
- a) \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_
- 17) 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. 14.5? \_\_\_\_\_
- ii) If so, what is the requirement? \_\_\_\_\_
- iii) How many are proposed? \_\_\_\_\_

**NOTE : INDICATE DETAILS ON BUILDING PLAN AS IN PROFORMA 1.**

- 18) a) i) What are the maximum widths of balconies? \_\_\_\_\_  
 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 proposed? \_\_\_\_\_  
 ii) Are they in compliance with Rule No. 13.4.2.1? \_\_\_\_\_
- 19) 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? \_\_\_\_\_
- 20) Is recreational or amenity open space provided as required under Rule Nos. 11.3.1 and 11.3.2? \_\_\_\_\_
- 21) 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. ? \_\_\_\_\_
- 22) a) What is the proposed height of the compound wall? Is it at a junction? \_\_\_\_\_  
 b) Is it in-compliance with Rule 15.18? \_\_\_\_\_
- 23) i) Is the proposal in the Air Port Zone? \_\_\_\_\_  
 ii) Is a no objection certificate for height and character of smoke from chimneys obtained from chief Inspector of boilers and smoke, nuisance? \_\_\_\_\_
- 24) Does the proposal fall in any of the restricted zones? \_\_\_\_\_
- 25) a) Does any natural water source pass through the land under development? \_\_\_\_\_  
 b) Is the necessary setback, provided as per Rule No. 9.1? \_\_\_\_\_
- 26) Please explain in detail in what respect the proposal does not comply with the Development Control Rules and the reasons therefore, attaching a separate sheet if necessary. \_\_\_\_\_
- 27) Is the plinth level proposed to be above the level of the surrounding ground level? \_\_\_\_\_

- 28) The materials to be used in construction with specifications : \_\_\_\_\_
- Room -----
- Floors, -----
- Walls -----
- Columns -----
- 29) The number of Water Closets, Urinals, Kitchens, Baths to be provided.
- |          |               |       |         |          |       |
|----------|---------------|-------|---------|----------|-------|
|          | Water Closets | Baths | Urinals | Kitchens |       |
| Existing | -----         | ----- | -----   | -----    | ----- |
| Proposed | -----         | ----- | -----   | -----    | ----- |
- 30) 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. \_\_\_\_\_

I hereby declared that I am the owner-leasee/mortgagee in possession/ \_\_\_\_\_ of the plot on which the work is proposed and that the statement made in this form are true and correct to the best of my knowledge.

Date:

Address:

Signature of the Applicant

Form of Certificate to be signed by the licenced Architect/Engineer/ Structural Engineer employed by the Applicant.

I (Name \_\_\_\_\_) have been employed by the applicant as his licensed Architect/Engineer/ Structural Engineer, 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/lessee/mortgagee in possession of the plot as in the above form and the attached statements 1 and 2 found them to be correct.

Date:

Address :

Signature of Licensed Architect/ Engineer/Structural Engineer

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

**FORM OF STATEMENT 1**

[S. No. 10 (a) (iii)]

**Existing Building to be Retained**

| <b>Existing Building No.</b> | <b>Floor No.</b> | <b>Area</b> | <b>Total Floor Area of Existing Building</b> | <b>Use or Occupancy of Floors</b> |
|------------------------------|------------------|-------------|--|-----------------------------------|
|                              |                  |             |  |                                   |

**FORM OF STATEMENT 2**

[Sr. No. 10 (b)]

**Proposed Building**

| <b>Building</b> | <b>Floor No.</b> | <b>Area</b> | <b>Total Floor Area of Proposed Work</b> | <b>Use or Occupancy of Floor</b> |
|-----------------|------------------|-------------|--|----------------------------------|
|                 |                  |             |  |                                  |

**PROFORMA-I****(AT RIGHT HAND TOP CORNERS OF SITE/BUILDING PLAN AT FLOOR LEVEL)**

| <b>(A)</b> | <b>AREA STATEMENT</b>                                     | <b>SQ.M.</b> |
|------------|---|--------------|
| 1)         | AREA OF PLOT  |              |
| 2)         | a] DEDUCTIONS FOR ROAD ACQUISITION AREA                   |              |
|            | b] PROPOSED ROAD  |              |
|            | c] ANY RESERVATION  |              |
|            | <b>TOTAL[a+b+c]</b>                                       |              |
| 3)         | NETGROSSAREAOFPLOT[1-2]                                   |              |
| 4)         | DEDUCTIONS FOR  |              |
|            | a] RECREATION GROUND AS PER RULENO.11.3.1                 |              |
|            | b] INTERNAL ROADS   |              |
| 5)         | NET AREA OF PLOT [3 - 4c]                                 |              |
| 6)         | ADDITION FOR F.A.R.                                       | 2 [a]        |
|            | TOTAL BUILT UP AREA                                       | 2 [b]        |
|            | PURPOSE+ FOR  | 2 [c]        |
| 7)         | <b>TOTAL AREA [5 + 6]</b>                                 |              |
| 8)         | F.A. R. PERMISSIBLE                                       |              |
| 9)         | PERMISSIBLE FLOOR AREA [7 x 8]                            |              |
| 10)        | EXISTING FLOOR AREA                                       |              |
| 11)        | PROPOSED AREA   |              |
|            | AREA STATEMENT  |              |
| 12)        | EXCESS BALCONY AREA TAKEN IN F.A. R. [AS PER B (c) BELOW] |              |

\*13) TOTALBUILTUPAREA  
PROPOSED  
[10+ 11 + 12]

---

\*14) F.A.R.CONSUMED[13/7]

---

**(B) BALCONY AREA STATEMENT**

---

a] PERMISSIBLE BALCONY AREA PER FLOOR

---

b] PROPOSEDBALCONYAREAPERFLOOR

---

c] EXCESS BALCONY AREA(TOTAL)

---

**(C) TENEMENT STATEMENT**

---

a] NETAREAOFPLOT/ITEMA(7)ABOVE

---

b] LESS DEDUCTION OF NON-RESIDENTIALAREA (SHOPS ETC.)

---

c] AREAOF TENEMENTS(a-b)

---

d] TENEMENTS PERMISSIBLE

---

e] TENEMENTSPROPOSED

---

**TOTAL TENEMENTS (d + e)**

---

**(D) PARKING STATEMENT**

---

a] PARKING REQUIRED BY RULE

CAR

---

SCOOTER/MOTOR CYCLE

---

CYCLE

---

OUTSIDERS

---

b] GARAGE PERMISSIBLE

---

c] GARAGE PROPOSED

CAR

---

SCOOTER / MOTOR CYCLE

---

CYCLE

---

OUTSIDERS

---

d] TOTAL PARKING PROVIDED

---

**\*(E) LOADING/UNLOADING SPACES**


---

 LOADING/UNLOADING REQUIRED
 

---



---

 TOTAL LOADING/UNLOADING PROVIDED
 

---

**PROFORMA- II****[AT RIGHT HAND BOTTOM CORNER OF PLANS/BELOW PROFORMA I)**


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 CONTENTS OF SHEET
 

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---

 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 tallies with the area stated in Document of Ownership/T. P. Scheme Records - Land Records Deptt./ City Survey records.

Signature of Licensed Architect/Engineer/Structural Engineer

---

**DESCRIPTION OF PROPOSAL & PROPERTY****NAME OF OWNER**


---

| JOBNO. | DRG.NO. | SCALE | DRAWNBY | CHECKEDBY |
|--------|---------|-------|---------|-----------|
|--------|---------|-------|---------|-----------|

---

NORTH LINE

SIGNATURE, NAME & ADDRESS OF  
ARCHITECT/ENGINEER/STRUCTURAL ENGINEER

---

**APPENDIX-B****Rule No. (6.2.9)****FORM FOR SUPERVISION**

To,

**The Municipal Commissioner**

Pimpri Chinchwad Municipal Corporation

Pimpri411 018.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alternation in/or Building No. \_\_\_\_\_ on/in Plot No. \_\_\_\_\_ in Block No. \_\_\_\_\_ situated at Road/Street \_\_\_\_\_ C. T .S. No. \_\_\_\_\_ shall be carried out under my supervision and i certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with and that the work shall be carried out according to that sanctioned plans, i shall be responsible for the execution of the work in all respects.

\* Signature of Licensed Architect  
Engineer/Structural Engineer

\_\_\_\_\_

\* Name of Licensed Architect/  
Engineer/Structural Engineer

\_\_\_\_\_

\_\_\_\_\_

(IN BLOCK LETTERS)

\* Licence No. of Licensed Architect  
Engineer/Structural Engineer

\_\_\_\_\_

\* Address of Licenced Architect  
Engineer/Structural Engineer

\_\_\_\_\_

Date : \_\_\_\_\_

**APPENDIX-C**  
**(Rule No. 6.4)**

**QUALIFICATION OF LICENSED TECHNICAL PERSONNEL FOR PREPARATION OF  
SCHEMES FOR BUILDING PERMISSION AND SUPERVISION**

**C-1 GENERAL**

**\*C-1.1 Qualification-**The qualifications of the technical personnel to carry out different jobs for building permission and supervision for the purpose of licensing by the Authority shall be as given in Rules No. C-2 to C-6. The procedures for licensing the technical personnel is given in Rule 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-3 ENGINEER**

**\*C-3.1 Qualification** - The qualifications for licensing of Engineer will be the Corporate membership civil of the institution of Engineers or such Degree or Diploma in Civil or Structural Engineering.

**C-4 STRUCTURAL ENGINEER**

**C-4.1 Qualifications** - The qualification 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 Associate 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.

## C-5 LICENSING

**C-5.1 Technical Personnel to be Licensed** - The qualified technical personnel or group as given in Rule C-2, C-3, C-4 shall be licensed with the Authority and the License shall be valid for one calendar year ending 31 December after which it will have to be renewed annually.

**C-5.2 Fees for Licensing** - The annual licensing fees shall be Rs 250/- p.a. Provided that Architect duly registered with the council of Architecture Constituted under the Architect Act, 1972 (20 of 1972) shall not be required to pay licensing fees as above.

**C-5.3 Duties and Responsibilities of Licensed Technical Personnel** - The duties and responsibilities of licensed technical personnel shall be as follows :

- \* 1) It will be incumbent on every licensed Technical personnel in all matters which he may be professionally consulted or engaged. To assist and co-operate with the Municipal Commissioner of Pimpri-Chinchwad Municipal Corporation and other Municipal Officers in carrying out and enforcing the provisions of the B. P., Municipal Corporation Act, and of any rules for the time being in force under the same.
- \*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 Bombay Provision Municipal Corporation Act and of any rules for the time being in force under the said Act of such of them as may respectively be applicable to the circumstances of the particular case and in particularly 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 under the Provisions of Section 255 of the said act, or any of them, it will be incumbent on such Licensed Technical Personnel to ascertain whether "the regular line of the street" has been prescribed under section 210 and whether any portion of the said premises as required for the street and no Licensed Technical, Personnel must, on any account or under any pretense 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 Personnel 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 license of the Commissioner, is prescribed by the said act as a necessary condition to the

establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so for 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 there under, in respect of premises designed or intended to be applied to such use, are duly fulfilled or provided for.

- 5) A Licensed Technical Professional 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 in contravention of any term or condition of the lease or agreement for lease.
- 6) When a Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the authority.

**DOD**

**APPENDIX-D**  
**(Rule No. 6.7.1)**

**FORM FOR SANCTION OF BUILDING PERMISSION/  
COMMENCEMENT CERTIFICATE**

To,

\_\_\_\_\_

\_\_\_\_\_

Sir,

With reference to your application \_\_\_\_\_ dated \_\_\_\_\_  
for the grant of sanction of Commencement Certificate under Section 45 of Maharashtra Regional  
and Town Planning Act, 1966 to carry out development work / and building permission under  
section 253 of B. P. M. Corporation Act 1949 to erect building in Building No. \_\_\_\_\_  
in Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at Road/Street \_\_\_\_\_  
C. T. S. No. \_\_\_\_\_ the Commencement Certificate/ Building Permission 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 Permission shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle to develop the land which does not vest in you.
- 5) \_\_\_\_\_ No. of trees shall be planted in the plot.
- 6)
- 7)
- 8)

Yours faithfully,

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_

Municipal Commissioner  
Pimpri-Chinchwad Municipal  
Corporation, Pimpri, Pune 411 018

**APPENDIX-E****(Rule No. 6.7.1)****v) FORM FOR REFUSAL OF SANCTION OF BUILDING PERMISSION\*  
COMMENCEMENT CERTIFICATE**To  

---

**Sir,**

With reference to your application \_\_\_\_\_ 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 \_\_\_\_\_  
C. T. S. No. \_\_\_\_\_. I have to inform you that the sanction has been refused on the following  
grounds:

- \* 1) \_\_\_\_\_  
2) \_\_\_\_\_  
3) \_\_\_\_\_  
4) \_\_\_\_\_  
5) \_\_\_\_\_  
6) \_\_\_\_\_

Yours faithfully,

Office No. ....  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_

Municipal Commissioner  
Pimpri-Chinchwad Municipal  
Corporation, Pimpri, Pune 411 018

---

\* Quote Rule No. / Section No. of Act.

**APPENDIX-F**  
**(Rule No. 7.2)**

**FORM FOR NOTICE FOR COMMENCEMENT OF WORK**

To,

**The Municipal Commissioner**

Pimpri Chinchwad Municipal Corporation

Pimpri411018

Sir,

I hereby certify that the development work/ erection/ re-erection/ demolition of material alteration in/ of Building No. \_\_\_\_\_ on/ in Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_ situated at \_\_\_\_\_ Mohalla / Road \_\_\_\_\_ S. No./ C. T. S. No. \_\_\_\_\_ will be commenced on \_\_\_\_\_ as per your permission vide Office Communication No. \_\_\_\_\_ dated \_\_\_\_\_ under the supervision of \_\_\_\_\_ Licensed Architect / Engineer / Structural Engineer, License No. \_\_\_\_\_ and in accordance with the plans sanctioned.

Signature of Owner: \_\_\_\_\_

Name of the Owner: \_\_\_\_\_  
(in Block Letters)

Address of Owner: \_\_\_\_\_

Date:

**APPENDIX-G****(Rule No. 7.4)****FORM FOR INFORMING COMPLETION WORK UPTO PLINTH LEVEL**

To,

**The Municipal Commissioner**

Pimpri Chinchwad Municipal Corporation

Pimpri 411018

Sir,

I hereby inform that the construction upto Plinth / Column upto Plinth Level has been completed in Building No. .... on/ in Plot No. ....  
 Block No. .... situated at ..... Road/ Street .....  
 S. No. / C. T. S. No. .... as per your permission vide  
 Office Communication No. .... dated .....  
 under my supervision and in accordance with the sanctioned plan.

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

aa) Signature of Licensed Architect/Engineer .....  
 Structural Engineer

\* Name of Licensed Architect/Engineer .....  
 Structural Engineer  
 (IN BLOCK LETTERS)

bb) License No. of Licensed Architect/Engineer .....  
 Structural Engineer

\* Address of Licensed Architect/Engineer .....  
 Structural Engineer

Date :

**APPENDIX-H**  
**(Rule No 7.4)**

**FORM FOR APPROVAL OF WORK UPTO PLINTH LEVEL**

To

---

Sir,

With reference to your intimation No. \_\_\_\_\_ dated \_\_\_\_ \_  
regarding the completion of construction work upto Plinth / columns upto plinth level in  
Building No. \_\_\_\_\_ on/in Plot No. \_\_\_\_\_ Block No. \_\_\_\_\_  
S. No. / C. T. S. No. \_\_\_\_\_ I have to inform that the further work may be proceeded with as  
per sanctioned plans / shall not be proceeded with the construction upto plinth level is not as per  
sanctioned plans.

Yours faithfully,

Office No. ....

Office Stamp \_\_\_\_\_

Date .....

Municipal Commissioner  
Pimpri-Chinchwad Municipal  
Corporation, Pimpri, Pune 411 018

**APPENDIX-J****(Rule No 7.5)****FORM FOR COMPLETION CERTIFICATE**

To,

**The Municipal Commissioner**

Pimpri Chinchwad Municipal Corporation

Pimpri411018

Sir,

I hereby certify that the erection/ re-erection or part/full development work in/ on building / part Building No. \_\_\_\_\_ situated at \_\_\_\_\_ Road/ Street \_\_\_\_\_ S. No./ C. T. S. No \_\_\_\_\_ 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 satisfactions, the workmanship and all the materials (type and grade) have been used strictly in accordance with the Act or the building rules, no requisitions made conditions prescribed or orders issued thereunder have been transgressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The building is fit for occupancy which it has' been erected /re-erected or altered, constructed and enlarged.

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

Encl : as above

\* Signature of Licensed Architect/Engineer \_\_\_\_\_  
Structural Engineer

\* Name of Licensed Architect/Engineer \_\_\_\_\_  
Structural Engineer  
(IN BLOCK LETTERS)

\* License No. of Licensed Architect / Engineer \_\_\_\_\_  
Structural Engineer

\* Address of Licensed Architect / Engineer \_\_\_\_\_  
Structural Engineer

Date :

**APPENDIX-K****(Rule No. 7.6)****FORM FOR OCCUPANCY CERTIFICATE**

To,

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Sir,**

This is to certify that the part/ full development work/ erection /re-erection or alteration in  
 /ofbuilding/partBuildingNo. \_\_\_\_\_ on/inPlotNo. \_\_\_\_\_ BlockNo. \_\_\_\_\_  
 situated at \_\_\_\_\_ Road/Street \_\_\_\_\_ S. No./  
 C.T.S.No. \_\_\_\_\_ completed under the supervision of \_\_\_\_\_  
 Licensed Architect/ Engineer/ Structural Engineer License No. \_\_\_\_\_  
 is permitted to be occupied subject to the following conditions.

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

One set of completion plan duly certified is returned herewith.

Yours faithfully,

Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_

Municipal Commissioner  
 Pimpri-Chinchwad Municipal  
 Corporation, Pimpri, Pune 411 018

**APPENDIX-L****(Rule No. 7.7)****FORM FOR INDEMNIFY FOR PART OCCUPANCY CERTIFICATE  
(ON STAMP PAPER)**

To,  
**The Municipal Commissioner**  
 Pimpri Chinchwad Municipal Corporation,  
 Pimpri, Pune 411 018

**Sub.:** \_\_\_\_\_

**Sir,**

While thanking you to allow me to occupy a portion of the above building before acceptance of the completion certificate of the whole building for the plans approved under Commencement No. BP. / / dated / / .I hereby indemnify the Municipal Corporation of Pimpri-Chinchwad against any risk, damage and danger which may occur to occupants and users of the said portion of building and also undertake to take necessary security measures for the safety. We say that this undertaking will be binding on me/us, our heirs, administrators and to our assignees.

Yours faithfully,

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Owner *IP. A.H.*

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

**APPENDIX-M**  
**(Rule No. 12.1)**

**LAND USE CLASSIFICATION AND USES PERMITTED**

**M-1 PURELY RESIDENTIAL ZONE 6 (R-1):** Residential plots on roads less than 9 mt (30 ft) in gaothan and congested area and 12 mt (40 ft) in non-gaothan area.

