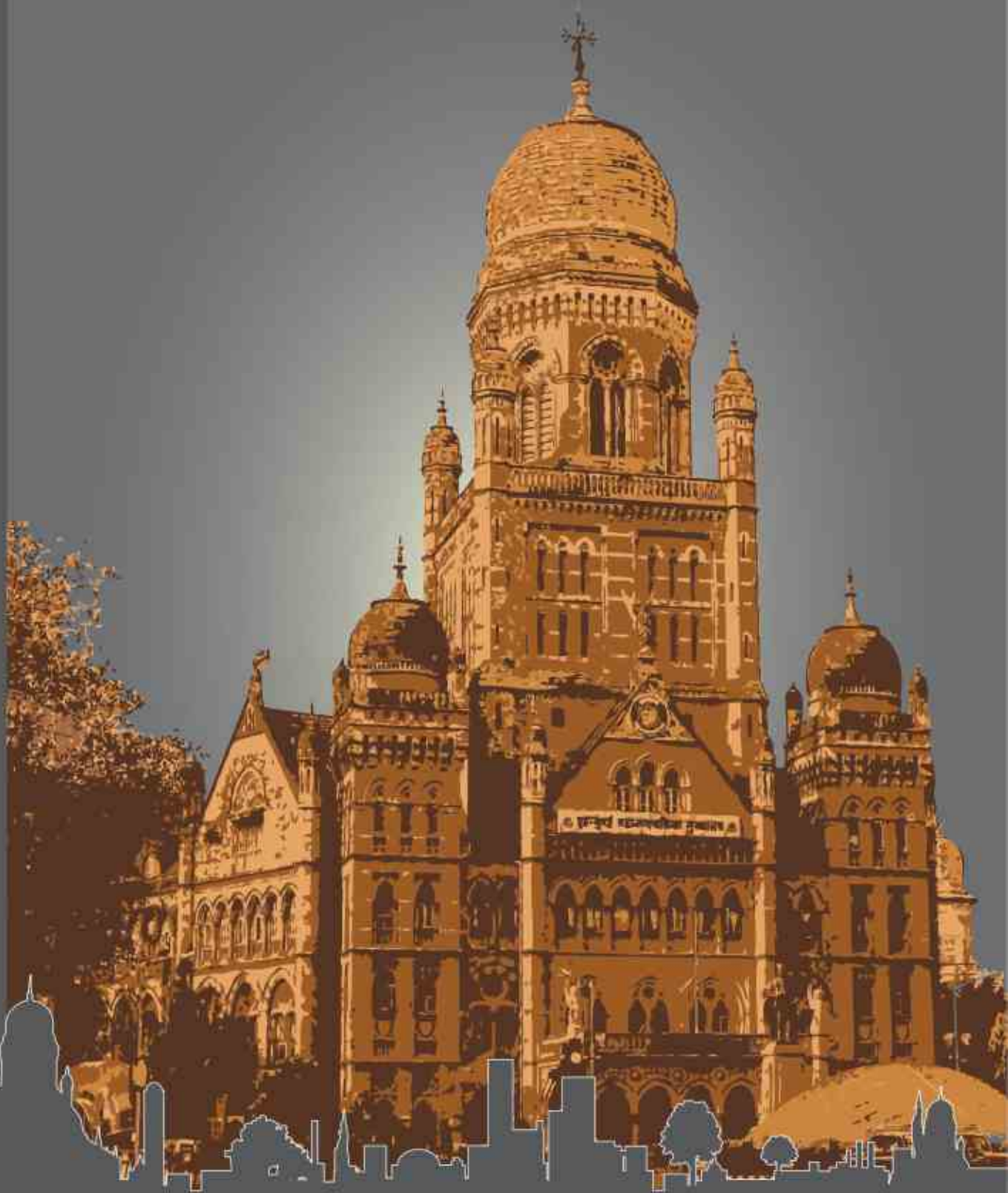


DEVELOPMENT PLAN - 2034
GREATER MUMBAI



**DRAFT DEVELOPMENT CONTROL
REGULATION**



GREATER MUMBAI
DRAFT DEVELOPMENT PLAN-2034





PREAMBLE

Municipal Corporation of Greater Mumbai undertook revision of Development Plan under Section 38 of the MR&TP Act and has prepared the Draft Development Plan of Greater Mumbai 2034. As a part of the Revision of Development Plan, these Draft Development Control Regulations, 2034 have been formulated under Clause (m) of Section 22 of the MR&TP Act.

The purpose of these Regulations is to guide the Municipal Officials, landowners and the concerned professionals to formulate development proposals in accordance with the objectives and provisions of Development Plan.



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General Development Control Regulations (GDCR)



बृहन्मुंबई महानगर

1 PART

ADMINISTRATION

The purpose of this part is to lay down the jurisdiction and commencement of these Regulations and to define the terms and expressions used in these Regulations.

मगरपालिका



PART 1. ADMINISTRATION

1. PRELIMINARIES

1.1 SHORT TITLE, JURISDICTION AND COMMENCEMENT

Short Title: These Regulations may be called the "Draft General Development Control Regulations 2034" (hereinafter called these Regulations) of the "Draft Development Plan 2034 (2nd Revision)" (hereinafter called the Development Plan).

In addition to these General Regulations, Special Regulations shall be applicable for specific areas or land uses as may be specified from time to time.