**M-1.1** Following activities, operations, occupations and uses are allowed in exclusively residential zone :-

- 1) Residential uses and occupations.
- 2) Activities, operations, uses without affecting public health conveniences and safely can be carried out in the residential premises with or without hired labour, such as stitching, embroidery, button-making etc. with or without motive power or electrical power not exceeding 1 H.P.
- 3) Medical and dental practitioner's dispensaries including pathological or diagnostic clinics, polyclinics to be permitted on any floor. However Maternity Home, Clinics, Nursing Home with indoor patients to be permitted on the ground floor or on the floor just above the stilts or on the first floor only.
- 4) Subject to the permission of the Commissioner, Maternity Homes in a separate, buildings or separate parts of the buildings. Such permission by the Commissioner for maternity homes should be granted subject to public health conveniences and safety including access, water supply, sanitary arrangements etc.
- 5) Private professional offices or consulting rooms, not exceeding 20 sq. mt.
- 6) Hostels in independent building for students, educational activities in a separate building, community halls for social and cultural activities, religious instructions, worships etc. including gymnasium clubs, trade schools, subject to consideration of public health convenience and safety.
- 7) Club Houses for private entertainment and not as a business in a separate and independent building or in a separate part of the building on the ground floor.
- 8) Parks, public or private, but not as business activities.
- 9) Railway stations, Bus shelters, Taxi stand and Parking places.
- 10) Play grounds, ration shops, grain shops, vendor's stalls for cigarettes, cloth shops, cleaning and dyeing establishments, tailoring, darning, grocery shops, provision stores hair dressing, beauty parlors, small repairs shops for bicycle and other machineries, vegetable and fruit stalls, milk shops, stalls for sale of flowers, news papers, fire room, fuel, books, stationery, medicines, drugs. The list is illustrative and not exhaustive. The Commissioner may, from time to time, with the approval of the Corporation, have to vary or amend the list.
- 11) Places for disposal of deeds to be decided by the Corporation of its Committee.

- 12) Government offices, such as Police stations, Post and Telegraph offices, Banks, electrical sub-stations, municipal offices, home guards, fire brigades, civil defence, pumping and water installation etc. The list is illustrative and not exhaustive and the Corporation may have to vary or amend the list.
- 13) Provision stores of food grain shops are permitted on ground floor in the buildings which are 400 mt away from the main shopping centres or main shopping streets at the rate of one shop for 15 tenements. However, such shop should be located on the ground floor or in a semi-detached building without any other activity or use. Such a shop should not cover more than 5 % of the plot area.
- 14) Frozen food, coal, grain, ironing and pressing establishments, vegetables and milk, kerosene etc. may be allowed to be sold in such shops subject to public health convenience and safety.
- 15) Small scale electronic industries for assembling.
- 16) Flour mill with special written permission of the Commissioner 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 neighbours and residents on upper floors
  - d) Power requirement does not exceed 7.5 KWT. Additional H. P. upto 10 HP may be granted with special written permission of Municipal Commissioner.
- 17) In every residential building either existing or constructed or proposed to be constructed for the use of an existing or proposed Co-operative Housing Society or an Apartment Owners Association, a fitness center including toilet facilities will be permitted subject to following conditions :
  - a) The Application for the proposed fitness center shall be made by the Registered Co-operative Housing Society/ Apartment Owners Association of the building which are given Occupation Certificate/ Building Completion Certificate.
  - b) The area of such center shall be allowed free of F. S. I. equivalent to 2 (two) percent of the total built up area for every building subject to the condition that, it shall not be less than 20 sq. mt. and more than 200 sq. mt. per building. Any additional built up area in excess of this limit shall be considered for counting in F. S. I.
  - c) The fitness center shall be not be used for any purpose other than for the fitness center activities.
  - d) The fitness center activities shall be confined for to the members of the concerned housing society or an Apartment Owners Association only.
  - e) The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built up structures constructed without permission.
  - f) The ownership of the premises of the fitness centre shall vest only with the concerned society or the apartment owners association as the case may be.

- g) In the case of larger layout where there is existing / proposed gymnasium in layout open space or Recreation Ground then the fitness centre in the individual building shall not be permissible.
- h) The location of proposed fitness centre shall be necessarily within the building line and preferably the same shall not be on the ground floor.

**M-2 RESIDENTIAL ZONE (R-2)** - (All properties fronting on road more than 9 mt (30 ft) in gaothan & congested area & 12 mt (40 ft) in non gaothan / non-congested area).

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

**M-2.2 Additional Uses permissible in R-2** - A building or premises in R-2 zone may be used only for purpose indicated at M-2.2.1 subject to the following conditions :

- a) i) A depth of 12 mt measured from the building line along the front portion abutting the street only shall be provided.
- ii) shop shall be permitted on the ground floor of a building unless otherwise specified.
- iii) Such additional users shall in no case consume an F. S. I. of more than 0.33 in non congested & 0.50 in congested area.
- iv) Notwithstanding anything contained above a pedestraised shopping precinct extending to a depth of more than 12 mt may be provided subject to the condition that no shop in such pedestraised to open directly on the road in front. The minimum width of pedestrain way provided shall be 3 mt clear of all steps, projection Ballard's shall be placed at the entrance of such pedestrain passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as be directed by 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 which is less than 9 m in gaothan / congested area & 12 mt in non gaothan / non congested area.
- c) All goods offered for sale shall be displayed within the building and shall not be kept in the passage .
- d) Wherever motive power is not specifically indicated the same shall not exceeds 5 H. P. in all (individually not exceeding 2 H. P.).

**M-2.2.1 Use provisions :**

- i) store of shop for the conduct of retail business including Departmental stores, Storage and sale of combustible materials shall not normally be permitted except with the special permission of the Commissioner
- ii) Personal service establishment

- iii) Hair dressing saloon & beauty parlours
- iv) Frozen food lockers
- v) Hat repair, Shoe repair & shining shops
- vi) Professional offices, Radio, Broad casting stations, Stadium, Telephone exchanges
- vii) Shops for the collections & Distributions of clothes & other material for cleaning, pressing & dyeing establishment.
- viii) Tailor shops not employing more than 9 person & embroidery shops & button hole making shop not employing more than 9 person with individual motors not exceeding 1 H. P. & total H. P. not exceeding 3.
- ix) Cleaning & pressing establishment for clothes not employing solvents with flash point lower than 1380 f, machines with dry load capacity exceeding 30 kg & more than 9 persons & provided that total power requirement does not exceed 4 kw.
- x) Shops for goldsmith, lock smith watch & clock repairs bicycle rental & repairs, optical glass grinding & repairs. Musical instrument repairs, picture framing, radio & household appliance & repairs, umbrella repair & upholstery work employing more than 9 person with individual motors not exceeding 1 H. P. & total H. P. not exceeding 3.
- xi) coffee grinding with electric motive power not exceeding 1 H.P.
- xii) Restaurants, Eating houses, cafeteria, ice-cream and milk bars.
- xiii) Bakeries with no floor above not occupying for production an area in excess of 75 sq. m. & not employing more than 9 person provided that the power requirement does not exceed 4kw.
- xiv) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. mt. per establishment & not employing more than 9 person. Sugarcane & fruit juice crushers not employing more than 6 person with 1.5 H. P. with area more than 25 sq. mt. shall also come under this sub rule.
- xv) Printing presses 10 H.P. 9 persons (Table 25).
- xvi) 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.
- xvii) Repairing garages not employing more than 9 person & 2 H. P. motive power in the industrial activity with no floor above with the special writing permission of the Commissioner.
- xviii) Flour mills not using more than 10 H. P. motive power with no floor above with the special writing permission of the commissioner
- xix) Vegetable, Fruit, flower, fish or meat shops.
- xx) Accessory uses customarily incidental to any permitted principal use including storage up to 50 per cent of the total floor area for the principle use.
- xxi) Battery charging & repairing not employing more than 6 person with an area not more than 25 sq. m. & not more than 2 charges with power not exceeding 5 kw. Provided that the power requirement does not exceed 5 kw.

- xxii) Photographic studios, Xeroxing, photo copying, video taping, colour film processing & their laboratories with not more than 50 sq. mt. area not employing more than 9 person & not using power more than 20 H. P.
- xxiii) Coal firewood shops.
- xxiv) Electronic industry of assembly type (not manufacturing type).
- xxv) Diamond cutting & polishing not employing more than 6 person with motive power not exceeding 1/2 H. P.
- xxvi) Group medical centers on separate floor preferably ground floor.
- xxvii) Arts Galleries aquariums.
- xxviii) Storage & sale of kerosene not exceeding 1000 liter grocery and approved ration shops.
- xxix) Storage & sale of liquefied petroleum gas in the cylinders not exceeding 100 kg in showroom/ distribution centers
- xxx) Storage & sale of liquefied petroleum gas in the cylinders not exceeding 2000 kg in a separate godown conforming to the existing regulation of Chief Controller of Explosive Department Nagpur Government of India provided further that the applicant shall make adequate fire fighting arrangement at his cost in his plot to the entire satisfaction of the planning authority
- xxxi) Residential Hostels
- xxxii) Lodging houses subject to the provisions of (xxxi) users in sub clause (xxxi) and above (xxxii) shall only be permitted in independent building or parts of building but not separate floors thereof with the special written permission of the Commissioner who will see the suitability of the site, size and of the building, means of access, water & can arrangement etc. before granting the permission.
- xxxiii) public libraries & museums in independent structures or restricted to ground floors.
- xxxiv) Correctional & mental institution, institution for hospitals in independent building facing on the road of width not less than 15 m (except veterinary hospitals) with the special written permission of the Commissioner provided that those principally for contagious diseases the insane or correctional purposes shall be located not less than 45 m from any boundaries.
- xxxv) Air-conditioned cinema theater with special written permission of the Commissioner & subject to all other regulations applicable to cinema theaters with 12 m open space on all side.
- xxxvi) Business / Corporation Offices may be permitted on any floor however additional 50 % parking space be provided for off street parking for the area.

### **M-2.3 Uses to be Permitted in Independent Permission / Buildings**

The following uses shall be permitted in independent plots in R2 zone Which should be Located in independent premises / building (different from the restrictive uses on entrance floor (floor 1) with residential uses on the upper floors).

- i) Drive-in-theatres cinema house club houses, assembly or concert hall, mangal karyalaya, dance & music studies & such other places of entertainment with the special written permission of the Commissioner.
- ii) Petrol filling & service stations not employing more than 9 person with the special written permission of the Commissioner.
- iii) Trade or other similar schools.
- iv) Storage & sale of liquefied petroleum gas in cylinders not exceeding 6300 kg in separate godown conforming to existing regulations of Chief Controller of Explosive Government of India provided further that the applicant shall make adequate fire fighting arrangement at his cost in his plot to the entire satisfaction of planning authority.
- v) Parking of automobile and other light vehicles on open plots even as business.
- vi) Vegetable fruit, flour, fish or meat market places with approval of corporation.
- vii) Boarding & Lodging Houses.
- viii) General Agriculture & Horticulture (Including domestic poultry upto the use of 20 birds per plot & with a space requirement of 0.25 sq mt per birds).
- ix) Service industries (Class A) in service industries plot in R2 Zone besides M-2.2.1 (viii), (ix), (x), (xi), (xv), (xvii), (xvi) & (xvii).
- x) Photographic studios & laboratories not using power more than 5 H. P. & not employing more than 9 person &
- xi) Undertakers.  
**Note** - The user of Cinema/Drama Theater shown as existing user on development plan should be regarded as designated user & in case of redevelopment of property a similar user with similar or more capacity shall be provided along with any other user that may be permissible in accordance with zoning applicable for the particular plot.
- xii) Government / Semi Government Offices.

**ODD**

### **M-3 LOCALCOMMERCIALAREA/ZONE C1**

**M-3.1** In commercial zones building 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 a street shall not be permitted to be developed for uses, which would not be permissible along such street; &
- c) When uses other than those permissible in RI zone have an access from the side or rear open space, the width of such open spaces shall not be less than 7 mt.

### **M-3.2 USE PROVISIONS**

- i) Any uses permitted in R2 zone.
- ii) Bakeries & establishments for the preparation & sale of eatables not occupying for production an area in excess of 250 sq mt per establishment & not employing more than 5 person with no upper floors.
- iii) Auto parts stores and show rooms for motor vehicles & machinery.
- iv) Repairing garages with the special written permission of the Commissioner with no residential & institutional uses above & space not more than 30 sq. m. employing not more than 9 person using power not more than 5 H. P. & not carrying out spray painting operations.
- v) Sale of used or second hand goods or merchandise (not junk, cotton waste, rags or other materials nature).
- vi) Club houses or other recreational activities conducted as business.
- vii) Storage of furniture & household goods.
- viii) Retailing of building materials open or enclosed with not more than 500 sq. m. of open area per establishment.
- ix) Posturing & milk processing plant not employing more than 9 person and 10 H.P. motive power with area not more than 50 sq mt in these industrial activities.
- x) As per provisions of table 25 for service industries -A class
- xi) Veterinary dispensaries & hospitals & kennels.
- xii) Supari & Masala grinding / pounding not exceeding 10 H. P. and area not more than 25 sq. mt. with special written permission of authority.
- xiii) Animal pounds.
- xiv) Repairs cleaning shops & analytical experimental or testing laboratories not employing more than 15 person in the industrial activity, but not including cleaning & dyeing establishment using cleaning or dyeing fluid having a flash point lower than 1380° F & machines with dry load capacity of 30 kg for any establishment carrying on activities that are noxious or dust smoke, gas noise or vibration or otherwise dangerous to public health & safety .provided that the motive power requirement of such establishment does not exceed 10 H. P.

- xv) Accessory uses customarily incidental to any permitted principle use including storage space up to 50 per cent of the total floor area used for the principle use.
- xvi) Paper box manufacturing including paper cutting not employing more than 9 person with motive power not exceeding 5 HP and area not more than 50 sq. mt.
- xvii) Mattress making and cotton cleaning not employing more than 9 person with motive power not exceeding 5 H. P. and area not more than 50 sq. mt.
- xviii) Establishment requiring power for sealing tins packages etc.  
Establishment requiring power for sealing tins packages etc. not employing more than 9 person with motive power not exceeding 3 H. P.
- xix) Ice factories in independent buildings with area not more than 250 sq. m. and power not more than 45 H.P. and number of persons employed upto 20.

**ODD**

**M-4 District Commercial Area / Zone (C-2 Zone)-**

## 1) Uses permitted in District Commercial Zone (C-2 Zone)

The following uses are permissible in C-2 Zone -

- D) Area to be extent of 40% of permissible floor area shall be developed for following users, as per the specification of the corporation.
- a) Wholesale establishment not exceeding 200 sq. m. for commodities other than those prohibited by any statute or rule.
  - b) public utility building.
  - c) Headquarters of a commercial organization or firm.
  - d) Printing, book binding, engraving and block making.

On the remaining 60% of the permissible floor area, uses permissible in a local commercial zone (C-1 Zone) shall be permissible provided that, the extent of residential use shall not exceed 30% of the permissible floor area.

**ODD**

**M. 5 SERVICE INDUSTRIES ZONE**

**M-5.1 Service Industries Class A :** The service industries of class A may be permitted in independent building in (independent designated plots) R2 and C1 zone along with the limitations of area permitted maximum number of person to be employed maximum permissible power requirement and the special condition as given in table 25 for the service industries class A.

However, Service industries class A may also may be permitted in R-2 zone in conformity with rule No M-2.2.1.

**M-5.2 Service Industries Class Bin Zone I:** The service industries of class B to be permitted in lzone.

Further watchman's quarters, canteen, banking spaces, can be permitted within the premises of building for service industries in 1 zone.

**ODD**

**TABLE 25**  
**SCHEDULE FOR SERVICE INDUSTRIES**

| Sr. No. | Name of Industry   | Service Industries Class-A (Permitted in R2 and C1)<br>Service Industries Class-B (Permitted in 1-1) |   |   |   |
|---------|--|--|---|---|---|
|         |  | Criteria for Classification and Special Condition  |   |   |   |
|         |  | Maximum permissible power requirement (in HP)  | Maximum permissible employment (in persons) | Maximum permissible floor area (in sq. mt.) | Special conditions if any   |
| 1       | 2  | 3  | 4   | 5   | 6   |
| (133)   | <b>I. FOOD PRODUCTS</b>  |  |   |   |   |
|         | 1) Full scale of meat; canning preserving and processing of fish, crustaceans and similar foods. |  | NOT INCLUDED                                |   |   |
|         | 2) Manufacture of milk & 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 Butler  | 10   | 9   | 50  |   |
|         | b) Flour Decorticators   | 10   | 9   | 50  |   |
|         | c) Grain Mill for Production of Flour  | 10   | 9   | 50  |   |
|         | d) Manufacture of Supari and Masala Grinding (in separate building)                              | 10   | 9   | 50  |   |
|         | e) Baby Oil Expellers  | 10   | 9   | 50  |   |
|         | 5) Manufacture of bakery products with no floor above  | 10   | 9   | 75  | i) Shall not be permitted under or above a dwelling unit<br>ii) Operation shall be permitted only between 8.00 hrs. & 20.00 hrs<br>iii) Fuel used shall be electricity, gas or smokeless coal |

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|             |  |              |  |                 |  |
|-------------|--|--------------|--|-----------------|--|
|             | 6) Manufacture of cocoa, chocolate, sugar, confectionary<br>7) Coffee, crushing, roasting & grinding<br>8) Cashewnut processing like drying shelling, roasting, salting etc.<br>9) Manufacture of Ice<br>10) Sugarcane & Fruit Juice Crushing.   | 2<br>45<br>2 | NOT INCLUDED<br>9<br>NOT INCLUDED<br>20<br>9 | 50<br>250<br>25 |  |
| <b>II.</b>  | <b>BEVERAGES &amp; TOBACCO</b><br>11) Manufacture of soft drinks and carbonated water<br>12) Manufacture of Bidi   |              | NOT INCLUDED                                 | 250             | To be permitted in R1 zone only.   |
| <b>III.</b> | <b>TEXTILE &amp; JUTE PRODUCTS</b><br>13) a) Handloom / Powerloom subject to a maximum of 4 looms<br>b) Dyeing & bleaching of yarn for activity under 13 [a]<br>14) Printing, dyeing & bleaching cotton, woolen & silk textiles<br>15) Embroidery & making of crepe laces and fringe,<br>16) Manufacture of all types of textile, garments including wearing apparel<br>17) Manufacture of made up textile goods such as curtains, mosquito nets, mattresses, bedding material pillow cases, textile bags etc. | 5<br>3<br>3  | 9<br>NOT INCLUDED<br>9<br>9<br>9             | 50<br>50<br>50  | To be permitted in R1 zone in areas designated by the commissioner   |
| <b>IV.</b>  | <b>WOOD PRODUCTS AND FURNITURE</b><br>18) Manufacture of wooden & cane boxes & packing cases<br>19) Manufacture of structural wooden goods such as beams, posts, door and windows<br>20) Manufacture of wooden furniture and fixtures.   | 1            | NOT INCLUDED<br>NOT INCLUDED<br>9            | 50              | i) Shall not be permitted under or adjoining a dwelling unit<br>ii) Operation shall be permitted in between 8.00 hrs. to 20.00hrs. |

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|           |  |    |              |     |   |
|-----------|--|----|--------------|-----|---|
|           | 21) Manufacture of bamboo and cane furniture and fixtures  | 1  | --           | --  |   |
|           | 22) Manufacture of wooden products such as utensils, toys, art wares etc.  |    | NOT INCLUDED |     |   |
| <b>V.</b> | <b>PAPER PRODUCTS AND PRINTING PUBLISHING</b>  |    |              |     |   |
|           | 23) Manufacture of containers and boxes from paper and paper board, paper pulp                                       | 5  | 9            | 50  | <p>Manufacture with paper pulp not permitted<br/>           Printing &amp; Publishing News Paper to be allowed. No limit on power and on printing &amp; publishing, no of employees, area, or hours of operation if permitted in independent building with special written permission of the commissioner with necessary precaution for fire safety &amp; air noise pollution.</p> <p>i) shall not be permitted under or adjoining a dwelling unit<br/>           ii) operation shall be permitted only between 800 hrs and 2000hrs.<br/>           iii) No restriction of power, number of employees, area of hours of operation shall apply if loaded in a building in separate plot not less than 500 sq. mt. and if special permission of the corporation! is obtained</p> <p>Operation shall be permitted only between 800 hrs. and 2000hrs.</p> |
|           | 24) Printing & Publishing News Paper   |    |              |     |   |
|           | 25) Printing & Publishing Periodicals books, journals, atlases, maps, envelop, printing picture post-card, embossing | 10 | 9            | 120 |   |
|           | 26) Engraving, etching, block making etc.  | 10 | 9            | 120 |   |
|           | 27) Book Binding   | 10 | 0            | 120 |   |