Jurisdiction: These Regulations shall apply to Greater Mumbai excluding the jurisdictions of the Special Planning Authorities appointed by the State Government under Section 40 of the MR&TP Act.

Date of Commencement: These Regulations shall come into force on publication of the Draft Development Plan under Section 26 of the MR&TP Act. Provided that the Commissioner may apply the stringent of the provisions of these Regulations or the Development Control Regulations for Greater Mumbai, 1991 till the Draft Development Plan and these Regulations are sanctioned by the State Government under Section 31 of the MR&TP Act.

Transitional Arrangement: Section 46 of the MR&TP Act 1966 provides that "The Planning Authority in considering application for permission shall have due regard to the provisions of any draft or final plan or proposal published by means of notice submitted or sanctioned under this Act."

Notwithstanding such provision it is clarified that from the date of publication of Greater Mumbai Draft Development Plan 2034 under Section 26 of the said Act till its sanction under Section 31 of the said Act, following transitional provisions shall apply.

1. **Land Use Zones:** The stringent of Land Use Zones of DP 1991 and Draft DP 2034 shall prevail.
2. **Development of Land Reserved for Public Purposes:** The reservations from DP 1991 will continue to be in force, including those proposed to be deleted in the Draft DP 2034.
3. **Control of other Development:** All other aspects of development shall continue to be governed by the DCR 1991 including payments for premium as amended up to date till the Draft DP 2034 is sanctioned.

1.2 EXCEPTIONS

If there is a conflict between the requirements of these Regulations and those of any other rules or bylaws, these Regulations shall prevail. Action taken under the Regulations prior to these Regulations coming in to force shall be deemed to be valid and continue to be so valid unless otherwise specified. Provided that in respect of areas included in a finally sanctioned Town Planning Scheme, the Scheme Regulations for access provisions shall prevail excluding all other provisions, in case of a conflict between the requirements of these Regulations and the Scheme Regulations.

2. INTERPRETATION

In these Regulations, the use of the present tense includes the future tense, the masculine gender includes the feminine and neuter genders, the singular includes the plural and plural includes singular. "Writing" includes printing and typing and "signature" includes thumb impression of a person unable to sign, provided that his name is written below such impression.

Wherever sizes and dimensions of rooms and spaces within buildings are specified, they mean the clear dimensions, unless otherwise specified in these Regulations.

3. DELEGATION OF POWERS

Except where the Commissioner's special permission is expressly stipulated, the powers or functions vested in him by these Regulations may be delegated to any municipal official under his control, subject to his supervision if necessary and subject to such conditions and limitations, as he may prescribe. In these Regulations, the word "Commissioner" shall include the relevant municipal official to whom Municipal Commissioner's powers are delegated from time to time.

4. DISCRETIONARY POWERS

- a) In conformity with the intent and spirit of these Regulations, the Commissioner may
 - (i) Decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any municipal officer under delegation of powers under these Regulations or interpretation in the application of these Regulations and
 - (ii) Authorise the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he finds such an authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.
- b) In specific cases where a clearly demonstrable hardship is caused, the Commissioner for reasons to be recorded in writing, by a special permission may permit any of the dimensions prescribed by these Regulations to be modified, except those relating to floor space indices, parking and required marginal open spaces unless otherwise permitted under these Regulations, provided that such relaxation will not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighbourhood.

5. DEFINITIONS OF TERMS & EXPRESSIONS

- a) In these Regulations, unless the context otherwise requires, the terms and expressions shall have the meaning indicated against each of them in Annexure 5.1.
- b) Terms and expressions not defined in these Regulations shall have the same meaning as assigned to them in,
 - (i) MR&TP Act, 1966 (Mah. Act No. XXXVII of 1966) as amended upto date;
 - (ii) MMC Act, 1888 (Mumbai Act No. III of 1888) and rules and bylaws framed thereunder, and unless the context requires otherwise;
 - (iii) The terms and expressions neither defined in these Regulations nor defined in (i) and (ii) above shall be interpreted with reference to the latest National Building Code in the relevant context.

2 PART

PROCEDURES OF DEVELOPMENT CONTROL

The purpose of this part is to:-

1. Explain the legal provisions related to control of development, procedures to be followed for seeking development permission including engagement of professionals for preparation of Development Proposals.
2. Explain the manner and the stages in which development permission will be granted and the manner in which the progress of execution will be monitored and
3. Laydown provisions for appeal and grievance redressal.



PART 2. PROCEDURES OF DEVELOPMENT CONTROL

6. DEVELOPMENT PERMISSION – REQUIREMENTS AND PROCEDURE

6.1 DEVELOPMENT

Development as defined in the MR&TP Act means “the carrying out of buildings, engineering, mining or other operations in or over or under, land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any heritage; building or its precinct and includes demolition of any existing building, structure or erection or part of such building, structure or erection; and reclamation, redevelopment and lay-out and sub-division of any land.”

6.2 PERMISSION OF THE PLANNING AUTHORITY FOR CARRYING OUT DEVELOPMENT

As provided in Section 43 of the MR&TP Act, “No person shall institute or change the use of any land or carry out any development of land without the permission in writing of the Planning Authority.”

6.2.1 Exception:

Further as provided in Section 43 of the MR&TP Act, no such permission shall be necessary;

- a) for carrying out works for maintenance, improvement or other alteration without changing the internal approved layout of any building, being works which affect only the interior of the building or which do not materially affect the external appearance thereof except in case of heritage building or heritage precinct;
- b) for carrying out works in compliance with any order or direction made by any authority under any law for the time being in force ;
- c) for carrying out works by any authority in exercise of its powers under any law for the time being in force
- d) for carrying out works by the Central or the State Government or any local authority of any works
 - i) required for the maintenance or improvement of a highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street;
 - ii) for the purpose of inspecting, repairing or renewing any drains, sewer lines, pipes, cable, telephone or other apparatus including the breaking open of any street or other land for that purpose;
 - iii) provided that breaking open of any street shall be subject to prior NOC from Traffic Department of Mumbai Police wherever necessary and subject to prior payment of road reinstatement charges and permission from relevant Municipal Authority;
- e) for the excavation (including wells) made in the ordinary course of agricultural operation;
- f) for the construction of a road intended to give access to land solely for agricultural purposes;

- g) for normal use of land which has been used temporarily for other purposes;
- h) in case of land normally used for one purpose and occasionally used for any other purpose, for the use of land for that other purpose on occasions;
- i) for use for any purpose incidental to the use of a building for human habitation of any other building or land attached to such building.

6.2.2 Additional Exceptions

- a) The scope of 6.2.1(d) shall be extended to include carrying out works by other public utilities such as railways, metro-rail, mono-rail, public bus services, ports, jetties, airports, piped gas supply, electricity supply etc. for maintenance and operational purposes only.
- b) Tenantable repairs as defined in the Section 342 of the MMC Act.

6.3 PROFESSIONAL SERVICES

6.3.1 Professionals on Record

Any person intending to carry out development shall appoint following professionals to formulate development proposal in accordance with these Regulations, to supervise the execution of development works and to certify the completion of such works in accordance with the development permission. Professionals duly registered under appropriate law or with MCGM shall be appointed. Professionals appointed for a particular development project shall be called “*Professionals on Record*” for that particular project.

Table No. 1. List of Professionals to be appointed.

| Sr. No. | Professionals on Record | Requirement |
|---------|---|---|
| 1 | Architect OR Licensed Surveyor | Required for all proposals |
| 2 | Advocate or Solicitors | ----- * ----- |
| 3 | Site Supervisor | -----”----- |
| 4 | Structural Engineer | Where structural work is involved |
| 5 | Licensed Plumber | Where plumbing work is involved |
| 6 | Consultants for Rain water harvesting and management of Storm Water | Where rain water harvesting is proposed/required under Regulation No. 33 of these Regulations |
| 7 | Consultant for Grey water Recycling | Required where grey water recycling proposed/required under Regulation No. 35 of these Regulations |
| 8 | Consultant for Conservation of Energy | Where energy conservation measures are proposed/required under Regulation No. 38 of these Regulations |
| 9 | Consultant for Fire Safety measures | Where specific fire safety measures are proposed/required under Regulation No. 28 of these Regulations |
| 10 | Consultant for Heating, Ventilation and Air-conditioning (HVAC) | Where specific provisions for HVAC are proposed or provided |
| 11 | Consultant for Solid Waste Management. | Where specific provision for solid waste treatment and disposal is proposed/required under Regulation No. 38 of these Regulations |

6.3.2 Registration, Qualification, Duties and Responsibilities of Professionals

The qualification, duties, responsibilities and registration process of the above Pro-

professionals are prescribed in Annexure 6.1.

6.3.3 Replacement of Professional on Record

If “Professionals on Record” appointed by the applicant, based on whose certification building permissions are granted, ceases to be a Professional on Record for whatsoever reason, it shall be brought to the notice of the Commissioner immediately along with the detailed list of stages of works completed during his tenure. The permission granted by the Commissioner for the relevant part of the development formulated and being supervised shall cease to be valid and continue to remain invalid till the replacement of such Professional on Record. Till such replacement, no further work of development formulated and to be supervised by the concerned Professional shall be undertaken. Any such work carried out during such time shall be deemed to be unauthorised.

The Professional on Record who intends to relinquish his position as a Professional on Record shall submit his resignation along with the report for the stage of work carried out under his supervision. The new professional shall submit written consent to the Commissioner agreeing to undertake the further work along with an appointment letter from owner/ developer and resignation of previous Professional on Record. Commissioner shall issue acceptance letter to the new Professional on Record with the stage of work already completed mentioned therein.

6.4. CERTIFICATIONS REQUIRED FOR HIGH RISE BUILDINGS

For various types of buildings classified according to their height, the structural design and stability certification to assure the design criteria and structural stability of the proposed building shall comply with the provisions as detailed in Regulation No.28 of these Regulations.

6.5 APPLICATION FOR DEVELOPMENT PERMISSION – FORM AND CONTENT

Any person not being Central Government or State Government or local authority intending to carry out any development on any land that requires permission under Regulation No. 6.2 above, shall make an application in writing. Provided that when any Government intends to carry out development for the purposes of any of its departments or offices or authorities, the officer in charge thereof shall inform in writing to the Commissioner as prescribed in Annexure 6.2 in accordance with the provisions of sub Section (1) of Section 58 of the MR&TP Act. Further processing of the proposed development shall be in accordance with the provisions of Sub Section 2 to Sub Section 4 of Section 58 of the MR&TP Act.