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|             |  |   |              |    |  |
|-------------|--|---|--------------|----|--|
| <b>VI</b>   | <b>LEATHER PRODUCTS</b>  |   |              |    |  |
|             | 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, umbrellas, pocket books, cigarette and key cases, purses etc.   | 5 | 9            | 50 |  |
|             | 31) Repair of footwear and other leather   | 5 | 9            | 50 |  |
| <b>VII</b>  | <b>RUBBER &amp; PLASTIC PRODUCTS</b>   |   |              |    |  |
|             | 32) Retreading and vulcanizing works   | 2 | 9            | 50 |  |
|             | 33) Manufacture of rubber balloons, hand gloves and allied products.   | 2 | 9            | 50 |  |
| <b>VIII</b> | <b>NON METALLIC MINERAL PRODUCTS</b>   |   |              |    |  |
|             | 34) Manufacture of structural stone goods, stone dressing, stone crushing and polishing.   |   | NOT INCLUDED |    |  |
|             | 35) Manufacture of earthen and plaster states and images, toys and art wares.  |   | NOT INCLUDED |    |  |
|             | 36) Manufacture of cement concrete building components; concrete jellies, septic tank, plaster of Paris work, lime mortar, etc.  |   | NOT INCLUDED |    |  |
| <b>IX</b>   | <b>METAL PRODUCTS</b>  |   |              |    |  |
|             | 37) Manufacture of furniture and fixture primarily of metal.   |   | NOT INCLUDED |    |  |
|             | 38) Plating & polishing and buffing of metal products.   |   | NOT INCLUDED |    |  |
|             | 39) Manufacture of metal building components such as grills, gates, doors, and window frames, water tanks, wire nets, etc.   |   | NOT INCLUDED |    |  |
|             | 40) Manufacture and repair of sundry ferrous electrical products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders welding equipment etc. |   | NOT INCLUDED |    |  |
|             | 41) Total sharpening and razor sharpening works  | 1 | 9            | 25 | Operation shall be permitted only between 8.00 hrs. to 20.00hrs. |

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|            |  |                      |   |                          |   |
|------------|--|----------------------|---|--------------------------|---|
| <b>X</b>   | <b>ELECTRICAL GOODS</b><br>42) Repair of electrical appliances such as radio set, television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air conditioner elect, cooking ranges, motor rewinding washing machine, works etc,  | 3                    | 9   | 50                       | i) Operation shall be permitted only between 8.00 hrs. to 20.00hrs.<br>ii) No spray painting permitted  |
| <b>XI</b>  | <b>TRANSPORT EQUIPMENT</b><br>43) Manufacturing of push cart, hand cart, etc.<br>44) a) Servicing of motor vehicles and motor cycles with no floor above<br><br>b) Repair of motor vehicles and motor cycles with no floor above.<br>c) Battery charging and repair<br>45) Repair of bicycles and cycle Rickshaws  | 5<br><br>5<br>5<br>5 | NOT INCLUDED<br>9<br>9<br>6<br>6                | 50<br><br>50<br>25<br>50 | Operation shall be permitted only between 8.00 hrs. to 20.00hrs.<br>No spray painting permitted<br><br>No spray painting permitted  |
| <b>XXI</b> | <b>OTHER MANUFACTURING AND REPAIR INDUSTRIES &amp; SERVICES</b><br>46) Manufacture of jewellery and related articles<br><br>47) Repair of Watch Clock and Jewellery.<br><br>48) Manufacture of sports and athletic goods.<br>49) Manufacture of musical instrument and its repair<br><br>50) Mass manufacture of miscellaneous products such as costume jewelery, costume novelties, feather, plumes, artificial flowers, brooms, brushes lamp shades, tobacco pipes, cigarette holders and ivory goods badges wings and similar articles. | 3<br><br>3<br>3      | 9<br><br>9<br>NOT INCLUDED<br>9<br>NOT INCLUDED | 50<br><br>50<br>50       | Operation shall be permitted only between 8.00 hrs. to 20.00hrs.<br>Operation shall be permitted only between 8.00 hrs to 20.00hrs.<br><br>Operation shall be permitted only between 8.00 hrs and 20.00hrs. |

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|  |   |     |    |  |  |
|--|---|-----|----|--|--|
| 51) a)   | Repairs of locks, stoves umbrellas, sewing machines, gas burners, buckets and other sundry household equipment. | 3   | 9  | 50                                     | Operation shall be permitted only between 8.00 hrs. and 20.00hrs.  |
| b)   | Optical glass grinding and repairs.   | 3   | 9  | 50                                     | --- do ---   |
| 52)  | Petrol filling stations   | 10  | 9  | i) 30.5 x 16.75 m<br>ii) 36.5 x 30.5 m | Plot size to be in line with IRC recommendation depending on services bay or not.  |
| 53)  | Laundries, Laundry services and cleaning, dyeing, bleaching and dry cleaning                                    | 4KW | 9  | 50                                     | i) Cleaning & dyeing fluid used shall not have flash point lower than 1380° F<br>ii) Operation shall be permitted between 8.00hrs. to 20.00hrs.<br>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 Industries 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   |
| <b>NOTE : The Municipal Corporation may from time to time add to or alter or amend the above list.</b> |   |     |    |  |  |
|  |   |     |    |  |  |

## **M-6 INDUSTRIES ZONE**

**M-6.1** Industries shall include any buildings or part of a building or structure, in which products or materials of all kinds and proportion are fabricated assembled or processed e.g. assembly plants, laboratories, dry cleaning plants, power plants, pumping stations, smoke house, laboratories, gas plants refineries, dairies, sawmills etc.

**M-6.2 Use Provisions in Industries Zone (1)** - Building or premises in industrial zone may be used for any industrial as also accessory uses like banks, canteens welfare centers 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.

The following industries may be permitted only with the special permission of the Commissioner who may grant it after such security as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, Commissioner may prescribe special condition about minimum size of plot and minimum buffer open spaces from the industrial Building/ Industrial use space which shall not, how ever, be 25 m (75').

1. Acetone manufacture;
2. Acetylene gas manufacture and storage;
3. Acid manufacture;
4. Air-crafts (including parts) manufactures;
5. Alcohol manufacture;
6. Ammoniamanufacture;
7. Amline Dyes manufactures;
8. Arsonal;
9. Asphalt- manufacture or refining;
10. Automobiles, trucks and trailers (including parts) manufacture and engine re- building, except motor body building not employing pneumatic riveting;
11. Blast furnace;
12. Bleaching powder manufacture;
13. Boiler works manufacture or repairs, excepting repairs to boilers with heating surface not exceeding 5 sq m.;
14. Brick, tiles or terra cotta manufacture;
15. Building materials such as prefabricated houses : composite wall boards, partitions and panels manufactures;
16. Carbide manufacture;
17. Caustic soda and compound manufacture;
18. Celluloid or cellulose manufacture of treatment and articles manufacture;
19. Cement manufacture;
20. Manufacture of charcoal and fuel briquettes;

21. Coke manufacturing ovens;
22. Chlorine manufacture;
23. Concrete products manufacture including concrete control mixing and proportions plants;
24. Cotton ginning, cleaning refining or pressing and manufacture of cotton wadding or light; except cotton cleaning for the purpose of preparing mattresses;
25. Concrete manufacture or treatment;
26. Disinfectants manufacture, except mixing of prepared dry ingredients;
27. Distillation of bones, coal or wood;
28. Dye stuff manufacture except mixing of dry powders and wet mixing;
29. Exterminator or pest poison manufacture, except mixing of prepared ingredients;
30. Emery cloth and sand paper manufacture;
31. Explosive or fire works manufacture of storage except storage in connection with retail sales;
32. Fat rendering;
33. Fertilizer manufacture;
34. Flour mill with motive power exceeding 25 H.P. grain crushing or processing mill with motive power exceeding 50 H.P., Masala 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.
35. Forges, Hydraulic and mechanically operated;
36. Garbage or dead animals reduction, dumping or incineration;
37. Gas manufacture and storage in cylinders except manufacture of gas as an accessory to a permissible industry;
38. Glass manufacture except manufacturing of glass products from a manufactured glass;
39. Glue, sizing material or gelatine manufacture;
40. Graphite and graphite products manufacture;
41. Gypsum or plaster of Paris manufacture;
42. Hair, felt, fur and feather, bulk processing, washing, curing and dyeing;
43. Hydrogen and oxygen manufactures;
44. Printing ink manufacture;
45. Industrial alcohol manufacture;
46. Junk (iron, aluminum, magnesium or zinc), cotton waste or rag storage and baling;
47. Jute, hemp, sisal, coir and cork products manufacture;
  - i) Lamp black, carbon-black or bone-black manufacture;
  - ii) Lime manufacture;
  - iii) Match manufacture;

48. Metal foundries with an aggregate capacity exceeding 10 tons a day;
49. Metal processing (including fabrication and machinery, manufacturing). Factories employing such machine tools or processes as power hammer forging machine, pneumatic drilling or riveting, sheet working with heavy sledge hammers etc; or processes expressly prohibited herein;
50. Metal finishing, enameling, anodizing; japanning plating, galvanising, lacquering grinding, polishing, rust-proofing and heat treatment;
51. Paint, oil, shellac, Turpentine or varnish manufacture except manufacture of edible oils and paint making (not including turpentine or varnish making).
52. Oil cloth or linoleum/ manufacture excepting water-proofing of paper or cloth;
53. Paper cardboard or pulp manufacture;
54. Petroleum or its products refining or wholesale storage;
55. Plastic materials and synthetic resins manufactures;
56. Pottery or ceramics manufacture other than the manufacture of handicraft products only;
57. Potash works;
58. Tyrexilin manufacture or products;
59. Rolling Mills;
60. Rubber (natural or synthetic) or gutta-percha manufacture except manufacture of latex goods and small rubber products and synthetic treated fabric such as washers, gloves, footwear, bathing caps, atomizers, hoses, tubings, wire insulation toys and bolls, but including manufacture of tyres and tubes and type-recapping;
61. Salts works except manufacture of common salt from sea water;
62. Sand, clay or gravel quarrying except under Government or Municipal agencies or control;
63. Smelting, reduction, refining and alloying of metal and metal ores except of rare and precious metals;
64. Soap manufacture other than cold mix;
65. Soda and compound manufacture;
66. Starch glucose or dextrine manufacture;
67. Stock yard or slaughter of animals or fowl, except the slaughter of fowls incidental to a retail business;
68. Stone crushing and quarrying;
69. Shoe polish manufacture;
70. Sugar manufacture or refining;
71. Tallow, grease or lard manufacture;
72. Tanning, curing or storage of raw hides or skins;
73. Tar distillation or manufacture;
74. Tar products manufacture;
75. Textiles manufacture exceeding 50 H. P. total;

76. Vegetable oil manufacturing and processing plants;
77. Wood and timber, bulk processing and wood working including saw mill and mills excelsior, plywood and veneer and wood preserving treatment except the manufacture of wooden articles with saw or machine;
78. Wax products manufacture from paraffin;
79. Wool pulling or scouring;
80. Yeast Plant;
81. In general these use which may be obnoxious or offensive by reason of omission of odour, liquid effluvia, dust, smoke gas, noise, vibration or fire hazards;
82. With the approval of the Corporation, the commissioner may from time to time add to or alter or amend the above list.

- M-6.3**
- 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 odours or fumes and which do not produce noxious odour or fumes on 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, reduction or dumping of offal, dead animals garbage or refuse on commercial basis or the establishment of loading and transfer platform 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) Chlorine manufacture;
  - xiii) Bleaching powder manufacture or treatment;
  - xiv) Gelatine or glue manufacture or processes involving recovery from fresh or animal offal;
  - xv) Aluminum magnesium, tin, copper, zinc or iron smelting;
  - xvi) Manufacture of storage of explosives of fireworks;
  - 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 pyroxylyse;
- xxii) Pyroxylysis manufacture;
- xxiii) Dyestuff manufacture;
- xxiv) Turpentine, varnish or size manufacture or refining;
- xxv) Gypsum plaster or plaster of Paris manufacture;
- xxvi) Drive-in-Theatres, Cinema or Theatres, subject to the provision of separate entries and exits for the cars, required sanitary and water supply arrangement, car parking arrangements as per rules in force.

**M-6.4 Non-Viable Plots in Industrial Zone (I)** - If some plots or parts thereof become unbuildable for factory purpose because of restrictions due to zonal set-back 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 Building.

**M.6.5** Notwithstanding anything contained above.

- a) With the previous approval of Municipal Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in the industrial zone may be permitted to be utilised for an office or commercial purposes.
- b) With the previous approval of the commissioner, any open land or lands or industrial lands in the Industrial zone. May be permitted to be utilised for any of the permissible users in the Residential zone (R-1 Zone) or the Residential zone with shop front (R-2 Zone) or for those in the commercial zone (C1 & C2 zone) subject to the following.
- c) The conversion of Industrial Zone to Residential / Commercial Zone in respect of close industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner.
- d) The layout or sub division of such land measuring up to 2.00 Ha. Shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities like electric sub station, bus station, sub post office, police out post and such other amenities as may be considered necessary will be provided therein.

- e) In such layouts or sub-divisions having area more than 2 Ha. But less than 5 Ha. 20% land for public utilities and amenities like electric sub section, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided.
- f) In such layout of sub-division each more than 5 Ha. In area, 25% of land for public utilities and amenities like electric substation, Bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided. These areas will be in addition to the recreational space as required to be provided under these regulations.
- g) The required segregating distance as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purpose.
- h) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or commercial zone.
- i) Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as regulation No. N. 2.4 or FSI of the same shall be available for utilisation on the remaining land.
- j) Note:**
  - 1) Conversion from Industrial zone to residential / commercial zone shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Mixed user shall not allowed.
  - 2) The existing reservation of Development Plan, if any (within the percentage mentioned above, for public amenities and utilities) will be extinguished and they will be covered in new regulation.
  - 3) Out of the total area proposed to be utilised for residential development 20% of the same shall be built for residential tenements having built up area upto 50 sq. mtrs.

**DOD**

**M-7 GREEN ZONE (other than Hills and Hill Slopes)**

M-7.1 The following uses shall be permitted in Green Zone.

- i) All agricultural uses including stabling of Cattle and - buffalows upto the limit of 10 animals per hectare.
- ii) Poultry farms.
- iii) Forestry and Nursery.
- iv) Golf Clubs and Links.
- v) Public parks, Private Parks, play fields, for recreation of all types.
- vi) Brick tile or pottery manufacture.
- vii) Fish farming.
- viii) Sand, clay gravel quarrying
- ix) Storage and drying of fertiliser.
- x) Public utility establishments such as electric sub-stations, receiving stations, sewage disposal, water works along with residential quarters for essential staff for such works proposed to be located in the zone.
- xi) Farm house subject to the following condition
  - a) the land in which it is constructed is actually put under agricultural use.
  - b) the area under agricultural use is at least 0.8 ha;
  - c) the built up area for residence of farmer is not more than 80 sq. m. and that for cattle shed, animal shed, barn etc. is not more than another 80 sq. m. (aggregate 160 sq.mt.)
- xii) Swimming pools /sports and games health club, service restaurant tennis courts etc. amusement park.

**Note :** Maximum floor space area shall not exceed 4% of the plot with ground floor structure only.

**ODD**

**M-8 GREENBELTS**

The following uses shall be permissible in the Green Belts.

- 1) All agricultural uses;
- 2) Forestry and Nursery;
- 3) Play fields for recreational of all types;
- 4) Public utility establishments such as electric sub-stations receiving stations, sewage disposal, waterworks etc.;
- 5) The storage of L. P. G. cylinders may be allowed in the land with the special permission of Municipal Commissioner. However total FAR shall not exceed 4% of the plot area.

**ODD**

**M-9: Commercial use shall be permissible in Public/Semi-Public Zone as given in the table below -**

| <b>Area of Plot</b> | <b>Permissible Commercial use in percentage</b> |
|---------------------|---|
| upto 1000 sq. mtrs. | 7.5percent                                      |
| 1001 to2500sq.mtrs. | 10percent                                       |
| 2501 to4000sq.mtrs. | 12percent                                       |
| 4001 and above      | 15percent                                       |

Commercial use shall be allowed on following conditions -

- 1) Convenient shopping, branch of bank, small hotels etc. shall be permitted but shops/hotels for wine, pan, cigarette, tobacco, lottery tickets and such others users which do not serve public purpose similarly domestic gas shops / godowns which are dangerous to public health shall not be permitted.
- 2) The income from such commercial uses shall be utilized for main users for which the development has taken place or would taken place.
- 3) Such 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 percent length of the plot.
- 4) The Planning Authority shall ascertain that for parking places and for traffic, sufficient area is kept in the plot.
- 5) Additional FSI shall be allowed only on the plot area remained after deducting the plot area utilized for commercial user.
- 6) The planning Authority shall not allow sub-division of Survey No., Gat No., Plot No., on which such a development which may cause / had take place / would take place.
- 7) In such layouts or sub-division having area more than 2 Ha. but less than 5 Ha., 20 percent land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub-postoffice, police out post, garden, playground, school, dispensary and such other amenities shall be provided.
- 8) The commercial user shall be permitted upto a depth of 12 mtrs.
- 9) The land owner/developer/institution shall give guarantee in writing to the Planning Authority for following all the stipulated conditions scrupulously.
- 10) The plots in which there is an existing development, such commercial use shall be restricted to maximum 20 percent of the balance potential.

□□□

## APPENDIX-N

### N-2 OPEN SPACE, AREA & HEIGHT LIMITATIONS

**N-2.1** Open spaces and area & Height limitations for plots held on Gaothan tenure & semi-gaothan area.

**N-2.1.1 General** - Area under the gaothan / congested area shall be intended mainly for residential purpose, All other users as listed out under residential use in land use classification order, shall be permitted on plots held on gaothan tenure / congested area.

#### N-2.1.2 Residential-

- a) **Floor Area Ratio** - The permissible F. A. R. shall be 1.5 for purely residential building and 2.00 for building with mixed residential and commercial user subject to maximum tenement density of 375 tenements per hectare, provided in building with mixed residential and commercial user, the commercial user will be permitted only on the ground floor and the residential user and commercial user shall not exceed F. A. R. 1.5 and 0.5 respectively. However in the case of entire building constructed on stilts, the stilt floor may be allowed for the 0.5 commercial user.

Provided further that in the redevelopment Scheme of a property in gaothan.

- i) the size of the tenements in re-development scheme should not be smaller than 15 sq. mt. and larger than 155 sq. m. in area;
  - ii) where the number of existing tenements exceeds the permissible density of 250 tenements per hectare, the re-development scheme should accommodate all the existing tenements, as far as possible, subject to condition that the proposed FAR does not exceed 25 percent above the permissible FAR of 1.5;
  - iii) where the existing tenement density is less than 250 tenements per hectare the re-development scheme may accommodate the number of tenements so that the far does not exceed 1.5 and the tenement density does not exceed 250 per hectare.
  - iv) Permissible tenement density shall be 375 per hectare instead of 250 for congested area.
- b) **Front Open Spaces** - The minimum setback from existing or proposed road shall be as under
- i) For streets of width 4.5 mtr. And above existing or proposed - 1.5 m
  - ii) In - R2 zone where shops / commercial users is proposed - 2.25 m
  - iii) For lanes less than 4.5 m width a set back of 2.25 m.
  - iv) Structural projections such as balconies, cornices, weather sheds, projections etc. shall be allowed in the set back distance prescribed.