Exception: *Provided that no such application will be necessary for demolition of an existing structure, erection of building or part thereof in compliance of a statutory notice from a Planning Authority or Mumbai Housing and Area Development Board, the Mumbai Repairs and Reconstruction Board or the Mumbai Slum Improvement Board established under the Maharashtra Housing and Area Development Act, 1976. Any demolition of structure shall ensure safety of adjoining structures and controlling nuisance on account of noise, dust etc. and shall be in compliance to the provisions of Part -7, Section 5, Safety in Demolition of Buildings, National Building Code as amended upto date.*

6.6 SUBMISSION OF APPLICATION FOR DEVELOPMENT PERMISSION

Application seeking permission for development shall be submitted following the provisions of Section 44 or Section 69 of the MR&TP Act. Such permissions will be processed in two stages.

Stage-1: Planning Permission;

Stage-2: Building Permission.

For the purposes of obtaining Stage-2 Building Permission, in addition to the Stage-1 Planning Permission, application shall be submitted under Section 337 or 342 of the MMC Act.

Stage 1: Planning permission

Development involving any of the following shall require Stage 1: Planning Permission.

- a) Change of User (in cases of plots located in Industrial Zones or existing Industrial user irrespective of the zone in which it is situated as provided under the Regulation No. 13.3.3 of these Regulations)
- b) Layout/Subdivision/Amalgamation (As per the Regulation No. 11 of these Regulations)
- c) Development Permission under accommodation reservation (As per the Regulation No. 17.1 Table No. 18 of these Regulations)
- d) Development permission for reservation categorized under non-accommodation reservation (As per the Regulation No. 17.1, Table No. 17 of these Regulations)
- e) Development of plots designated for public purpose. (As per the Regulation No. 17.2 Table No. 19 of these Regulations)
- f) Grant of TDR (As per the Regulation No. 16 of these Regulations)
- g) Utilization of TDR (As per the Regulation No. 16 of these Regulations)
- h) Development of plots of Cotton Textile Mills (As per the Regulation No. SDCR 5 of Special Development Control Regulations these Regulations)
- i) Quarrying if permissible
- j) Reclamation if permissible
- k) Development in Heritage Precincts (As per the Regulation No. SDCR 6 of Special Development Control Regulations these Regulations)
- l) Cluster Development (As per the Regulation No. SDCR 2 of Special Development Control Regulations these Regulations)

The application for Stage 1: Planning Permission shall be submitted to the office of Chief Planner (Development Plan) in the form prescribed in Annexure 6.3, along with accompaniments as prescribed in Annexure 6.4.

Stage 2: Building Permission

In case of development involving 'Construction or demolition of Building' after obtaining Planning permission, if required, application shall be submitted for Stage 2: Building Permission.

Form of application for seeking 'Building Permission' is given in Annexure 6.5 and the requirement of accompaniments are listed in Annexure 6.6. The application for Building Permission shall be submitted at the offices stated below:

Table No. 2. Addresses of the Departments

| Sr. No. | Location of proposed Development | | Head of Dept. | Address |
|---------|--|-----------------------------------|-----------------------------|---|
| | Zone | Wards | | |
| 1 | City | A, B, C, D, E, F/S, F/N, G/S, G/N | Dy.Ch.E.B.P. (City) | Dosti Acre, Vidyalankar Road, Walada Road, Walada (West), Mumbai - 400 037 |
| 2 | Western Suburbs | H/E, H/W, K/E, K/W | Dy.Ch.E.B.P. (W.S.-I) | 1st floor, Bhabha Hospital Bldg., Bandra(W), Mumbai- 400 050. |
| 3 | Western Suburbs | P/S, P/N, R/S, R/C, R/N | Dy.Ch.E.B.P. (W.S.-II) | Municipal Bldg. 'C' wing, Sanskruti Complex, 90 ft. D.P. Road, Kandivall(E), Mumbai- 400 001. |
| 4 | Eastern Suburbs | L, M/E, M/W, N, S, T | Dy.Ch.E.B.P. (E.S.) | Near Raj Legacy, Paper mill compound, L.B.S. Marg, Vikroli(W), Mumbai-400 109 |
| 5 | For all Government Proposals in Gr. Mumbai | All Wards | Dy.Ch.E.B.P. (Special Cell) | Ground Floor, Municipal Training Centre, Raheja Vihar Complex, Chandivall Farm Road, Chandivall, Andheri (East), Mumbai 400 072 |

Note: The contents of above table is subject to change and latest information will be available on www.mcgm.gov.in

6.7 FEES, CHARGES AND PREMIUMS TO BE PAID FOR DEVELOPMENT PERMISSIONS

Fees, Charges and Premiums to be paid for development permissions along with the application and at various stages of development are prescribed in Annexure 6.7.

6.8 APPLICATION FOR PERMISSION FOR AMENDED OR REVISED PROPOSALS

6.8.1 Deviation during Construction

If during the construction of a building, any deviation from the sanctioned plans is intended by way of internal or external changes, sanction of the Commissioner shall be necessary. An amended or revised plans as mentioned in Regulation No. 6.8.2 and 6.8.3 below showing the intended deviations shall be submitted. Any work carried out in contravention to the sanctioned plans, without prior approval of the Commissioner, shall be deemed as unauthorised.