Such projections will not be taken into consideration for calculation of built over area. However, in cases of N 2.1.2 (b) (iii) no such projections will be allowed.

- v) Front open spaces on the following roads shall be minimum 6.00 m. for all types of buildings instead of Rule No. N-2.1.2 (b) (i) and (ii).
  - 1) Pune-Mumbai National Highway
  - 2) Pune-Mumbai National Highway via Aundh
  - 3) Pune-Nashik Highway
- c) **Height** - The height of the building shall not be more than 18 m and shall also be governed by the width of the road in front as per Rule 13.5
- d) **Ground Coverage**- The maximum ground coverage shall be 2/3rd of the plot area.

#### **N-2.1.3 Educational, Public Health and Charitable Building-**

- a) **Floor Space Index** - Normally the F. S. I. permissible for above buildings would be 1.5. However in case of special circumstances additional F. S. I. up to 50% may be permitted by the Municipal Commissioner on 1.5 i. e. up to the maximum of 2.25.
- b) **Open Spaces** - A clear open space of 3 m all round the above building shall be provided.

#### **N-2.1.4 Pathway for Access to the Internal Building or Interior Part of the Building-**

The pathway shall not be less than 3.6 m [12'] in width & no portion of any building shall overhang or project below a height of 3.6 m [12'] from the surface of such passage if the length of such passage or the number of building served by such passage requires such extra width or such clear height to be provided in the opinion of the Commissioner.

**N-2.1.5** The provisions of N-2.1.2, N-2.1.3 [b] and N-2.1.4 may be relaxed by the Commissioner in Special circumstances. However if the width of property is less than 3.6 m [12'] the entire ground floor shall be on stilts.

**N-2.2** Open space and Area & Height limitations, for plots held on other than gaothan tenure and congested area.

#### **N 2.2.1 Residential Buildings -**

- a) The provisions as given in Table 27 shall apply for residential building, residential-cum-office or shop building permissible on plots held on other than gaothan tenure and congested area and residential building permissible in industrial areas;
- b) **Minimum Distance between main and Accessory Building** - A clear distance of at least 1.5 m shall be left between the main building and any accessory building such as an out house garage etc constructed in one building plot.
- c) **Number of Main and Single Storeyed Accessory Building in a Plot** - Only one main building either a tenement house or a block of flats or dwelling house together with such outhouses garages etc. as are reasonably required for the bonafide use and enjoyment of the occupants of 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 this restriction shall not prevent erection of two or more main building on the same plot. If the plot is upto twice or thrice as the case may be [according to the number of buildings] of the minimum size of building plot as laid down under table 27 upto a plot measuring 900 sq. m. in area.

- 1) Subject to the condition that a row housing plot at the junction of two roads shall be larger to maintain to set backs 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 row, each block shall be separated from the other by 6 m. and buildings shall conform to type design to be approved by the Pimpri-Chinchwad Municipal Corporation.
- 2) Subsidiary structures such as car park, garage, out house, independent sanitary block etc. shall not be permitted in plot having area below 250sq.m.
- 3) Tenement size means the total built up area including thickness of walls and internal passages etc. but excluding common corridor, passages and staircase, lift rooms etc.
- 4) Construction of ottas, steps, railings barricades or supporting column for canopy or porch shall not be allowed in front marginal open space. However, ottas and steps may be permitted within 1.2 mt from the building line.
- 5) In case of weaker section housing scheme, providing all tenements of 30 sq. m. each or less a tenement density upto 300 tenements / hector will be allowed,
- 6) All the plots sizes mentioned in the table for categories 1 to 5 are minimum. In case where actual size of the plots is more than the provisions for the respective plot sizes will be made applicable irrespective of road widths on which the plot fronts.
- 7) Shops and other commercial use will be permitted upto 0.33 FSI. In case the plot front on road of width 12 mt and above provided that offset street parking provision is made as per the rule, with a provision of additional visitors parking in front margin of the building The parking spaces must be levelled, metalled, paves as directed by the Municipal Commissioner.
- 8) R-1 shops will be permitted only on the plots fronting on between roads having width of 6 mt upto 9 mt with a front setback of 7.5 mt
- 9) Only residential users shall be permitted on plot fronting on roads with width less than 6 mt
- 10) The minimum tenement density for EWS / LIG category (at sr. no. 8) shall be 300 tenement per hectare and the construction shall be with a common service verandah for each other
- 11) In case of building / buildings with additional FAR in lieu of area under road widening or TDR, the Height of Building / Buildings may be relaxed upto 21 mt. irrespective of the area of additional FAR.

TABLE 27 (1) &amp; 27 (2)

## F. S. I., Front / Side Margin/ Tenement Densities/ Heights to Different Categories in Non-Congested Residential Zones

| Sr. No. | Description of Road                             | Min plot size in sq.mt. | Min. frontage in mt. | Min Setback from road front in mt.  | Min.Side& rear open space in mt.   | Max. permissible ground coverage in sq.mt. | Max. Height permissible in mt. | FSI  | Tenement density/max no. of storeys permissible | Remarks |
|---------|---|-------------------------|----------------------|---|--|--|--------------------------------|------|---|---------|
| 1       | 2   | 3                       | 4                    | 5   | 6  | 7  | 8                              | 9    | 10  | 11      |
| 1.      | National/ State Highway or Similar Roads        | 750                     | 18                   | 6mtfromthe DProadline   | Halfthe height ofthe building minus three subject to min. of3 mt. (side &rear) | 1/2or 1/3                                  | 18mt.                          | 1    | 250 tenement perHa/G+7 orG+6                    |         |
| 2.      | MDR, ODR & Other Road 24 mt                     | 600                     | 18                   | 4.5 mt. for purely residential tenements and 6 mt. for other uses on ground floor | -do-   | -do-                                       | -do-                           | -do- | -do-  |         |
| 3.      | Roads of Width below 24 mt. wide & above 15 mt. | 500                     | 15                   | -do-  | -do-   | -do-                                       | -do-                           | -do- | -do-  |         |

(151)

(152)

|    |  |            |         |                                    |   |            |      |      |                             |   |
|----|--|------------|---------|------------------------------------|---|------------|------|------|-----------------------------|---|
| 4. | Roads of width below 15 mt & above 9 mt.         | 250        | 12      | -do-                               | -do-  | -do-       | 12mt | -do- | 250tenement perHa/G+3 orG+2 |   |
| 5. | Roads of width below 9 mt. and above 6 mt.       | 250        | 12      | 7.5 for other uses on ground floor | -do-  | -do-       | -do- | -do- | -do-                        |   |
| 6. | Road width of 12 mt and below                    | 125 to 250 | 8 to 12 | 3                                  | Side Margin 3.0 mt for detached & 2.5 mt for semi reached or row housing, rear margin 3mt | 1/2 or 1/3 | 10   | -do- | G + 1                       | In case of category 6, 7 & 8 marginal distance of any building shall be min. 3mt from peripheral boundary of the layout |
| 7. | Row housing on road of width of 12 mt. and below | 50 to 125  | 4-8     | 3                                  | Side Margin 2.25<br>Rear Margin 1.50  | -do-       | 10   | -do- | G + 1                       | 1 - do -  |

|    |                           |          |   |   |      |                        |    |      |   |  |
|----|---------------------------|----------|---|---|------|------------------------|----|------|---|--|
| 8. | Row housing for EWS / LIG | 20 to 50 | 4 | 11 mt from pathway / 2.5 mt. from road boundary | -do- | 1 full plot area after | 10 | -do- | 400 tenements per ha. Size of the tenements should be |  |
|----|---------------------------|----------|---|---|------|------------------------|----|------|---|--|

**Note :**

1. Subject to the condition that a row housing plot at the junction of two roads shall be larger to maintain to set backs 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 row, each block shall be separated from the other by 6 m and buildings shall conform to type design to be approved by the Pimpri-Chinchwad Municipal Corporation.
2. Subsidiary structures such as car park, garage, out house, independent sanitary block etc. shall not be permitted in plot having area below 250 sq. m.
3. Tenement size means the total built up area including thickness of walls and internal passages etc., but excluding common corridors, passages and stair cases, lift rooms etc.
4. Construction of ottas, steps, railings barricades or supporting column for canopy or porch shall not be allowed in front marginal open space. However, steps may be permitted within 1.20 mt from the building line
5. In case of weker section housing scheme, providing all tenements of 30 sq. m. each or less, a tenement density upto 300 tenements / Hector will be allowed.
6. All the plots sizes mentioned in the table for categories 1 to 5 are minimum. In case where actual size of the plots is more than the provisions for the respective plot sizes will be made applicable irrespective of road widths on which the plot fronts.
7. Shops and other commercial uses will be permitted upto 0.33 FSI. In case the plots fronts on roads of width 12 mt. and above provided that off-set street parking provision is made as per the rules, with a provision of additional visitors parking in front margin of the building. The parking spaces must be levelled, metalled paves as directed by the Municipal Commissioner.
8. R-1 shops will be permitted only on the plots fronting on between roads having width of 6 mt. upto 9 mt. with a front setback of 7.5 mt.
9. Only residential users shall be permitted on plots fronting on roads with width less than 6 mt,
10. The minimum tenement density for EWS/LIG category (at Sr. No. 8) shall be 300 tenements per hectare, and the construction shall be with a ~~minimum~~ service verandha for each other.
11. In case of building / buildings with additional FAR in lieu of area under road widening or TDR. The height of building / buildings may be relaxed upto 21,00 mt. irrespective of the area of additional FAR.

**N-2.2.2 Educational Buildings:**

- a) **Built up Area** - The maximum permissible built up area shall be not more than 1/3rd of plot area,
- b) **F. A. R.** - The minimum F. A. R. shall be 1.\*
- c) A minimum open space of 6 m shall be left on all sides from boundaries of the plot.

**N-2.2.3 Institutional Buildings (Hospitals, Maternity Homes, Health Centres):**

- a) **Built up Area** - The built up area shall not be more than 1/3rd of the area of the plot.
- b) **F. A. R.** - The minimum F. A. R. shall be 1.\*\*
- c) There shall be a minimum open space of 6 m on all sides.

\*\*However an extra F. S. I. up to 0.5 may be permitted for buildings used exclusively for Educational and Registered Charitable Trust Hospital purpose. Permissible height of 16 m may be relaxed up to 20 m only to enable extra F. S. I. being available of.

**N-2.2.4 Cinema Theatres/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 and Major District Roads the buildings shall be 37m\*\* from the center line of existing or proposed road or 12 m from plot boundary whichever is more.
  - ii) **Side and Rear Open Space** - Side and rear marginal distance to be left shall be 6m. The above shall be exclusive of parking spaces.
- b) No Cinema Theatre/ Mangal Karyalaya / Assembly Hall shall be permitted unless the minimum distance between boundary of the site for cinema theatre / assembly halls etc. and boundary of educational, institutional and other Government Business Buildings is at least 60 m.
- c) Maximum F. A. R. shall be 1.
- d) Minimum width of Access road shall be 15 m.

**N-2.2.5**

- i) **Public Entertainment Hall/ Mangal Karyalaya and Like Buildings :**
    - a) **Built up Area** : The maximum permissible built up area shall be 1/3rd.
    - b) **Access Roads** : The minimum width of access roads shall be 15 m and the plots shall abut on this road.
    - c) **F.A. R. :** Maximum F. A. R. shall be 1.
    - d) **Open Space :**
      - 1) Front Open Space: 12 m
      - 2) From all the Three Boundaries: 6m
- \*\*or as prescribed by highway authority

- ii) **Luxury Hotels** - For luxury hotels with a rating of 3 stars and above as certified by the Department of Tourism of G. O. I as per the norms prescribed by tourism department of G. O. M. and providing at least for the minimum amenities as prescribed by that Department Constructed on plots held other than the gaothan tenure in R-2 Zone maximum F. S. I of 1.5 may be permitted provided the plot admeasure not less than 900 sq. m. provided further that such extra F. S. I shall be subject to the payment of premium at the rate as may be determined from time to time by Municipal Commissioner, Pimpri Chinchwad Municipal Corporation in consultation with the Director of Town planning for additional built up area in excess of normally permissible F. S. I of 1.00 Permissible height of 16 m may be relaxed up to 20 m only to enable extra F. S. I as above being availed of. Minimum width of Access road shall be 15 m.

**N-2.2.6 Petrol Filling Station with or without Service bays:**

- a) 1) The land on which a petrol filling station with or without bays is proposed shall be on independent premise/building/plot of approved layout.  
2) Accessory uses consistent with principal users permissible with zone subject to clearance from controller of explosives and chief fire officer and observance of such conditions as they may be prescribed and with permission of commissioner.
- b) Petrol station shall not be permitted within a distance of 90 m from any junction of Roads.
- c) Petrol station shall not be sited on the convex side of a road curve unless the curve is relatively flat and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m and vice-versa.
- 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-2.2.7 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) **Built up Area** - Maximum plot coverage shall be half of the plot size.
- c) **F. A. R. and V. P. R.** - Maximum F. A. R. permissible shall be one. For the purpose of F. A. R. net area of land excluding open space and areas covered by internal roads shall only be considered. Provided that in gaothan congested areas, F. A. R. may be permitted to be increased to 1.50. Further the area and height limitations shall be subject to a maximum volume to plot ratio (V. P. R.) of 4 m.

- d) **Open Spaces** - Marginal open spaces along periphery of land or plot shall be 4.5 m minimum provided that in case of land / plot fronting on classified roads, set back prescribed under Ribbon development rules or 4.5 m whichever is more shall be observed.

**NOTE** : The provisions of note under Rule No. N-2.2.4 (a) (i) shall apply for front open space in the case of storage Buildings.

#### **N-2.2.8 Industrial Buildings -**

- a) Minimum size of plot, maximum built up area, minimum marginal open space to be left in a plot, minimum width of plot and maximum number of storeys, to be provided in a plot shall be as in Table 28.

**Table 28 : Area, Height Limitations for Industrial Buildings**

| <b>Sr. No.</b> | <b>Plot Size insqmt</b> | <b>Max Built up Area%</b> | <b>Min Marginal Open Spaces</b> | <b>Min Width of Plotm</b> | <b>Max F. S.I.</b> | <b>MaxNo. of Storeys</b> |
|----------------|-------------------------|---------------------------|---------------------------------|---------------------------|--------------------|--------------------------|
| <b>1</b>       | <b>2</b>                | <b>3</b>                  | <b>4</b>                        | <b>5</b>                  | <b>6</b>           | <b>7</b>                 |
| 1.             | 300-500                 | 50                        | 3.0                             | 15                        | 1                  | 3                        |
| 2.             | 501-1000                | 50                        | 4.0                             | 20                        | 1                  | 3                        |
| 3.             | 1001-2500               | 50                        | 4.5                             | 25                        | 1                  | 3                        |
| 4.             | 2501-5000               | 50                        | 6.0                             | 35                        | 1                  | 3                        |
| 5.             | Above5001               | 50                        | 9.0                             | 50                        | 1                  | 3                        |

**NOTE** : 1) The provisions of Note under Rule No. N-2.2.4 (a) (i) shall apply for front open space given in Col. (4).

2) The maximum built up area shall be 50% of ground coverage.

- b) In Industrial Zone actual factory or workshop Building and storage or godown shall not be constructed within a distance of 10 m from the boundary of the Industrial Zone, where it separates two zones. Such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or proposed road, such distance may extend up to 25 m or more in the case of special Industries listed in N 6.3, provided further that ancillary buildings, such as essential staff quarters, canteen, garages, electricity stations, water tanks etc. may be permitted in such open spaces provided minimum distance of 10 m is left free from the boundary.

**N 2.2.9** For narrow plots relaxations in marginal open spaces as prescribed in Table no. 29 and 29 (A) shall apply.

### **N 2.2.10 Shopping Mall/ Commercial Complex and like Building-**

- a) **Built up Area** - Maximum permissible ground coverage shall be half of the plot size.
- b) **Access Roads** - The minimum width of access road shall be 15 m. and above the plot shall about on this road.
- c) **F. A. R.** - Maximum FAR. shall be 1.
- d) **Open Space** -
  - i) **Front Open Space** - minimum 6 m.
  - ii) **Side and Rear Open Space** - minimum 6 m. or as required as per the Rule No.13.1.3 (b) whichever is higher.

### **N - 2.3 Additional F. S. I. in Lieu of Area Required for Roads -**

The Municipal Commissioner shall permit additional floor space index on 100% area required for road widening or for constructing new roads proposed under Development plan or those proposed under any provision of B. P. M. C. Act, 1949 if the owner (including a lessee) of such land handover such area free of all encumbrances for road widening or constructing new roads without claiming any compensation therefore, F. S. I. on such 100 per cent of the area going under such widening or road construction shall, however be 40 per cent of the net build able plot area of the plot remaining after release of the land required for such road widening or road construction. This concession would also be available in all Development Zones, Permissible height of 18 m. may be relaxed up to 21 m. This additional F. S. I. shall be granted only after the owner constructs a W. B. M. road on the area handed over as per the specifications prescribed by the Commissioner or after payment of amount required for such construction as decided by the Municipal Commissioner.

### **N-2.4 TRANSFERABLE DEVELOPMENT RIGHTS (TDR)**

Regulations for the grant of Transferable Development Rights (T. D. R.s) to owners / developers and conditions for grant of such rights.

**N-2.4.1** The owner of a plot of land reserved for a public purpose in the development plan provided In accordance with the regulations excepting in the case of an existing or retention user or to any required compulsory or recreational open space shall be eligible for the award of transferable Development Rights (T. D.R. s) in the form of Floor Space Index (F. S. I.) to the extent and on the conditions set out below. The area under jurisdiction of Pimpri Chinchwad Municipal Corporation is divided into three zones i.e. from zone namely A, B & C marked on the plan annexed here to this Rule, Such award will entitle the owner of the land to F. S. I. in the form of Development Rights Certificate (D. R. C.) which he may use for himself or transfer to any other person.

**N-2.4.2** Subject to the regulations -1 above where 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 (T. D. R. s) after the said land is surrendered free of cost as stipulated in regulation 5 in this rule and after completion of the development or construction as regulation in this rule if he undertakes the same.

- N-2.4.3** Development Rights (D.R. s) will be granted to an owner or a lessee only for reserved land which are retain able/ non-retainable under the Urban Land Ceiling & Regulations Act 1976 and in respect of all other reserved land to which a provisions of the aforesaid Act do not apply and on production of a certificate to this effect from the Competent Authority under the Act before a development right is granted. In the case of non-retainable lands the grant of development right shall be such extent and subject to such conditions as Government may specify. Development Rights (D. R. s) are available only in case where development of a reservation has not been implemented.
- N-2.4.4** Development Rights Certificates (D.R. C.) will be issued by the commissioner himself. They will state in figures and in words the F. S. I. credit in sq. mtr. of the built up area to which owner or lessee of the said reserved plot is entitled the place under user zone in which the D. R. s are earned under the areas in which such credit may be utilised.
- N-2.4.5** The built up area for the purpose of F. S. I. credit in the form of a D.R. C. shall be equal to the gross area of the reserved plot to be surrendered and will proportionately increase or decrease according to the permissible F. S. I. of the zone where from the T. D. R. has originated.
- N-2.4.6** When an owner/ lessee also develops or constructs the built up area on the Surrendered Plot at his cost subject to such stipulation as may be prescribed by the commissioner or the appropriate authority as the case may be and to their satisfaction and hands over the said developed/ constructed built up area to the commissioner/ appropriate authority free of cost he may be granted a further D.R. in the form of F. S. I. equivalent to the area of the Construction / Development done by him utilization of which etc will be subjected to the regulation contained in this rule (The Option of availing of T. D. T. / Development as per Gazette Note Appendix R-7 as amended shall be the owners).
- N-2.4.7** A D. R. C. will be issued only on the satisfactory - Compliance of the conditions prescribed in the rule.
- N-2.4.8** A holder of a D.R. C. who desires to use the F. S. I. credit their on a particular plot of land shall attach to his application for development permissions Valid D.R. C's to the extent required.
- N-2.4.9** **The following rules shall apply for the use of D. R. C.**
- a) D.R. C's shall not be used in zone 'A' amenity areas in other sectors of city.
  - b) D. R. C's shall not be used on plot for housing schemes of slum dwellers for which additional F. S. I. is permissible under appendix T and the areas where the permissible F. S. I. is less than 1.00.
  - c) D. R. C's from any TDR zone in sanctioned DP of PCMC including additional area limit, shall be allowed to be used in BRT corridor on the payment of the premium charges on will be decided by the commissioner PCMC on time to time as specified at N.2.5.2

- d) Subject to restrictions mentioned in (a), (b), (c) and above
  - i) D.R. C's originating from zone 'A' maybe used in zone 'B' or 'C'.
  - ii) D.R. C's originating from zone 'B' maybe used in zone 'B' or 'C'.
  - iii) D.R. C's originating from zone 'C' maybe used in zone 'C' only.

**N-2.4.10** D.R. C's may be used on one or more plots of land whether vacant or already developed or by the erection of additional storied or in any other manner consistent with these regulations but not so as exceed in any plot a total built up F. S. I. higher than that prescribed.

**N-2.4.11** The F. S. I. of a receiving plot shall be allowed to be exceeded by not more than 0.4 in respect of a D.R. available respect of the reserved plot and up to a further 0.4 in respect of AD. R. available in respect of land surrendered for road widening or construction of new roads as prescribed.

**N-2.4.11 (a)** However, such F. S. I. on the receiving plots under prescribed regulation shall be allowed to 100% of the gross plot area without deducting the required public amenity space.

**N-2.4.12** D.R. shall be Granted and D.R. C. 's issued only after the reserved land is surrendered to the Corporation free of cost and free of encumbrances and entered in the name of PCMC in the land records and after the owner or lessee has levelled the land to the surrounding ground level and after he has constructed a 1.5 m. height compound wall (or at height stipulated by the commissioner) with a gate at the cost of the owner and to the satisfaction of the Commissioner. In case, the owner does not want to level the land and construct a compound wall and gate, he shall have to pay to the PCMC its cost to be decided by the Municipal Commissioner. In case of D. R. C's to be granted for new roads / road widening, the owner shall have to construct a W. B. M. road on the area handed over as per the specifications prescribed by the Commissioner or after payment of amount required for such construction as decided by the Municipal Commissioner.

**N-2.4.13** With an application for development permission where an owner seeks utilization of D.R. she shall submit the D.R. C. to the commissioner who shall endorse thereon in writing in figures and words quantum of the D.R. proposed to be utilized before granting development permission and when the development is complete the commissioner shall endorse on the D. R. C. in writing in figures and words the quantum of the D. R. s actually utilized and the balance remaining there after if any before issue of occupation certificate.

**N-2.4.14** A D. R. C. shall be issued by the commissioner himself as a certificate printed on a bond paper in an appropriate form prescribed by the commissioner. Such a certificate will be transferable negotiable instrument after due authentication by the commissioner. The commissioner shall mention a register in a form considered appropriate by him of all transactions etc. relating to grant of utilization of D. R. C.

**N-2.4.15** The surrendered reserved land for which a D. R. C. is to be issued shall vest in the corporation / appropriate authority and such land shall be transferred in survey records in the name of corporation / appropriate authority. The surrendered land so transferred to the corporation who is not the appropriate authority for implementation of the proposal the appropriate authority may on application there after be allowed by the corporation to transfer the land in favour of that appropriate authority on appropriate terms as may be decided by the corporation. The area under the planning jurisdiction of Municipal Corporation is divided into three TDR zones as mentioned below:

- i) All gothans areas as shown on DP of PCMC.
- ii) **TDR 'B' Zone:** All the remaining area of the villages namely Pimpri, Chinchwad, Bhosari, Akurdi, Nigdi, Ravet, excluding the area of the above villages falling under 'A' Zone of TDR.
- iii) **TDR 'C' Zone :** All the remaining area of the villages namely Sangavi, Pimple Saudagar, Pimple Gurav, Pimple Nilakh, Wakad, Rahatni, Thergaon, Moshi, Chikhali, Dapodi & the remaining area under the planning jurisdiction of Municipal Corporation except area falling under TDR 'A' Zone & 'B' Zone.

**Note :** In case of any discrepancy regarding the TDR Zones, the Municipal Commissioner is empowered to interpret the same.

#### **N-2.5 BRT Corridor**

The area upto 100 mtrs. width along the proposed D. P. road boundary on both the sides of the B. R. T. routes will be called as "B. R. T. Corridor" as shown on the plan. Following roads are included in the "B. R. T. Corridor."

##### **For BRT Routes**

- |                           |   |
|---------------------------|---|
| 1) Aundh - Ravet Road     | 2) Mumbai - Pune Road                     |
| 3) Nasik Phata to Wakad   | 4) Kalewadi Phata to Dehu - Alandi Road   |
| 5) Dehu - Alandi Road     | 6) Nasik Phata to Indrayani River (Moshi) |
| 7) Vishrantwadi to Alandi | 8) Telco Road                             |

##### **For Feeder Routes**

- |                                |   |
|--------------------------------|---|
| 1) Expressway to Bhakti Shakti | 2) Hinjewadi I. T. Park to Talwade I. T. Park |
| 3) Spine Road                  | 4) Road Parallel to Aundh - Ravet Road        |

#### **N-2.5.1 Additional FSI on BRT Corridor**

As per the provision of the sanctioned Development Control Regulations N - 2.3, if the proposed plot is affected by DP road or road widening or any road proposed under provisions of BMC Act, 1949 additional FSI to the extent of maximum 40 percent of the net plot area is allowed.

The receiving plot in the BRT Corridor shall be allowed such additional FSI along with the TDR so that the permissible total FSI shall not exceed 2.00 irrespective of plot size / area and width of access road (FSI of the D P Road upto 0.40 shall be without any premium charges).

The plot in the BRT Corridor irrespective of whether affected or not by road widening or by proposed road shall be allowed to be exceeded by not more than 1.00 FSI on the net plot area in addition to the original 1.00 FSI in respect of a Development Rights available of DP reservation or DP roads.

All the receiving plot in the BRT Corridor shall be allowed maximum 2.00 FSI as mentioned below:-

|   |                 |
|---|-----------------|
| Area of Plot                                    | Normal FSI 1.00 |
| TDR or FSI in Lieu of Widening of Road, DP Road | Maximum 0.40    |
| TDR of Reserved Sites                           | Maximum 0.40    |
| Slum TDR  | Maximum 0.20    |

#### **N-2.5.2 TDR Utilization on Payment of Premium Charges**

TDR generated from any of the zone, from the sanctioned Development Plan of old and extended limit shall be allowed in the BRT Corridor on the payment of premium charges, which should not be less than those decided vide General Body Resolution No. 452, dated 18th September 2008. These premium charges are to be decided by the Commissioner, Pimpri-Chinchwad Municipal Corporation from time to time. Premium shall not be charged for the 0.40 FSI of road widening area of receiving plot.

#### **N-2.5.3 Parking Provisions**

For the proposed buildings on the plots along within the BRT Corridor, the area for the parking shall be provided twice the provision of the parking area given in the Table No. 6 of the existing Development Control Regulations 14.2 where plot size is more than 1000 sq. m. it shall be binding on the plot owner / developer to develop the parking area and 25 percent of such developed parking area on ground floor shall be handed over to the Corporation free of cost. For plot size less than 1000 sq. m. instead of taking 25 percent small parking areas, premium should be taken for this area at the rate fixed by the Municipal Corporation.

#### **N-2.5.4 Set Back/Front Margins**

Set Back / Front Margin for all proposed development/buildings in the BRT Corridor shall be kept as 7.5 metres or that required as per the provision of existing sanctioned DCR whichever is higher.

#### **N-2.5.5 FSI for DP Reservations**

For DP Reservations in the BRT Corridor the FSI shall be allowed to be exceeded by not more than 0.80.

#### **N-2.5.6 Modifications in Existing Regulations**

In addition to the above rules for the BRT Corridor, for the other matters which are not included in this notification, the provisions of the sanctioned existing Development

Control Regulations shall be applicable. In addition to the above following changes in existing Development Control Regulations are modified and sanctioned.

| Regulations No. | Existing DCR Rules   | Proposed Rules   |
|-----------------|--|--|
| N.2.4.9©        | D. R. C's shall not be used on plot fronting on the following roads upto a 40 mtrs. from the road boundary.<br><br>1) Pune to Mumbai National Highway<br>2) Pune to Nashik National Highway<br>3) Pune to Mumbai via Aundh National Highway  | DRC's from any TDR Zone in sanctioned DP of PCMC including additional area limit, shall be allowed to be used in BRT Corridor on the payment of the premium charges as will be decided by the Commissioner, PCMC from time to time as specified at N.2.5.2 |
| N.2.4.15        | <b>TDR'A'</b><br>All the properties fronting on the both sides of the following roads upto depth of 40 mtrs. from the proposed road widening line as earmarked the sanctioned Development Plan of PCMC<br>1) Pune to Mumbai National Highway<br>2) Pune to Nashik National Highway<br>3) Pune to Mumbai via Aundh National Highway | <b>TDR'A'</b><br>All gaothans areas as shown on the DP of PCMC   |

The above modifications are approved/ sectioned by the government with the following conditions-

- 1) Maximum care should be taken to avoid accidents on the BRT Corridors. For this purpose grade separations as far as possible for pedestrians using the BRT should be adopted. Service roads are must. Wherever grade separation is not done, signaled, zebra crossing should be provided and the same should be manned by a traffic constables or traffic wardens depending on the volume of traffic.
- 2) The 100 meters ball dress on either sides of the BRT Corridor should be properly planned and developed. An action plan for development of these belts should be prepared in advance by the Municipal Corporation incorporating sufficiently wide roads, open space and other infra structural facilities, strictly adhering to the norms of the D. C. regulations.
- 3) The funds generated from premium should strictly be used for the development for BRT corridors and a separate account should be maintained for this purpose.

□□□

## APPENDIXO

Temporary permissions may be granted for structures or for users other wise permissible as per development plan zoning

- a) The following types of structures may be considered for grant of temporary permission
- 1) Masons permission either for protection from rain or covering of the terrace to protect from rain during the monsoon only
  - 2) Pendls allowed for various fairs ceremonies religious functions etc.
  - 3) Structures for godown/storage temporary site office only during construction work
  - 4) Temporary exhibition/circus etc
  - 5) Watchman's chowky constructed for protection of land
  - 6) Storage of important machinery in case of factories in industrial land before installation etc.
  - 7) Structures for ancillary work for quarrying in conforming zone
  - 8) MAFCO stalls milk booths and such other type of stalls etc
  - 9) Transit accommodation for persons to be rehabilitated during construction Period
  - 10) No such permission should be granted for a period of more than 1 year at a time and for an aggregate period of more than 3 years for (3) (5) (6) (7) (8) and (9)

It is desirable to grant permission for construction of structures on a permanent basis if F. S. I. available instead of continuing temporary permission from year to year.

**DOD**

**APPENDIX P**  
**(Rule No. 20.2)**

**ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR BUILDING MORE THAN 15 MIN HEIGHT AND BUILDINGS AS COVERED BY RULE 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 Pune fire brigade may insist on suitable provisions in building from fire safety and fire fighting point of view depending on the occupancy and height of buildings

**P-2 CONSTRUCTION**

**P-2.1 BUILDING MATERIALS**

**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 noncombustible material. Interior finish material [wall paneling, floor coverings etc.] may be permitted of material having there ratting for flame sprayed and smoke developed not exceeding a very low flame sprayed limit in accordance with IS 1642-1960 [class i] ceiling linings shall be of non-combustible or of plasterboard.

**P-2.1.2** Stairways and corridor shall not contain combustible materials.

**P-2.2** Structural members such as supports and bearing valves shall have fire resistance rating of 3 hours, transoms 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 fire resistance of not less than 1 hour. There shall be no openings in such walls other than half for doors or delivery hatchery with fire resistance not less than an hour to one hour. Fire sections [fire walls] subdividing the building to prevent fire sprayed shall have a fire resistance ratting not less then 2 hour.

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

**P-3 STAIRCASE ENCLOSURES FOR BUILDINGS MORE THEN 15 MIN HEIGHT**

**P-3.1** The internal enclosing wall of staircase shall be of brick or R. C. C. construction having fire resistance of not less than 2 hours. All enclosed staircases 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 enclosure on external wall 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 ashes 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 road. 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 mmw. g by an electrically operated blower/ blowers shall be maintain the mechanism for pressurizing as staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities when the automatic fire alarm (see rule no. p-13.1.3) operator.

**P-4 LIFT ENCLOSURES**

**P-4.1** The wall enclosing lift shaft shall have a fire resistance of not less than two hours shafts shall have permanent vents at the top not less than 1800 sq. m. (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** Landing doors in lift enclosures shall open in the ventilated or pressurised corridor lobby.

**P-4.3** The number of lifts in one lift bank shall not exceed four. Shaft for fire in a lift bank shall be separated from each other by a brick masonry or R. C. C. of wall of fire resistance of not less than two hours.

**P-4.4** If the lift shafts and lift lobby are in the core of the building a positive pressure of not less than 2.5 m and not more than 3 mm w.g by an electrically operated blower/ blowers shall be maintained in the lift lobby and positive pressure of not less than 5 mm w. g. shall be maintained in the lift shaft. The mechanism for pressurizing the lift shaft and lobby shall be so installed that shall operate automatically when the automatic fire alarm operate.

**P-4.5** Exit from the lift lobby if located in the core of the building shall be through a self closing smoke stop door of half hour fire resistance.

**P-4.6** The lift machine room shall be separate and no other machinery shall be installed therein.

**P-4.7** Lift shall not normally communicate with the basement. However, one of the lift may be permitted to basement level is pressurized and separated from the best of the basement area, by smoke actuated fire resisting door of two hour fire resistance. These doors can I 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  $2\frac{1}{2}$  % 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 fireman's axe).

**P-6 FIRE LIFTS**

The following provision shall be made for a fire lift.

- a) To enable fire services personnel to reach the upper floors with minimum delay, one or more of the lift shall also be designated as to be available for the exclusive use of such personnel in an emergency and be directly accessible to every dwelling / lettable floor space of each floor.
- b) The lift shall have a floor area of not less than 1.4 sq. m. with a minimum dimension of 1.2 m. It shall have a loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors.
- c) There shall be an alternate electric supply from a generator of an adequate capacity, cables shall run in route safe from fire i.e. within the lift shaft. In case of failure in normal electric supply, Information Technology shall automatically trip over the supply, however for apartment building this change over of supply could be done through a manually operated change over switch.
- d) The operation of fire lift shall be by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be a car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- e) The words FIRE LIFT shall be conspicuously displaced in fluorescent paint on the lift landing doors at each floor level.
- f) Collapsible gates shall not be permitted for lifts, the lifts shall have solid doors with fire resistance of at least one hour.
- g) The speed of the fire lifts shall be such that it can reach the top floor from ground level within one minute.

**P-7 BASEMENTS**

- P-7.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively a system of air inlets shall be provided at basement floor level and smoke outlets at basements ceiling level. Inlets and extracts may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level have to be laid stall boards and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'smoke outlet' or 'air inlet' with an indication of area served at or near the opening.

- P-7.2** 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 storeyes of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m additional staircase at proper place shall be provided.
- P-7.3** In multi storeyes basements intake ducts may serve all basement levels but each Basement and compartment shall have separate smoke outlet duct or ducts.
- P-7.4** Mechanical extractors for smoke venting system from lower basement levels shall also be provided The system shall be such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have 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° c.
- P-7.5** Kitchens working on gas fuel, departmental stores, and shops shall not be permitted in basement/ sub-basement.
- P-8 COMPARTMENTION (FIRE SECTIONS)**
- P-8.1** If the uncompartmented floor space on a floor exceed 750 sq. meters it shall be separated in compartments each not exceeding 750 sq. meters 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 meters. For floors with sprinklers, the area mentioned above may be increased by 50 percent.
- P-9 SERVICEDUCTS**
- P-9.1** Service ducts shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have a fire resistance not less than two hours.
- P-9.2** If the cross sectional area exceeds 1 sq. m. 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-9.3** A permanent vent shall be provided at the top of the service shaft of cross sectional area of 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-10 REFUSE CHUTES AND REFUSE CHAMBERS**
- P-10.1** Hoppers to refuse chutes shall be situated in well ventilated position and the chutes shall be continued upwards with an outlet above roof level with an outlet above roof 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-10.2** Inspection panel and hopper (charging station) opening shall be fitted with tight fittings metal doors, covers, having a fire resistance of not less than one hour.

**P-10.3** Refuse chutes shall not be provided in staircase walls, air conditioning shafts etc.

**P-10.4** Refuse chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

## **P-11 BUILDING SERVICES**

### **P-11.1 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) Separated circuits for water pumps, lifts, staircases and corridor lighting and blowers for pressurizing 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 essential services circuits shall be clearly labelled.
- d) The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
- e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduct.
- f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from 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 licensee cables shall be segregated from consumers 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-11.2 Town Gas / LP 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 interconnecting of this shaft with the rest of the floors. Gas meters shall be housed in a suitably constructed metal cupboard located at well ventilated space at ground level.

**P-11.3 Staircase and Corridor Lightings**

- a) The staircase corridor lighting shall be on separate circuit and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of light points, if any.
- b) For assembly, institutional buildings, the alternative 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 lightings installed in the staircase and the corridor do not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- d) Emergency lights shall be provided in the staircase / corridor for assembly and institutional buildings.

**P-11.4 Alternate Source of Electric Supply**

A stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, and stand by fire pump, pressurization 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 circuit stated above simultaneously. If the stand by pump is driven by diesel engine, the generator supply need not be connected to the standby pump. Where parallel HV / LV supply from a separate substation is provided with appropriate transformer for emergency the provisions of generator may be waived in consultation with the Chief Fire Officer, Pimpri-Chinchwad Municipal Corporation.

**P-11.5 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 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other 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 the transformers housed in the basements totally segregated from other area of the basements by 4 hours fire resisting wall/walls with an access directly from outside it may be protected by carbondioxied or B. C. F. fixed installation system.

- d) When housed at ground floor level it/they shall be out off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- e) They shall not be housed on upper floors.
- f) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, collect the oil from the catch-pit in case of emergency, The pipe connecting the catch-pit to the tank shall be of non combustible construction and shall be provided with flame-arrestor.

**P-11.6 Air-Conditioning**

- a) Escape routes like staircase, common corridors, lifts lobbies etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with ii: 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, spun glass with neoprene 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 fire, walls, The fire dampers shall be capable of operating manually.
- g) Air ducts serving main floor areas, corridors, etc. shall not pass through the stair-case enclosures.
- h) The air handling units shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floor.
- i) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in additions 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 dampers shall be so arranged so as to close by gravity in the direction of the air movement and remain to tightly close 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 room shall not be used for storage of any combustible materials.
- n) Inspection panels shall be provided in main trucking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

- o) No combustible materials 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 neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.

**P-11.7 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/ boilers room;

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

**P-12 PROVISIONS OF FIRST AID FIRE FIGHTING APPLIANCES**

**P-12.1** The first aid fire fighting equipment shall be provided on all floors including basements : life rooms etc in accordance with IS 2217-1963 Recommend actions for providing First aid fire fighting arrangements in public building in consultation with the chief fire officer Pimpri Chinchwad Municipal Corporation.

**P-12.2** The fighting appliances shall be distributed over the building in accordance with IS : 2190-1971 code of practice for selection installation and maintenance portable first-aid fire appliances.