6.8.2 Amended Proposal

Any time after sanction of the development permission, any change is proposed in the area or dimensions of the work without changing the FSI of that was approved earlier, the Architect shall submit amended plans for approval on payment of scrutiny fees for the amended proposal as mentioned in Annexure 6.7. After scrutinizing the amended plans with reference to these Regulations, approval to the amended plans will be granted with original or additional conditions by way of 're-endorsement' of Planning Permission or Commencement Certificate (C.C.) as the case may be.

6.8.3 Revised Proposal

Any time after sanction of the development permission, any change is proposed in the area or dimensions of the work with change in the FSI of what was approved earlier, the Architect shall submit revised plans for approval on payment of scrutiny fees for the revised proposal as mentioned in Annexure 6.7. After scrutinizing the re-

vised plans with reference to these Regulations, approval to the revised plans will be granted with original or additional conditions by way of fresh Planning Permission or Commencement Certificate (C.C.) as the case may be.

6.9 COMMUNICATING DECISIONS IN RESPECT OF APPLICATION FOR PLANNING PERMISSION.

The applications for Planning Permissions shall be scrutinised with due regard to the Development Plan and in compliance with these Regulations. The decision based on such scrutiny will be communicated in the form of;

- a) Refusal to grant Planning Permission with reasons or
- b) Grant of 'Planning Permission' with or without conditions.

6.10 COMMUNICATING DECISIONS IN RESPECT OF APPLICATION FOR BUILDING PERMISSION.

The application for Building Permission shall be scrutinised with due regard to the Development Plan, conditions of Planning Permission if any and for compliance with these Regulations. The decision based on such scrutiny shall be communicated in the form of:

- a) Refusal to grant Building Permission with reasons or
- b) Grant of I.O.D. under Section 346 of the MMC Act if the proposed development is found to be in conformity with these Regulations subject to conditions to be complied with before grant of CC under Section 45 of the MR&TP Act. IOD will be issued along with approved plans for the building. It will not entitle the applicant to commence the construction.
- c) 'Commencement Certificate' will be granted in stages to enable monitoring of construction work as per the approved plans. After compliance with the conditions of I.O.D. for grant of C.C upto plinth, C.C. upto plinth will be issued for commencement of work in accordance with the approved plans.
- d) Further C.C will be granted after checking of plinth as per approved plans and on compliance of conditions of I.O.D. for grant of further C.C. If required, further C.C. may be granted in suitable stages for effective monitoring the development.

6.11 APPLICATION FOR OCCUPATION CERTIFICATE OF A BUILDING:

On completion of development, the Architect/Licensed Surveyor shall submit Building Completion Certificate (B.C.C.) in the form of a Notice in Schedule T of Section 353A of MMC Act along with the required documents listed below:

6.11.1 Certificates from MCGM Depts.

Certificate of compliance of conditions of NOC's given by respective departments where applicable

- a) Chief Engineer (Storm Water Drainage),
- b) Hydraulic Engineer,
- c) Chief Engineer (Roads),
- d) Chief Engineer (Sewerage Projects),
- e) Asst. Commissioner (Estates)



- f) Pest Control Officer in case of provision of bore-well,
- g) Chief Fire Officer,
- h) Assistant Assessor & Collector of respective Ward,

6.11.2 Certificates from Professionals on Record.

Following compliance certificates shall be submitted as may be applicable

- a) Structural stability certificate from Structural Engineer.
- b) Drainage Completion Certificate including smoke test by licensed plumber.
- c) Site Supervisor's completion certificate.
- d) Completion certificate for Rain Water Harvesting System from Consultant.
- e) Completion certificate for Energy Conservation Systems from Consultant.
- f) Completion certificates from other professionals on record.

6.11.3 Certificates from other agencies.

Following compliance certificates shall be submitted as may be applicable

- a) NOC from the Competent Authority under the Urban Land (Ceiling & Regulation) Act where required.
- b) Transferring setback area in the name of M.C.G.M. and submission of separate P.R. Card.
- c) P.R. Card for amalgamated and/or subdivided plots in the name of applicant.
- d) Final N.O.C. from MHADA wherever required.
- e) Lift Inspector's completion certificate.
- f) Certificates required from any other authority if applicable.

6.12 COMMUNICATING DECISIONS IN RESPECT OF APPLICATION FOR OCCUPATION PERMISSION .

The B.C.C. submitted by the Architect/Licensed Surveyor along with its accompaniments shall be scrutinized and the site will be inspected. The decision based on such scrutiny and site inspection shall be communicated in the form of;

- a) Refusal to grant Occupation Permission with reasons or
- b) Grant of 'Occupation Certificate' with conditions to be complied with.

6.12.1 Occupation Certificate (O.C.)

Grant of O.C. shall mean building is ready for occupation for the purpose for which Commencement Certificate was granted, subject to obtaining water connection under Section 270A of the MMC Act.

6.12.2 Part Occupation Certificate (Part O. C.)

In case of Redevelopment of existing structures involving rehousing of existing occupants, or in case of building with multiple wings, development can be permitted in phases as well as part O.C. may be granted according to the phased programme approved by the Commissioner.

6.12.3 Acceptance of Building Completion Certificate (B.C.C.)

On securing water connection/certification for provision of adequate water supply to the premises under Section 270A of the MMC Act, the Architect/Licensed Surveyor may apply for final acceptance of B.C.C. and refund of deposits if any.