**P-13 FIXED FIRE FIGHTING INSTALLATIONS**

**P-13.1** Building 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-13.2 to P-13.7.

□□□

TABLE 29

## Open Space Relaxations in Narrow Plots in Residential and Commercial Zones

| Sr. No. | Plot Site/ Dimension                        | Relaxation  | Restriction on Building   |
|---------|---|---|---|
| 1)      | Depth is less than 15 m.                    | Rear open space may be reduced to 3 m.  | No room except store room 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 be reduced to 3 m. and rear open space reduced to 1.8m.                      | i) Depth of the building not to exceed 5.5 m. ii) Height not to exceed 3 storeys or 10m.        |
| 4)      | Width less than 11.5m but more than 9 m.    | One side open space may be reduced to 3 m. and the other side open space may be reduced to 1.8 m. | i) Width of the building not to exceed 5.5 m. ii) Height not to exceed 3 storeys or 10m.        |
| 5)      | Depth or width less than 11.5m.             | Semi detached structure on adjoining plots with open spaces as at Sr. Nos. 3 or 4 above.          | i) Depth of the building not to exceed 5.5 m. ii) Height not to exceed 3 storeys or 10m.        |
| 6)      | Depth or width less than 9 m.               | Open space may be reduced to 1.5 m. all around  | Only ground floor structure.  |

**Rule No. P-13.2** - The wet riser / wet riser-cum-down comers installations with capacity of water storage tanks and fire pumps shall confirm to the requirements as specified in Table 30.

**Table No. 30**  
**Firefighting Installation / Requirements**

| Sr. No. | Types of Building/ Occupancy   | Type of Installation  | Water Supply            |              | Pump Capacity  |   |
|---------|--|---|-------------------------|--------------|--|---|
|         |  |   | Underground Static Tank | Terrace Tank | Near the Underground Static  | At the Terrace Level  |
| 1       | 2  | 3   | 4                       | 5            | 6  | 7   |
| 1)      | Apartment Buildings below 15m. in height.  | NIL   | NIL                     | NIL          | NIL  | NIL   |
| 2)      | Apartment Buildings<br>a) Above 15.00m. but not exceeding 24.00m.  | Wet-riser-cum-down comer with provision of fire service inlet only near ground level. | NIL                     | 10000 liter  | NIL  | 100 liters per minute giving a pressure not less than 1.5 kg/cm <sup>2</sup> at the topmost hydrant |
|         | b) Exceeding 24.00m. but not exceeding 45.00m.   | Wet-riser-cum-down comer  | 50000 liter             | 20000 liter  | 1400 liters per minute giving a pressure not less than 3.2kg/cm <sup>2</sup> at the topmost hydrant  | 450 liters per minute giving a pressure not less than 2.1 kg/cm <sup>2</sup> topmost hydrant        |
|         | c) Above 24.00m. not exceeding 36.00 m. shopping are upto 250 sq. m and restricting the shopping area to the ground floor only | Wet rise -cum-down comer  | 50000liter              | 20000 liter  | 1400 liters per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant | 450 liters per minute giving a pressure not less than 2.1 kg/cm <sup>2</sup> at the topmost hydrant |

|    |   |                           |              |             |  |   |
|----|---|---------------------------|--------------|-------------|--|---|
|    | d)Above 24.00m. and not exceeding 35m. with shopping area exceeding | Wet riser-cum-down comer  | 100000 liter | 20000 liter | 2400 liters per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant   | 900 liters per minute giving a pressure not less than 2.1 kg/cm <sup>2</sup> at the topmost hydrant |
|    | e)Above 45.00m. andnot exceeding 60.00m.                            | Wet riser -cum-down comer | 75000 liter  | 20000 liter | 2400 liters per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant   | 900 liters per minute giving a pressure not less than 2.1 kg/cm <sup>2</sup> at the topmost hydrant |
|    | f)Above 60.00m. in height but not exceeding 70.00m.                 | Wet riser -cum-down comer | 100000 liter | 20000 liter | 2400 liters per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant<br><br>Thepump provided should be of multistage type with suction and delivery sizes not less than 6" dia with low level riser upto 15 storeys and high level riser delivery for upper floors | 900 liters per minute giving a pressure not less than 2.1 kg/cm <sup>2</sup> at the topmost hydrant |
| 3) | Non apartment buildings   |                           |              |             |  |   |
|    | a) Industrial storage and hazardous upto 15 m. in height            | NIL                       | 50000 liter  | NIL         | NIL  | NIL   |

|  |  |   |              |             |   |  |
|--|--|---|--------------|-------------|---|--|
|  | b) Above 15m in height but not exceeding 24.00m. excepting educational buildings | Wet riser-cum-down comer  | 50000 liter  | 10000 liter | 350 liter per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant except for institution business and educational buildings  | 450 liter per minute giving a pressure a less than 2.1 kg/cm <sup>2</sup> at the topmost hydrant |
|  | c) Educational buildings above 15m. but not exceeding 24.00m in height           | Wet riser cum down comer  | NIL          | 10000 liter | NIL   | NIL  |
|  | d) Above 24.00m. but not exceeding 35m.  | Wet riser cum down comer  | 75000 liter  | 20000 liter | 2400 liter per minute giving a pressure not less than 3.2kg/cm <sup>2</sup> .<br>The pump provided will be of multistage type with suction and delivery sizes not less than 6" dia with low level riser up to 10 storey and high level riser delivery for upper floors. |  |
|  | e) Above 35.00 m. but not exceeding 500 m.                                       | Wet riser (Fully charged with adequate pressure at all times and automatic in | 100000 liter | NIL         | 1. 2400 liter per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> .<br>The pump   | NIL  |

|                               |   |              |     |   |   |  |
|-------------------------------|---|--------------|-----|---|---|--|
|                               |   | operation)   |     |   | provided will be of multistage type with suction and delivery sizes not less than 6" dia with low level riser up to 10 storey and high level riser delivery for upper floors. |  |
| f) Above not exceeding 70.00m | Wet riser (fully charged) with adequate time and automatic in operation | 150000 liter | NIL | 1) 2400 liter per minute giving pressure not less than 3.2kg/cm <sup>2</sup> the pump provided will be of multi stage type with suction and delivery sizes not less 6" dia with low level riser up to 10 storey and high level riser delivery for upper floor<br>2) A standby capacity of equal capacity shall be provided on alternate source of supply. |   |  |

**Note :**

- 1) Any of the above categories may incorporate an automatic sprinkler/drencher system, if the risk is such that requires installation of such protective methods.
- 2) Minimum of two hydrants shall be provided within the courtyard.
- 3) Wet-riser-cum-down comer is an arrangement for firefighting within the building by means of vertical rising mains not less than 10.00 cm. Internal diameter with hydrant outlets and hose reel on each floor / landing connected to an overhead water storage tank

for firefighting purpose through a booster pump, check valve and non return valve near the tank end and a fire pump gate and non return valve over the underground static tank. A fire service inlet at ground level fitted with non- return valve shall also be provided to the rising main for charging information technology fire services pump in case of failure of static fire pump over the underground static tank.

- 4) The performance of pumps specified above shall be at R. P. M. not exceeding 2000.
- 5) The above quantities of water shall be exclusively for firefighting and shall not be utilized for domestic or other use. The layout of underground water static tank shall be as per sketch attached.
- 6) Size of the riser shall be as under (internal diameter):
  - a) **Apartment Buildings:**
    - i) Up to 45 m-10 cm. with single hydrant outlet and hose reel on each floor.
    - ii) Above 45 m-15 cm. with twin hydrant outlet and hose reel on each floor.
  - b) **Non-Apartment Buildings:**
    - i) Up to 24 m-10 cm. with single hydrant outlet and hose reel on each floor.
    - ii) Above 24 m-15 cm. with twin hydrant outlet and hose reel on each floor.
- 7) A facility to boost up water pressure in the riser directly from the mobile pump shall be provided to the wet riser system with a suitable fire services inlets (collecting breaching with 2 numbers of 63 mm inlets with check valves for 15 cm diameter rising main) and a non return valve and a gate valve.
- 8) Hose reel internal diameter of rubber hose for hose reel shall be minimum 19 mm. A shut off branch with nozzle of 4.8 mm size shall be provided.

Provided that no automatic detector shall be required in any room or portion of a building which is equipped with an approved installation of automatic sprinklers.

**ODD**

**P-13.3.1 Static Water Storage Tank**

A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storage tank with capacity specified for each building with arrangements of replenishment by ground main or alternative source of supply at 1000 liters per minutes. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local fire service. Provisions of suitable numbers 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 2250 liters per minute to a visible drain point from which by a separate conduits the overflow shall be conveyed to a storm water drain.

**P-13.3.2** To prevent stagnation of water in the static water storage tank the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity (see fig.2).

**P-13.3.3** The static water storage tank shall be provided with a fire brigade collecting breaching with 4 nos 63 dia (2 Nos - 63 mm dia for pump with capacity 1400 liters / minute) instantaneous male arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm dia to discharge water into the tank when required at a rate of 2250 liters per minute.

**Rule No. P-13.3 (A)- Wet Riser Installation**

They shall conform to IS 3644 - 1966 code of practice for installations of internal fire hydrants in multistoried or high rise buildings. In addition the wet riser shall be designed for zonal distribution enduring that unduly high pressure does not develop in risers and hose pipe. In addition to wet riser, wet riser cum down comer, first aid hose reels shall be installed on the floors of buildings above 24 m. and shall conform to IS 884-1969. Specifications for first aid hose reel for firefighting (fixed installation) the couplings of landing valves directly to the wet risers in the case of single outlet of the wet riser installations by means a adapter.

**P-13.4 Automatic Sprinklers**

Automatic sprinklers shall be installed

- a) In basement used as car parks if the area exceeds 500 sq. m.
- b) In multi-storeyed basements used as car parks and for housing essential services ancillary, to a particular occupancy.
- c) Any room or other compartment of a building exceeds 750 sq. m.
- d) Departmental stores or shops that totally exceeds 750 sq. m.
- e) All non-domestic floors of mixed occupancy considered to constitute a hazard and non provided with staircases independent of the remainder of a building.
- f) Godown and warehouses as considered necessary.
- g) On all floors of the building other than apartment buildings if the height of the building exceeds 60 m.
- h) Dressing rooms scenery docks stages and stage basements of theaters.

**P-13.5 Automatic High Pressure Water Spray (Mulsifyre) System:**

This system shall be provided for protection of indoor transformers of a substation in a basement area.

**P-13.6 Foam Generating System :**

This system shall be provided for protection of boiler rooms its ancillary storage of furnace oils in basement.

**P-13.7 Carbon-Di-Oxide Fire Extinguishing System :**

Fixed CO<sub>2</sub> fire extinguishing installation shall be provided as per IS : 63 82-1971 code of practice for design and installation of fixed CO<sub>2</sub> fire extinguishing system on premises where water or foam can not be used for fire extinguishment because of the special nature of the contents of the buildings / areas to be protected. Where possible BCF (Bromochlorodifluoromethane) installation may be provided instead of CO<sub>2</sub> installation.

**P-14 FireAlarmSystem**

All buildings mentioned below shall be equipped with fire alarm system as given below:-

- a) Special building above 15m. in height and businesses and industrial building above 24 m. in height.
  - i) Such buildings shall be equipped with a manually operated electrical fire alarm system with one or more call boxes located at each floor. The call boxes shall be also located that one or the other of them shall be accessible to all occupants of the floor without having to travel more than 22.5 m.
- b) The call boxes shall be of the break glass, type without any moving parts where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All call, boxes shall be wired in closed circuit to a control panel in the control room located as given in this rule so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle charged from the electric mains. The circuit may be connected to an alternate source of electric supply as in sub regulation (4) in Regulation 11 in this Appendix.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the buildings are warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m. from the floor level.
  - ii) All other buildings exceeding 24m. height exuding those mentioned in clause (1) above.

These buildings shall, in addition to the manually operated electrical fire alarm system be equipped with an automatic fire alarm system. The latter shall be in addition to any automatic fire extinguishing system installed in any particular occupancy in accordance with IS 2189-1976 code of practice for Automatic Fire Alarm System or any other ..... Indian Standard prescribed from time to time.

**P-15 LIGHTING PROTECTION OF BUILDINGS:**

**P-15.1** The lighting protection for building shall be provided based on the provisions of Part III of the national building code of India- 1970.

**Rule No. P-16: Control Room**

For all buildings mentioned in Regulation in P - 14, in this appendix except residential building, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floor planners along with details of the firefighting equipment and installation shall be maintained in the control room. The control room shall also have facilities to detect a fire on any floor through indicator board connection the fire detecting and alarm system on all floors. The staff in charge of the control room shall be responsible for the maintenance of the various services and firefighting equipment and installation. Control room shall be manned round the clock.

**P-18 HOUSEKEEPING**

**P-18.2** To eliminate fire hazard a good house keeping inside the building and outside the building shall be strictly maintained by the occupants and/or the owner of the building.

**P-19 FIRE DRILLS AND FIRE ORDERS**

**P-19.1** Fire notices/ orders shall be prepared to fulfil the requirements of the fire fighting and evacuation from the building 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 various points. Such notices should be displayed prominently in broad lettering.

**Rule No. 20(A):**

With the prior approval of Government the Commissioner in consultation with the Chief Fire Officer may from time to time, add to or alter or amend the provisions in this

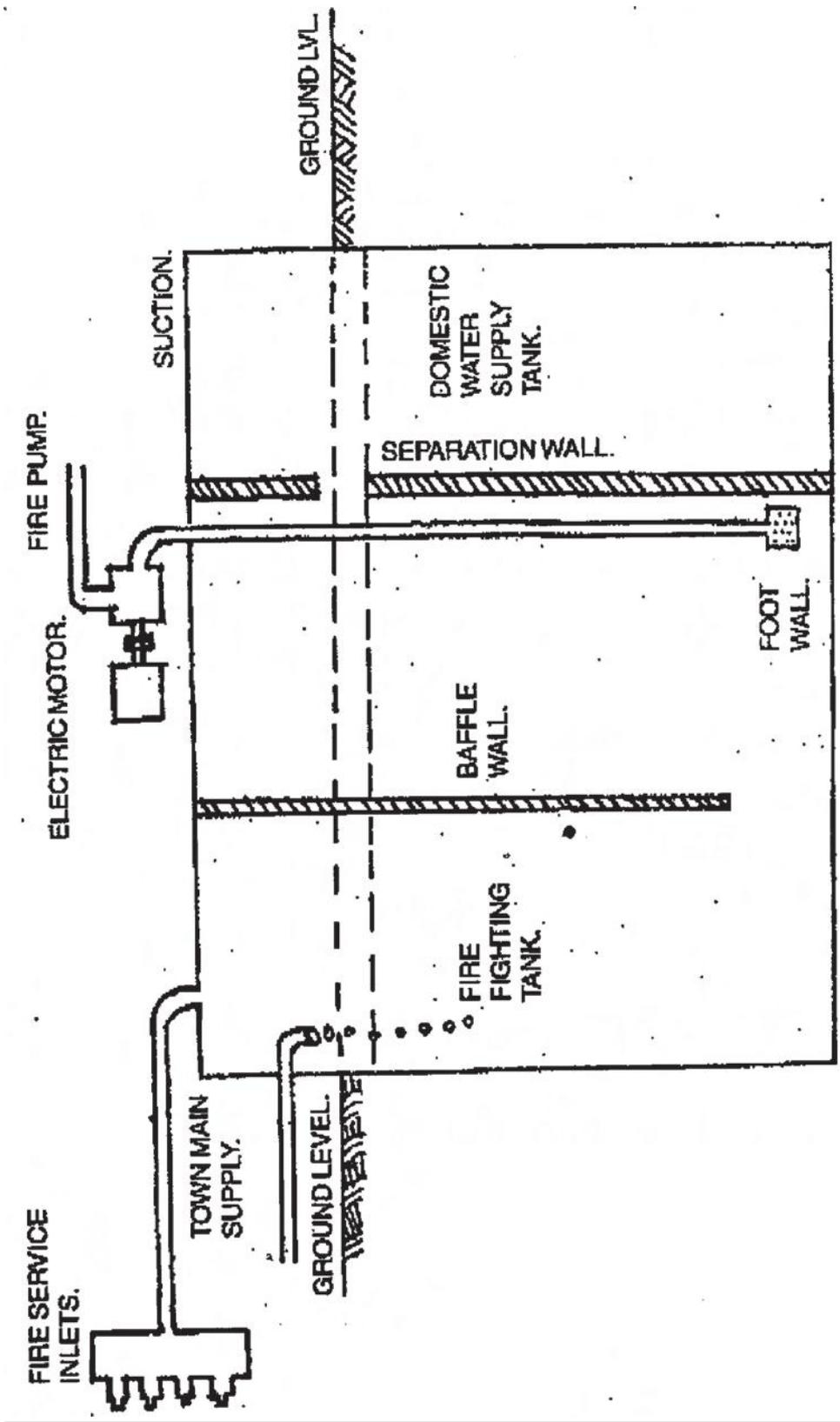


FIG. 1 : ARRANGEMENT FOR PROVIDING COMBINED  
FIRE FIGHTING AND DOMESTIC  
WATER STORAGE TANK.  
AS PER RULE NO. P.13.3.3.

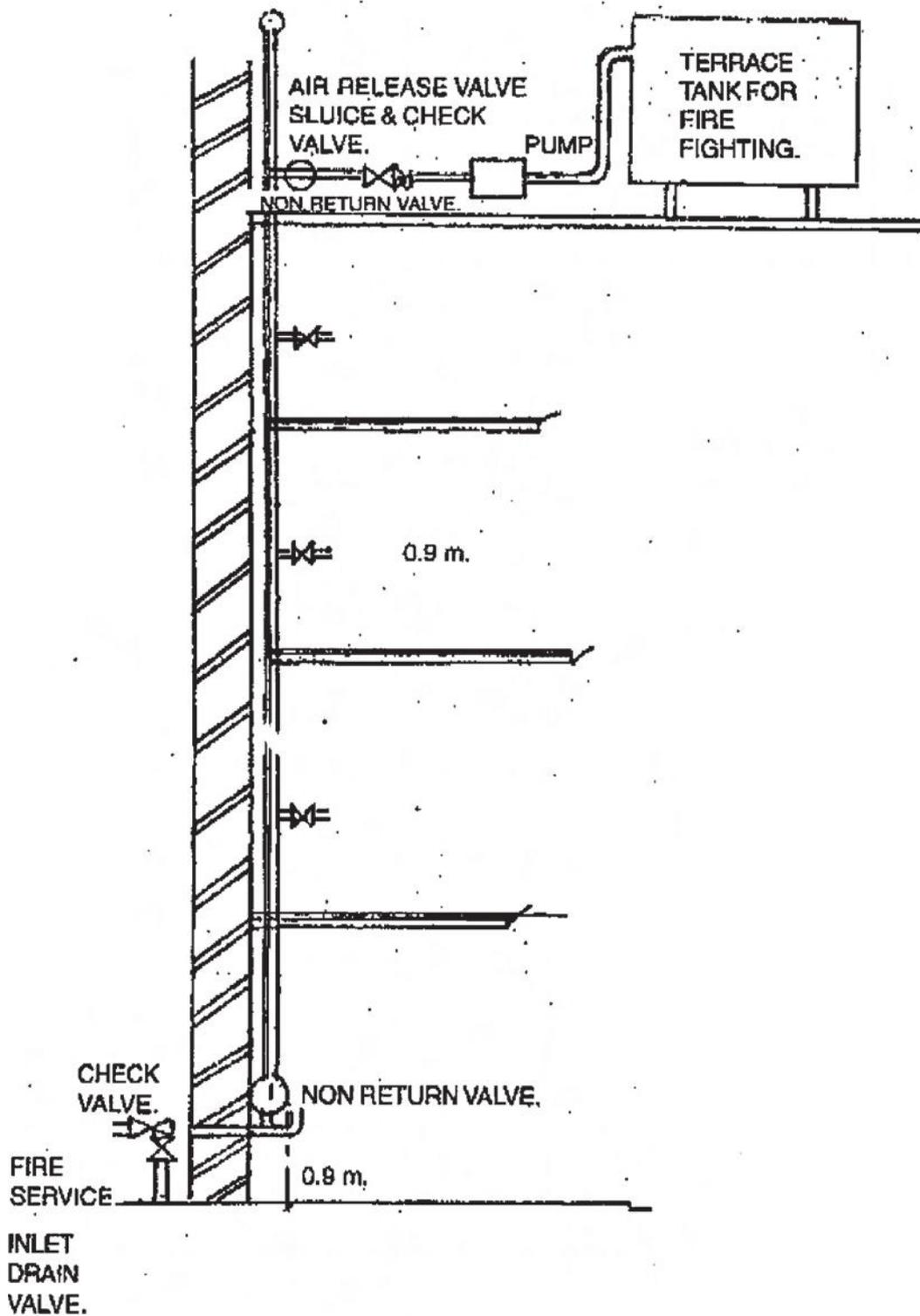


FIG. 2 : APARTMENT BUILDINGS  
EXCEEDING 16 m.