6.13 SCOPE OF PERMISSION

- a) Grant of I.O.D., C.C., O.C. or acceptance of B.C.C. by the Commissioner shall not be construed as acceptance of correctness, confirmation, approval or authorization of ownership, title or easement rights of the building as well as land over which building is proposed;
- b) Grant of I.O.D., C.C., O.C. or acceptance of B.C.C. by the Commissioner shall not render the Commissioner liable to any claims or compensation arising on account of any injury, damages, loss of materials and/or life occurring during the development work in and around the site of work. It shall wholly and solely be the liability and responsibility of person/s undertaking such development. The Commissioner shall under no circumstances be held responsible for such occurrences and the applicant/owner/project proponent shall indemnify the Corporation by written consent before commencement of any work on site in the prescribed form as per Annexure 6.8.
- c) Neither the grant of permission nor approval of the drawing and specifications nor inspections by the Commissioner during erection of the building, shall in any way relieve the applicant/owner/project proponent of such development from full responsibility for carrying out the work in accordance with these Regulations, provisions of National Building Code and provisions of Bureau of Indian Standards.
- d) The construction, sale, management and transfer of dwelling units on ownership basis shall be regulated by the Housing Regulatory Authority ("HRA") and Housing Appellate Tribunal ("HAT") formed under Maharashtra Housing (Regulation and Development) Act, 2012.
- e) Permission granted under these Regulations shall be deemed to have been revoked on revelation of any false representation in any form by the owner/applicant/Professionals on Record.

6.14 VALIDITY OF PAST PERMISSION

If C.C. under Section 45 of the M.R.&T.P. Act has been issued before the date of publication of these Regulations, but the development is not started within a year from the date of issue of such CC, the said C.C. shall lapse as provided under Section 48 of the MR&TP Act. If after issue of IOD, the CC is not granted within a period of one year under Section 45 of the MR&TP Act, the I.O.D. shall lapse and fresh application for development permission will have to be made under these Regulations. Where development has commenced within one year of C.C. issued prior to publication of these Regulations, the C.C. when required will be revalidated till completion of development in accordance with the C.C. already granted without requiring compliance with these Regulations.

7. MONITORING DEVELOPMENT: BEFORE GRANT OF PERMISSION

7.1 SITE INSPECTION BEFORE GRANT OF ANY PERMISSION

On submission of Proposal for Development Permission, the Commissioner shall inspect the site along with the Architect/L.S. and the Applicant and will prepare a "Initial Site Inspection Report" as per the format given in Annexure 7.1.



7.2 DEMARCATION OF LANDS FOR PUBLIC AMENITIES ON SITE OF WORK

After initial scrutiny and calculations for the requirements of the Amenity Spaces and Roads, as per the Regulation No. 11.4 of these Regulations, the Architect/L.S. shall get confirmation of physical positions of the Reservations/Designations/Roads/Amenity Spaces on site of work by obtaining their physical demarcation from the Commissioner. However, prior to such physical demarcation, the Architect/L.S. shall get the plot boundaries duly authenticated on site from the office of respective City Survey Officer/ District Inspector of Land Records(DILR).

8. MONITORING EXECUTION OF DEVELOPMENT: AFTER GRANT OF PERMISSION

8.1 NOTICE OF COMMENCEMENT OF WORK

The owner shall give notice to the Commissioner of his intention to start the development at the work site on receipt of C.C., as per the details given in Annexure 8.1. The Owner may start the work after 7 days have elapsed from the date of the service of such notice to the Commissioner or earlier, if so permitted.

8.2 SITE INSPECTIONS

The Commissioner may at any time during erection of a building or the execution of any work or development make an inspection thereof without giving previous notice of his intention to do so.

8.3 CHECKING OF PLINTH

The owner through his Licensed Surveyor or Architect shall give notice in a manner given in Annexure 8.2 to the Commissioner on completion of work up to plinth level along with the plinth height using altimeter/GPS techniques/by flying levels from authentic Municipal Benchmarks in the locality to enable the Commissioner to ensure that the work conforms to the sanctioned plans. The permanent bench-mark with respect to the "Town Hall Datum" shall be preserved on site in concrete or steel which shall be available for inspection during as well as on completion of work. The Commissioner may inspect the work jointly with the Licensed Surveyor/Architect within fifteen days from the receipt of such notice and either grant or refuse permission for further construction, in the manners given in Annexure 8.3. If within this period, the permission is not refused, it shall be deemed to have been granted, provided the work is carried out in accordance with the sanctioned plans.

8.4 MONITORING OF PHASED DEVELOPMENT

In case of development of layouts or in case of building with multiple wings or redevelopment involving rehousing of existing occupants, phased program of implementation shall be submitted as provided for in Regulation No 11.3. Monitoring and execution in such cases will be with reference to such phased program.

8.5 HANDING OVER OF RESERVATION/ DESIGNATION/ AMENITY SPACES/ D.P.ROADS/ LAYOUT ROADS AND BUILT-UP AMENITIES UNDER ACCOMMODATION RESERVATION TO M.C.G.M.

The Reservation/Designation/Amenity Space/D.P.Roads, Layout Roads and Built-up Amenities under Accommodation Reservation which are required to be handed over free of costs to the M.C.G.M. as per the conditions of C.C., and/or conditions of planning permission, shall be handed over to the M.C.G.M. before completing construction of built-up area upto FSI 1.00 or before completing construction upto 50% of the permissible base FSI whichever is higher. For such areas, transfer of land in the name of the M.C.G.M. on Property Registered Cards with area in figures and words shall take place before submission of B.C.C. and requesting O.C. for the building or any of the buildings.