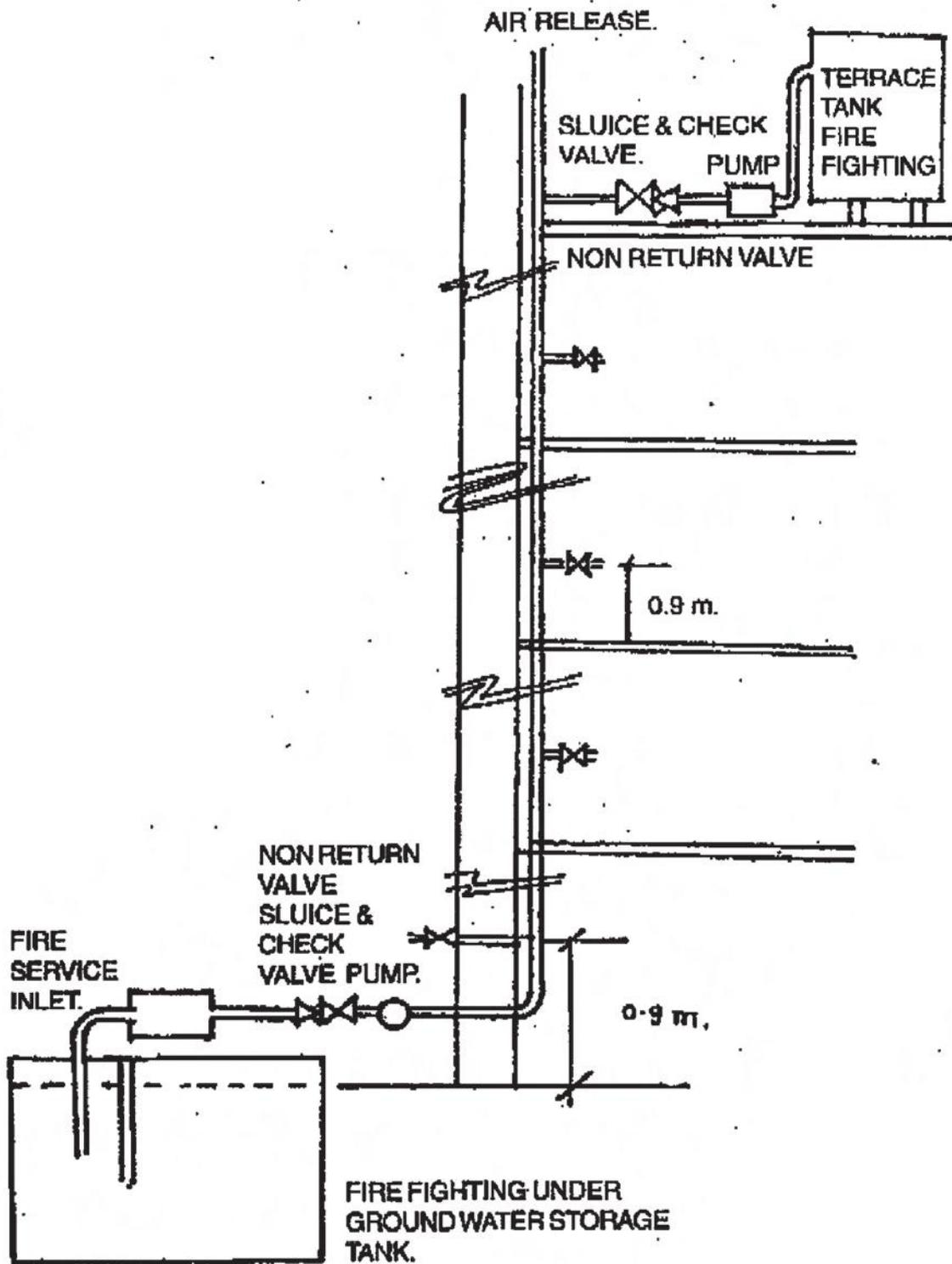


FIG. 3 : APARTMENT BUILDING  
EXCEEDING 16 m.

## APPENDIX-R

Policies / Development Strategies for lands included in the EWS / HDH reservation Pimpri Chinchwad Municipal Corporation schools in rental premises-public participation for effective implementation of the development plan and mini urban renewal project for reservations of encumbered properties in gaathan.

The policies / development strategies herein below mentioned shall be deemed to constitute an integral part of the development plan/development control rules.

- R-1** In cases of bonafide and registered housing societies whose lands purchased prior to the publication of the draft revised development plan fall in site reserve for EWS Housing corporation may permit rehabilitation of the member of such housing societies.
- a) On part of the same land purchased by the society or on an alternative land in the same reservation or elsewhere
  - b) In case of plotted development or group housing pattern, maximum size of the housing site shall not exceed 2000 sq. ft. (185 sq. mt.) per member for individual housing.
  - c) In case of flatted development maximum tenement density of 120 tenements per ha is reached and no tenements exceed 80 sq. mt. (860 sq. ft.) in any case
  - d) Such rehabilitation shall be restricted to the number of members as existing on the roll of the society immediately prior to the draft revised development plan.
  - e) Such rehabilitation will be considered only in those cases where the lands purchased by the societies were unreserved lands from the residential zone of the 1966 dev plan not from the & green zone or reservations.
- R-2** In case of land owners whose lands are reserved for HDH the corporation may permit rehabilitation of the original owners in lands included in HDH reservations subject to the following conditions.
- a) The owner/ owners whose lands are included in the HDH reservation are otherwise rendered completely landless.
  - b) The land to be permitted for such rehabilitation shall be on the basis of maximum plot area of 2000 sq. ft. (185 sq. mt.) per family plus approach roads if required.
- R-3** Sites reserved of EWS housing may be exploited by the corporation or by any development authority which may be set up for such purpose in future,

**R - 4 Primary School In Rented Premises In Gaothan**

Where existing buildings in gaothan have been occupied by PCMC for municipal school on rental basis wholly or partly and where reservation of the building in the development plan has been made on the basis of such occupation by the municipal school the owner may be allowed to redevelop the property use the permissible FSI for compatible other purposes and hand over to the PCMC newly built up area not less than the area occupied by the school with such specifications of constructions as may be directed by the corporation on the same old rent subject to the condition that the owner shall be permitted in such cases an extra FSI to the extent if area occupied by the rented school but limited to 40 % of the normally permissible FSI on the remaining area the regulation about maximum height of building may also be relaxed in such cases and upto 20 m may be permitted only if required to enable the extra FSI being availed of.

**R - 5 Public Participation**

Reservations for non remunerative purpose like garden school play ground hospital etc. may be allowed - by the PCMC to be exploited by any recognised registered public institution working in the field of reservation by such institution is assured to be at same level and norms if it were implemented by the PCMC itself.

**R - 6 Mini Urban Renewal Project for Reservations of Encumbered Properties in Gaothan**

Almost all sites reserved in the gaothan contain few or more structures such reservations viz for the purposes of school, dispensaries, shopping centers, family planning clinics where they are on encumbered land may be developed by the corporation by treating them as mini urban reveal projects where under part of the site (not more than 50 per cent in any case) may be used by the corporation for rehabilitation of the existing occupants Such a treatment will not however be permitted in case of reservations for open spaces, playground, parking spaces, children's play ground etc where the intentions is to create completely open spaces through the reservations.

**R - 7 Shopping Center**

The municipal corporation may acquire the land develop it for the shopping centre or The owner may be allowed to develop the shopping center on his agreeing to hand over 15 percent built-up area of the total permissible floor space one side or hand free of cost to the municipal corporation according to design specifications and Conditions prescribed by the commissioner in this case he will be entitled for utilization of full permissible F. S. I. of the without taking in to account the built-up area handed over free or of cost to the municipal corporation.

**R-8 VegetableMarket**

The Municipal corporation may acquire and develop the vegetable market with such area as is considered appropriate by it for the purpose and thereafter be entitled to have the full permissible F. S. I. of the plot for commercial/office purposes as may decided by the commissioner without taking into account the area utilised for the market. This facility will be available only in the non-congested area as may decided by the municipal corporation.

**R-9 Pakings**

- i) The municipal corporation may acquire the land and develop operator public utilising the full built-up area equal to the F. S. I. available in the plot for the purpose of providing the parking space and thereafter be entitled to have the full permissible F. S. I. for commercial / office purpose as may be decided by the commissioner without taking in to account the area utilised for constructing the amenity or the owner may be permitted to develop the sit for the public subject to his handing over to the corporation free of cost. This amenity utilizing the built up area equal to the F. S. I. available on the plot for the purpose of providing on the plot for the purpose of providing the parking spaces constructed according to design specification and conditions prescribed by commissioner, there after he will be entitled to have the full permissible F. S. I. of the plot for other permissible user of the plot without taking in to account the area utilized for constructing the amenity or an area of 50 percent abutting the street / road out of reserved site may be merged free of cost in the road area to be utilised for public parking purposes and thereafter the remaining 50 % area are shall be deemed to be excluded from this reservation and allowed to be developed by the owner for permissible purpose of the plot and in this case the owner will free of cost in the road area as provided in D. C.R. No. N. 2.3.
- ii) The parking space may be in the basement or open spaces or under the stilts or on the upper floors.
- iii) The operation and maintenance of facility will be decided by the commissioner.

**R-10 Fire Brigade**

The municipal corporation may acquire the land and develop it for fire brigade or the owner may be allowed to develop the designated site for fire brigade in congested areas for mixed use provided that owner/s of properties hand over the built-up area of 500 sq. mt. for purpose of fire brigade according to design specification and conditions prescribed by the commissioner. Thereafter he may avail additional F. A. R. up to 40% of the total plot area or the actual constructed area to be handed over to the municipal corporation whichever is less the remaining built area purely for residential use purposes along with R-1 or R-2 users as per D. C. rules. However in no case F. A. R. / F. S. I. shall exceed 2.25.

**R-11 Library**

The municipal corporation may acquire develop and maintain the library space as a reservation or owner may be allowed to develop the reserved areas for mixed use provided that owner/s of properties handed over the built-up area of 500 sq. mtr. for the purpose library according to design specifications & conditions prescribed by the commissioner thereafter he may avail additional F. A. R. up to 40% of the total plot area or the actual constructed area to be handed over to the municipal corporation whichever is less the remaining built up area shall be used purely for residential use purposes along with R- 1 or R -2.

Uses as per D. C. rules however in no case F.A. R. / F. S. I. shall exceed 2.25

| Sr. No. | Use Allocation / Designation or Reservation                       | Person/Authority who may Develop                         | Conditions Subject to which Develop  |
|---------|---|--|--|
| 1       | 2   | 3  | 4  |
| R-12    | Commercial (C) District Commercial Centre/ Town Centre / Town Sub | Corporation or owner or Special Planning Authority (SPA) | <p>The Corporation or Special Planning Authority (SPA) may acquire the land and develop it for District Commercial Centre/ Town Centre / Town Sub-Centre OR</p> <p>The owner may develop the District Centre Commercial Centre/ Town Centre / Town Sub-Centre on his agreeing to give 30% of the permissible built-up area along with appurtenant land for the District Commercial Centre/ Town Centre / Town Sub Centre as per the requirement of the Municipal Commissioner/ SPA to Corporation / SPA free for cost, for the users permissible in C1/ C2 Zone. The owner hereafter will be entitled to have the permissible F. S. I. of the plot for other permissible uses of C1/ C2 Zone without taking into account the built up area of District Commercial Centre / Town Centre / Town Sub-Centre to be handed over to Corporation.</p> <p>The owner/ Developer shall be allowed to use TDR/ Additional F. S. I. on 70% of land, subject to F. S. I. limit of 2 (Two) on the entire plot &amp; also subject to the Regulation No. N-2.4.11 &amp; other regulations.</p> |

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## APPENDIX-S

In the context of the policy, the information Technology Industry, Industry, IT Services and IT Enabled Services as defined below :

IT taskforce of Government of INDIA has defined IT software as follows :

- a) **IT Software** : IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.
- b) **IT Hardware** : IT Hardware covers approximately 150 I. T. products notified Directorate of Industries.
- c) **IT SERVICES AND IT ENABLED SERVICES** : These include various IT Services and are defined by the IT Task force of the Government of India as follows :

"IT Service including IT Enabled Service is defined as any unit that provides services that result from the use of any IT Software over Computer System for realizing any value addition."

The directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

Notwithstanding anything contained in these regulations any telemetric equipment storage erection facility can have a height as required for effective functioning of that system.

Any covered antenna / dish antenna / communication tower will be allowed to be erected free of F. S. I. if used for Telecom (basic cellular or satellite telephone) or ITE purposes, which shall include equipment relating to earth station V-Sat, Routes, Transponders and similar IT related structures or equipment.

"Notwithstanding anything contains in these regulations, IT/ ITES on the plots premises fronting on roads having width more than 12,0 metre." shall be allowed.

"IT/ITES shall be permitted in 1-1 zone and services Industrial Estates on all plots fronting on roads having width more than 12 metre."

"IT/ITES shall be permitted on all plots fronting on roads having width more than 12metre."

Development of IT / ITES with ancillary residential development shall be allowed in No Development Zone subject to the following :-

- i) The total F. S. I. shall not exceed 0.20.
- ii) Residential Development shall not exceed one third of the total built-up area.
- iii) Construction of ITE/ ancillary Residential use may be permitted (in a suitable location so as to keep as much of remaining space open) up to 20 per cent on 10 per cent of the area of plot On remaining 90 per cent plot, trees shall be planted at the rate of 500 trees per hectare.

- iv) Sub-division of land shall be permitted with area of the plot so sub-divided being not less than 4000 sq. mt.  
Subject to approval by Director of Industries, the Commissioner/ Chief Officer or as the case may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100 per cent over and above the permissible F. S. I. as under (including for IT / ITES units located in NDZ / Green Zone / Agriculture Zone proposed in the Development Plan or Regional Plan).
- i) 100 per cent additional F.S.I, shall be made available to all IT/ITES units in public IT parks.
  - ii) 100 per cent additional F. S. I. shall also be made available to all registered IT/ ITES units located in Private IT parks approved by the Directorate of Industries.
  - iii) Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.
  - iv) Additional F. S. I. to IT/ ITES units would be available only upon full utilization of basic admissible F. S. I.
  - v) Additional F. S. I. to IT / ITES units would be available to IT / ITES Parks duly approved by the Directorate of Industries.
  - vi) The additional F. S. I. shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government, such premium shall be recovered at the rate of 25 per cent of the present day market value of the land under reference as indicated in the Ready Reckoner.
  - vii) 25 per cent the total premium shall be paid to the Government and remaining 75 per cent amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists the share of premium shall be paid to the MIDC.
  - viii) The premium so collected by the Planning Authorities/ MIDC shall be primarily used for development/ up gradation of offsite infrastructure required for the IT/ ITES Park and the utilization of this premium shall be monitored by the empowered committee.
  - ix) In the event, the developer comes forward for provision of such offsite-infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority/ MIDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said planning authority MIDC.
  - x) Users / Services ancillary to the IT / ITES. While developing site for IT / ITES with additional F. S. I. user ancillary to the principal user, as may be approved by the directorate of industries shall also be allowed.
  - xi) No condo nation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional F. S. I.

## APPENDIX-T

### SPECIAL REGULATIONS FOR REDEVELOPMENT OF SLUMS WITHIN THE JURISDICTION OF PIMPRI CHINCHWAD MUNICIPAL CORPORATION

#### **T-1 Applicability**

Provisions of this Appendix shall be applicable to slums and the slum dwellers staying therein which, are censured and having photo passes as per 1987 census or those whose names have appeared in the Legislative Assembly Voter's list of 1985 which have been declared and notified as "SLUMS" by the Component Authority under the provisions of the Maharashtra Slum Areas (improvement, Clearance and Redevelopment) Act 1971. The provisions of the Appendix shall prevail over the corresponding provisions of the Development Control Rules. In respect of all matters NOT specifically mentioned in this Appendix, the Development Control Rules shall be applicable.

**T-1 (1)** The applicability of this appendix shall also be subject to the approval and written consent of the Committee, appointed as per T - 6.

**T-1 (2)** The provisions of this appendix shall NOT apply to slum areas existing on any lands earmarked as Hill Tops/Hill Slopes, Green Belts, No Development Zones and Reservations for any public purpose in the development plan and in open space of approved layouts wherein residential land use and development is otherwise not permissible. Such slums are to be evicted.

**T-1 (3)** The owner of the land shall be allowed to redevelop the slum area subject to the provisions laid down in this Appendix - T.

#### **T-2 F. S. I./ FAR. (Floor Area Ratio)**

The permissible floor area ratios for Redevelopment Schemes of Slum areas shall be as follows.

**T-2 (1)** Permissible FAR in congested and non-congested area shall be upto 2.50, out of which maximum FAR 0.50 may be utilised only for convenience shopping shall be permitted only on the Ground floor, irrespective of whether the site is located in R-1 or R-2 zone.

#### **T-3 Tenement Density**

Additional tenements over and above the existing number of tenements rehabilitated in a slum site, shall be permitted in a slum re-development scheme, subject to maximum permissible tenement density. Purely commercial units provided on ground floor shall NOT be counted as tenements computation of tenement density.

**T-3 (1)** The maximum tenement density should not exceed 500 tenement per net Hectare on the basis of F. S. I. 1.00. The number of tenement per Hectare shall be increased in proportion to the permitted.

**T-3 (2)** All eligible existing tenements in the slum site, as far as possible be re-settled in the same plot, subject to the maximum tenement density permissible. The terms and conditions or re-settlement of such existing tenements shall be as governed by the Maharashtra slum areas (Improvement, Clearance and Re-development) Act 1971.

**T-3 (3)** The surplus tenements remaining after rehabilitation of the existing, eligible, tenements shall be allowed to be sold in the open market, provided 10% of this surplus is surrendered to the Pimpri Chinchwad Municipal Corporation at the construction cost plus 15% of the cost of construction to be decided by the Committee mentioned in T - 6.

**T-4 Development Control Regulations**

The rules for redevelopment of slum areas shall be as follows:-

**T-4 (1) Layout of Development** - Every slum site shall be developed with a layout of buildings. For the computation of FAR and Tenement Density in sites measuring 3600 sq. mt. or more, the NET plot area shall be 90% of the gross plot area.

**T-4 (2) Open Space** - Open spaces shall be maintained as per Development Control Rules and the net plot area shall be the gross plot area less the area of such open space.