However, in case of Centre Government Land/ Lands belonging to the Centre Government / Centre Government Authorities, the condition of transferring such land in MCGM / Appropriate Authority name in the revenue records shall not be insisted. Such lands shall be handed over to MCGM / Appropriate Authority for public purposes.

8.6 STOP WORK NOTICE

Where any development is carried out by any person without approval or in contravention to the development permission, the Commissioner may issue stop work notice as required under Section 354(A) of the MMC Act, to restore the development as per the approval or to its conditions existing prior to the said development took place.

8.7 WITHDRAWAL OF STOP WORK NOTICE

On issue of stop work notice as described in the Regulation No. 8.6 above, the person aggrieved by such notice shall apply for the permission as required under Regulation No.6.8 of these Regulations read with Section 44 or Section 69 of the MR&TP Act, for retention/regularisation of the work so carried out.

The stop work notice as described in Regulation No. 8.6 of these Regulations stands withdrawn only after the permission so applied for the aforesaid development is granted, the work so carried out without or beyond the approval is regularised by the Commissioner by charging penalty as per the policies of MCGM in force from time to time and as provided in the Section 53 of the MR&TP Act or on restoring the development in consonance with the approval granted.

8.8 ACTION FOR NON COMPLIANCE OF STOP WORK NOTICE

On non compliance of provisions of Regulations No. 8.6 and 8.7 of these Regulations, the Commissioner may prosecute owner and such Professionals on Record and persons who are directly or indirectly responsible for such unauthorized development, as provided under Section 52 and 53 of the MR&TP Act.

8.9 SAFETY PRECAUTIONS WHILE BUILDING UNDER CONSTRUCTION AND LIABILITY FOR ENSURING SAFETY PRECAUTIONS DURING CONSTRUCTION:

It shall be the responsibility of the Applicant/Owner/Developer and the respective Professionals on Records appointed by the Applicant/Owner/Developer, to ensure all the necessary safety measures are taken on site as directed in the Part-7 Constructional Practices & Safety, National Building Code of India, as amended upto date.

Grant of I.O.D./C.C/O.C. or issuance of any written instructions to ensure public safety or reduce nuisance/inconvenience, does not render M.C.G.M. liable for any injury, damages or loss whatsoever that may be caused to anyone in and around the construction area.

8.10 DOCUMENTS AT SITE

The person to whom permission is issued shall during construction, keep-

- a) Posted in a conspicuous place, on the site for which permission has been granted, a copy of I.O.D. as per Section 346 of the MMC Act & the C.C. issued under Section 45 of the M.R.&T.P. Act;
- b) Copies of the approved drawings (amended up to date) and specifications of work;
- c) Copies of various remarks obtained from various departments related to the development; and
- d) List of Professionals on Record with their contact details.

8.11 RESULTS OF TESTS

Where tests of any material are made to ensure conformity with the requirements of these Regulations, record of the test data shall be kept available for inspection during the development and for such period thereafter as required by the Commissioner.

9. APPEAL PROCEDURE

9.1 APPEAL PROVISIONS

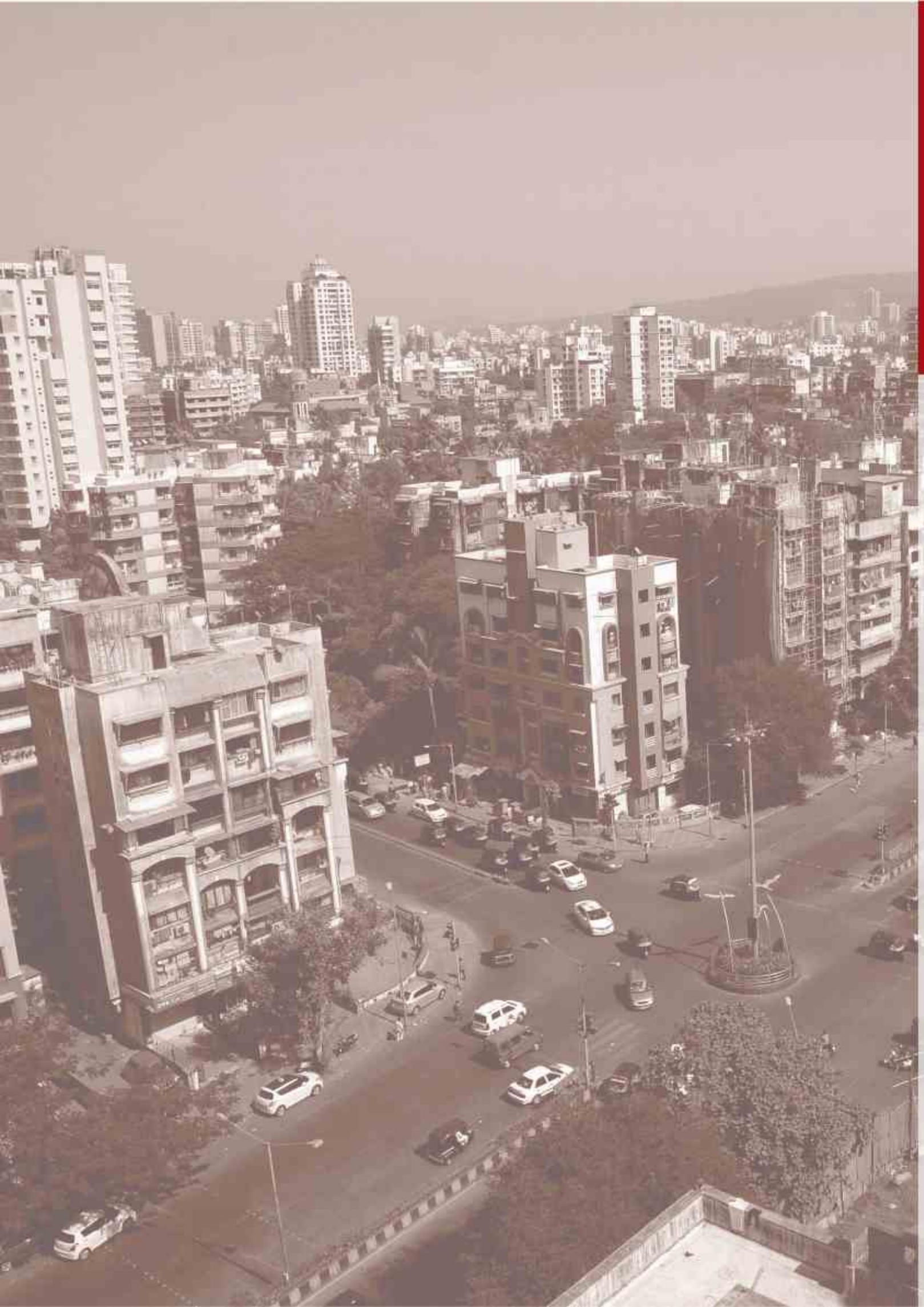
If the Owner or Architect/Licensed Surveyor on Record feels aggrieved by the decisions in respect of his application for Development Permission, he may appeal to the Commissioner for the redressal of his grievance in form given in Annexure 9.1. The Commissioner if felt necessary may refer the matter to the grievance redressal committee mentioned in Regulation No. 9.2 below subject to payment of fees by the appellant as listed in Annexure 6.7.