**T - 4 (3) Layout Roads** - Roads in the layout of slum area redevelopment sites shall be of widths prescribed in the Development Control Rules and their corresponding length. The area of such internal layout roads shall not be deducted in the computation of the net plot area for the permissible FAR and tenement density.

**T-4 (4) Ground Coverage** - The ground coverage, shall be subject to the prescribed marginal distances from the plot boundaries.

**T-4 (5) Marginal Distances and Setbacks** - The marginal distances from the front side and rear boundaries of the land shall be maintained as follows :

- a) **Front Marginal Open Space:** If the slum redevelopment site fronts upon one or more roads, every side abutting on such road shall be treated as the front side and the marginal distances prescribed below for such front road site shall apply. The front road side marginal distance shall be measured from the proposed road widening line in the plot, if any.
  - i) In congested areas the front road side marginal distance shall be minimum 2.25 mt. for purely residential buildings and 6.00 mt. for mixed use buildings.
  - ii) In non-congested areas the front road side marginal distance shall be minimum 4.50 mt. for purely residential buildings and 6.00 mt. for mixed use buildings.
- b) **Side and Rear Marginal Open Space :** Marginal distances from the side and rear boundaries of the plot shall be as prescribed in the Development Control Rules.

**T-4 (6)** Maximum height permissible will be as per Development Control Regulations. In the event of proposed road widening height of building shall be relaxed by the Municipal Commissioner, Pimpri Chinchwad Municipal Corporation on merits of each case for such road area going under road widening as per Development Control Rules as N.2.3

**T-5 Building Control Regulations**

Building Control Rules in any slum re-development proposal shall be as follows :

**T-5 (1)** The scheme shall provide that each slum dweller shall be given a treatment of minimum carpet area of 80 sq. ft. ( 16.75 sq. mt.) (including toilet but excluding common areas) and shall not exceed 30 sq. mt.

**T-5 (2)** In any scheme of re-development shop area for the project affected / slum dwellers shall not exceed the areas which existed prior to the redevelopment of the property.

**T-5 (3)** The construction of the building for the rehabilitation of slum dwellers and tenements to be made available to the appropriate authority shall be as per the designs and specifications approved by the Committee specified in T-6.

**T-5 (4) Multi Purpose Room-** A multi purpose room shall be allowed with size upto 12.5 sq. mt. with a minimum width of 2.4 mt.

**T-5 (5) Cooking Space (alcove)** - Provision of a separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq. mt. with minimum width of 1.2 mt.

**T-5 (6) Combined Toilet** - A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq. mt. with minimum width of 1.85 sq. mt. with minimum width of one meter.

**T-5 (7) Height** - The average height for a habitable room with slopping roof shall be minimum 2.6 mt. with minimum height of two meters at eaves. In the case of a flat roof, minimum clear height shall be 2.6 meter for habitable rooms. Kitchen area shall have minimum clear height/average height of 2.4 mt. and bath and water closet (without loft) shall have a clear minimum height of 2.2 mt.

**T-5 (8) Plinth** - The minimum plinth height shall be 30 cm. And in areas subject to flooding the plinth shall be higher than the high flood level.

**T-5 (9) External Walls** - 115 mt. thick external brick wall without plaster shall be permitted.

**T-5 (10) Staircase** - Single flight staircase without landing between the two floors shall be permitted.

**T-5 (11) Front Open Space** - The front open space from roads having width of 9.14 mt. and below shall be of a minimum of 1.5 mt. for buildings with heights upto 10 mt

**T- 5 (12) Pathways** - The width of pathways shall be as follows :

- i) 1.5 mt. width for pathways upto 20 mt. in length
- ii) 2.0 mt. width for pathways upto 30 mt. in length
- iii) 2.5 mt. width for pathways upto 40 mt. in length
- iv) 3.0 mt. width for pathways upto 50 mt, in length

**T-5 (13) Flushing Cistern** - In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted.

**T- 5 (14) Water Closet Plan Size** - The water closet seat shall be of a minimum of 0.46 m ( 18 inches) in length.

**T-5 (15) Septic Tank and Leaching Pits (Soak Pits)** - Aseptic tank shall be provided with a capacity of 141.6 liters (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

**T- 5 (16)** In the case of multi stored structures constructed for rehabilitation of the slum dwellers and for the tenements to be made available to the appropriate authorities as mentioned in this Appendix the provisions of Regulations T - 5 (7) to T - 5 (13) in this Appendix shall not apply to that portion of the construction not intended for rehabilitation and such constructions shall be governed according to the normal provisions of these Development Control Regulations.

**T- 5 (17)** The above special regulations shall also be eligible for further relaxation by written permission of the Municipal Commissioner as per Development Control Rule 6.6.2.2 in specific cases where genuine hardship is clearly demonstrated. The Municipal Commissioner shall give such concession in consultation with the committee mentioned in T - 6.

**T - 6** Approval to the scheme as per this appendix shall be given by the committee comprising of the Municipal Commissioner, Vice-President and Chief Executive Officer, PHAD, Collector, Pune Deputy Director of Town Planning, Pune Division, Pune of which Municipal Commissioner shall be the Chairman.

**ODD**

## **APPENDIX-U**

### **Explanatory Notes**

#### **GUIDING/WARNING FLOOR MATERIAL**

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

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

#### **PROPER SIGNAGE**

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

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

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



**APPENDIX-Y**  
**REGULATIONS FOR DEVELOPMENT OF**  
**SPECIAL TOWNSHIPS IN AREA UNDER**  
**PIMPRI-CHINCHWAD MUNICIPAL CORPORATION**

**A) GENERAL REQUIREMENTS:**

- 1) APPLICABILITY :** These Regulations would be applicable the area under sanctioned Pimpri-Chinchwad Development Plan area.

**1.1 AREA REQUIREMENT :** Any suitable area free from all encumbrances having sufficiently wide means of access (not less than 18 mt wide) can be identified for the purpose of development as "Special Township" The area under the Special Township shall not be less than 40 Ha (100 Acres) at one place, contiguous, unbroken and uninterrupted which shall not include the area under the forest, hill top, hill slope, water bodies like river, creek canal, reservoir, lands falling within the belt of 100 mt from the HFL of major lakes dams and its surrounding restricted area lands in the command area of irrigation projects and falling within the belt of 200 mt. from the Archeological importance, Archeological monuments, Heritag precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, goathan areas or congested areas.

**1.2 MANNER OF DECLARATION :** Any area identified above and if found suitable can be Notified by Government in Urban Development Department by flowing procedure under section 37 of the Maharashtra Regional and Town Planning Act. 1966 and also in such other manner as - may be determined by it for the purpose of development as "Special Township Project."

However, in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special Township, the procedure under section 37 of the said Act shall not be necessary.

**1.3 INFRASTRUCTURE FACILITIES :** The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the onsite infrastructures, i. e. roads, including D. P. roads approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any designated in the Development plan, in accordance with the prevailing regulations.

- (a) **Water Supply :** The developer shall be required to develop the source for drinking water {excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 liters per capita per day exclusive of requirement of water for

fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

(b) **Drainage and Garbage Disposal** : The developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirement of Maharashtra Pollution Control Board & Pimpri-Chinchwad Municipal Corporation. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board and Pimpri-Chinchwad Municipal Corporation.

(c) **Power** : The developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

**1.4 ENVIRONMENT** : The development contemplated in townships shall not cause damage to ecology. Environment clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification dated 7<sup>th</sup> July 2004 and as amended from time to time. The township shall provide at least 20% of the total area as park / garden / playground as mentioned in 4 (f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination.

## 2) SPECIAL CONCESSIONS

(a) **N. A. Permission** : Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per Regulation No. 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-Agriculture assessment however will commence from the date of sanction of scheme as per Regulation No. 7 (c).

(b) **Stamp Duty** : The stamp duty rates applicable in Notified Special Township area shall be 50% of the prevailing rates of the Mumbai Stamp Act.

**(c) Development Charges:** A Special Township Project shall be exempted from payment of Development charges to the extent of 50%.

**(d) Grant of Government Land :** Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions, without any subsidy.

**(e) Relaxation from Mumbai Tenancy and Agriculture Land Act :** The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.

**(f) Ceiling of Agriculture Land :** There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such project.

**(g) Exemption from Urban Land (Ceiling and Regulation Act, 1976) :** Special township Projects will be exempted from the purview of Urban Land (Ceiling and Regulation Act, 1976).

**(h) Scrutiny Fee :** A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Pimpri-Chinchwad Municipal Corporation for processing the development proposal on certain, terms and conditions as may be decided by the Pimpri-Chinchwad Municipal Corporation.

**(i) Floating F. S. I.:** There will be floating F. S. I. in the township. Unused F. S. I. of one plot can be used anywhere in the whole township.

**(j) Special Benefits / Concessions** in respect of Star Category Hotels, Hospitals and Multiplexes/ Property Tax shall be provided.

### 3) **PLANNING CONSIDERATIONS**

The Township project has to be an integrated township project. The project should necessarily provide land for following users -

- (a) Residential
- (b) Commercial
- (c) Educational
- (d) Amenity Spaces
- (e) Health Facilities
- (f) Parks, Gardens & Play Grounds
- (g) Public Utilities

### 4) **GENERAL NORMS FOR DIFFERENT LAND USES**

The overall planning of the special townships shall be such that the project shall meet with the specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

**(a) Residential** : The residential area should be well defined in cluster or neighborhoods or in plotted development with proper road grid. Out of the total built-up-area proposed to be utilized which is permissible as proportionate to zoning of area under such township as least 60% of the area shall be used for purely residential development and further out of the total built up area proposed to be utilized for residential development 10% shall be built for residential tenements having built up area upto 40 sq. mt.

**(b) Commercial** : The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc.

**(c) Educational:** Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have adequate allocation area for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

**(d) Amenity Spaces** : The area allocation for amenity space providing amenities like market, essential shopping area, recreation centers, town hall, library etc. should not be less than 5% of gross area and should be evenly placed.

**(e) Health Facilities** : Adequate area allocation for health facilities for primary health shall be provided. Minimum area required for health facilities shall be as per prevailing planning standards.

**(f) Parks, Gardens and Play Grounds** : The township shall also provide at least 20% of the gross area of township as parks/ gardens/ play grounds without changing the topography. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters This 20% should be developed by the developer for such purposes and kept open to general public without any restriction or discrimination.

**(g) Public Utilities:** Appropriate area allocation should be provided for (a) power receiving station / sub station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery/ cremation ground, (g) bus station, fire brigade station, and other public utilities as per requirements.

**(h) Transport and Communication** : The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

Classified Road - as prescribed

Main road / Ring Road - Minimum 18 to 24 meter wide

Internal Road - as per prevailing bye laws applicable to development plan subject to minimum road width 9 mt.

(i) **Service Industries** : In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use shall be residential use.

**Notes:**

- i) All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulation of Development Plan.
- ii) Location of Development Plan reservation can be shifted anywhere in the Township Area with the approval of the Municipal Commissioner.
- iii) Development Plan reservations in the Township area, shall not be handed over to the Planning Authority but the same shall be developed by the developer for the designated amenity.
- iv) Development Plan roads in the township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions thereupon.
- v) Minimum parking shall be provided as per DCR of Pimpri-Chinchwad Municipal Corporation provided that for hotel, restaurant, college, school, educational institute, educational classes, hospitals, polyclinics and diagnostic centres, offices, mangal karyalaya, town hall, clubs, etc. onsite parking shall be provided. For buildings having mixed user regular parking area a 3.0 mt. wide strip within the area along the road on front side shall be provided for visitor's parking.

**5) DEVELOPMENT CONTROL REGULATIONS**

Prevailing Development Control Regulations of sanctioned Developed Plan amended from time to time shall be applicable mutandis except those expressly provided in these Special Regulations.

**5.1 Special Township in Residential, Residential with Agricultural / Green Zone / No Development Zone.**

(i) The Total Built Up Area / F. S. I. of entire gross area of the Special Township declared as per -Regulation No. 1.1 excluding the area under Agriculture / Green Zone / No Development Zone, if any included in the project shall be 1.00. The F. S. I. for Agriculture / Green Zone / No. Development Zone if any included in Special Township Zone shall be 0.2 only in proportion to area of the zone. There will be no limit of total built up area / F. S. I. for the development of individual plots. Height of building shall be as per prevailing Development Control Regulations for Pimpri-Chinchwad Municipal Corporation. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer, Pimpri-Chinchwad Municipal Corporation utilisation of DRC's originated from any other area i.e. outside Special Township area shall not be permissible in Special Township area.

(ii) In case are Notified under Special Township falls in Residential Zone and partly in Agricultural/ Green Zone/ No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

### **5.2 Special Townships in Agricultural/ Green Zone / No Development Zone**

(i) Development of Special Township Project in Agricultural/ Green Zone/ No Development Zone contained in the Development plan shall be permissible subject to conditions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area/ F. S. I. of 0.20 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purpose as per the prescribed planning norms. As regards 50% of land which is required to be kept open the same shall be made free of encumbrances and no development except town level open amenities shall be permissible therein.

(ii) All provision of Regulations except 4 (f) shall apply to the development of Township in Agricultural/ Green Zone/ No Development Zone.

### **5.3 General Regulations :**

(i) In the event the special township project contains sites reserved for public purposes. (buildable reservations) in Development Plan, for which the Appropriate Authority is any department of State Govt. / Central Govt. or any Government undertaking, the developer shall construct the amenity as per requirement of the concerned department and handover the constructed amenity free of cost to that Department. Upon such handing over the constructed amenity the developer would be entitled to utilise additional floor space over and above the F. S. I. permissible within the township (equivalent to the built up area of the constructed amenity) anywhere within the special township project.

(ii) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Pimpri-Chinchwad Municipal Corporation about the construction of building as below -

Have confirmed that the proposed construction in the scheme is as per norms as specified by Indian Standard Institute, for the resistance of earth quake fire safety & natural calamities.

(iii) Upper and lower ground floor type construction shall not be allowed.

(iv) In special Township schemes under Residential zone and Agricultural / Green Zone / No Development Zone trees at the rate of minimum 150 trees per ha and 400 trees per ha respectively shall be planted and maintained by the developer.

(v) Once the proposal for special Township is submitted to the Government under Regulation No. 7 (A) no change of zone proposal in such Township area shall be considered by Government.

**6) SALE PERMISSION:**

It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/ flat shall be allowed unless the basic infrastructure as per Regulation no. 1.3 is provided by the developer to the satisfaction of the Commissioner, Pimpri-Chinchwad Municipal Corporation. In case the development is proposed in Phases & sale permission is expected after completion of Phase wise basic infrastructure, such permission may be granted by the Pimpri-Chinchwad Municipal Corporation. Before granting such sale permission, Developer had to submit undertaking about the basic infrastructure to be provided & completed phase wise. The plots earmarked for amenities, facilities, and utilities shall be also simultaneously developed phase wise along with residential /allied development.

**7) PROCEDURE:**

**(a) Locational Clearance :** The proposal for development of Special Township alongwith details of ownership of land or Development rights of lands in the proposed scheme, site plan, part plan of sanction development plan, shall be submitted to Government in Urban Development Department alongwith a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government u/s 45 of M.R. & TP Act, 1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the state Government within a period of 90 days from the date of receipt of the proposal & after completion of all prescribed procedure specified in Regulation No 1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/approval will stand lapsed unless it is renewed by Govt. for sufficient reasons. Application for renewal has to be made to Govt. before expiry of one year, These special Regulations shall not be applicable to the area on which clearance / approval has lapsed.

**(b) Letter of Intent :** Upon receipt of locational clearance from the Government the developer shall submit the proposal in respect of Special Township to Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri alongwith the environmental clearance as mentioned in Regulation No. 1.4 for Issue of letter of intent. The proposal shall contain ownership rights / development rights, document in respect of as least 50 % of area under scheme and other particulars as decided and

directed by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the final proposal, complete in all respect. The letter of intent shall be valid for six months unless renewed.

- (c) (i) **Final Approval** : The Developer shall submit the layout plan of the entire township area, sector - wise detailed building plans and details of phasing for final sanction of the Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri. The developer shall also submit an undertaking and execute an agreement about development and maintenance of basic infra structural amenities in future with bank guarantee of 15% of its development costs. The Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri, shall grant approval to layout plan and sector wise detailed building plan in consultation with Deputy Director of Town Planning, Pune Division, Pune within the stipulated period on terms and conditions as may be determined by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri.

The period required for Technical consultant with Deputy Director of Town Planning, Pune Division, Pune shall not be computed.

Any one aggrieved by an order passed under prevailing Development Control Regulations may within forty days of the date of communication of the order prefer an appeal to the State Government.

(ii) **Every Application** shall be accompanied by -

- a) Ownership Document 7/12 extract/ Property Card, Ownership right Document in original with list of such documents
- b) Extent of Area Village maps showing the extent of area and authenticated measurement plan/ gut book of the land in original and list of such documents.
- c) Authenticated copies of locational clearance and letter of intent.
- d) Layout and Building (Prepared & signed by experts in respective field and team headed by an architect Town Planner)
  - i) Layout plan showing all details of area utilized under roads, open spaces, parks, garden playground & other amenities.

- ii) Detailed layout plan, building plans of all development with area of all sector and individual plots and built up area /FSI proposed on each sector and plot.
- iii) Detailed Report comprising of expected population, requirement of amenities proposed amenities with reference to prevailing planning standards approved by Government sources of all basic amenities and details of implementation maintenance, Taxation etc.
- iv) Details of zoning and area under such zone
- v) Details of FSI / Total built up area proposed to be utilized in scheme.
- vi) Details of Eco friendly amenities provided.
- vii) Plan showing road hierarchy and road widths, pedestrian, facility, street furniture, plantation, side walk, subways with details.
- viii) Details of solid waste management plan.
- ix) Plan showing HFL of major lakes, river of any certified by irrigation Department.
- x) Plan showing details of distribution of total built up-area/ space.
- xi) Plan showing water supply distribution system including reservoirs recycling system, details of rainwater harvesting system.
- xii) Details of storm water drainage scheme.
- xiii) Details of fire fighting mechanism, fire brigade station.
- xiv) All other documents as determined and directed by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri.

**Note :** The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner / developer by the Government/ Collector/ Commissioner.

## B) Implementation & Completion

- i) Development of Basic infrastructure & amenity shall be completed by the developer to the satisfaction of the Commissioner, Pimpri Chinchwad Municipal Corporation, Pimpri as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.
- ii) No building in the scheme is permitted to be occupied in any manner unless occupancy's certificate is issued by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri.
- iii) Final completion certificate for the scheme is to be issued by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri in consultation with Maharashtra Pollution Control Board, Tree Authority as far as tree plantation is concerned and Chief Fire Officer of Pimpri-Chinchwad Municipal Corporation.
- iv) Application for occupation certificate or final completion certificate shall be submitted alongwith a declaration and undertaking by the developer and his structural consultant, Architect Town Planner as follows :
  - i) We confirm that all buildings contracted in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earthquake, fire safety and natural calamities.
  - ii) Work is done as per sanctioned plan
  - iii) Built up area and FSI ~~consumed~~ in scheme is as per sanctioned plan of the scheme.
  - iv) If it is found that extra built up area / FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri within one month.

**9) Interpretation :**

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

**DOD**

### **All the New Proposals to be Submitted Online for Building Permission**

The brief procedure is as follows :

- Architect / License Engineer need to enroll their names at PCMC and collect their Login ID and Passwords from Building Permission Dept. of PCMC.
- The submission drawing should be a dwg. file in pre-defined format.
- Once the drawing is ready user need to login to PCMC website at [www.pcmcindia.gov.in](http://www.pcmcindia.gov.in)
- When clicked on "Building Permission" link, proposal can be submitted using the "New Application" option.
- By entering the Login ID and password, user can manage all types of proposal submissions related to Building Permission from his console.
- The status of all his proposals can be seen from in console.