9.2 GRIEVANCE REDRESSAL

The Grievance Redressal Committee constituted by the Commissioner shall comprise non-official expert members. The committee after granting an opportunity of being heard to the appellant and the concerned MCGM official, shall suitably advise the Commissioner in the matter within a fifteen days from the date of reference to the committee.

9.3 DECISION UNDER APPEAL

The Commissioner will communicate to the appellant his decision along with reasons recorded in writing within 15 working days of the date of receipt of the report of the Grievance Redressal Committee.



3 PART

PUBLIC STREETS, MEANS OF ACCESS AND LAYOUTS

The Purpose of this part is to describe the provisions of Public Streets, requirements of access, requirements of layout and subdivision and requirements of sites for being suitable for building constructions.



PART 3. PUBLIC STREETS, MEANS OF ACCESS AND LAYOUTS

10. PUBLIC STREETS & MEANS OF ACCESS

10.1 RIGHT OF WAY OF PUBLIC STREETS AND D.P. ROADS AND ITS SPACE ALLOCATION.

The public streets, sanctioned R.L.s under the MMC Act and the roads provided for in the Development Plan shall have allocation of Right of Ways for footpaths, carriageways and road divider/ median as stated in Table No. 3 below:

Table No. 3. Allocation of Right of way for Carriage-way, Footpath and Median.

| Sr. No. | Carriageway | Footpath | Carriage-way | Divider |
|---------|-------------|------------------------------------|--|---------|
| 1 | 6.10 M | Nil | 6.10 M | Nil |
| 2 | 9.15 M | One-side 2.15 M. | 7.00 M – Two Lanes | Nil |
| 3 | 12.20 M | Two-Side 2.50 M | 7.20 M – Two Lanes | Nil |
| 4 | 13.40 M | Two- Side 3.00 M | 7.40 M – Two Lanes | Nil |
| 5 | 18.30 M | Two- Side 3.00 M | 12.30 – Four Lane (Truncated) | Nil |
| | | OR | | |
| | | Two- Side 2.15 M | 14.00 M – Four Lanes | Nil |
| 6 | 27.45 M | Two- Side 3.00 M | 21.00 M – Six Lanes Divided | 0.45 M |
| 7 | 30.50 M | Two- Side 4.50 M | 21.00 M – Six Lanes Divided | 0.50 M |
| 8 | 36.60 M | Two- Side 4.00M | 28.00 M – Eight Lanes Divided with exclusive bus lanes | 0.60 M |
| | | OR | | |
| | | Two- Side 7.50M (With Cycle Track) | 21.00 M – Six Lanes Divided | 0.60 M |
| 9 | 45.75 M | Two- Side 7.50M (With Cycle Track) | 30.00 M – Eight Lanes Divided with Exclusive Bus Lanes | 0.75 M |

The total width of footpaths shall be maintained. The width of individual footpath on one side of road could be widened in certain cases to accommodate features like cycle track or street vendors as may be decided by the Commissioner. Allocation of Right-of-way shown in the table above may be varied in favor of footpaths in TOD area/areas of heavy pedestrians movement and where there is propensity of street vending. In exceptional cases, the Commissioner may make changes in the above table. Provisions of arcades within the plot boundary as required under Special Regulation No. SDCr 7 of these Regulation shall have mandatory right of access for public use at all times. The provisions given above table is illustrated in cross sections of the roads as shown below:

Figure No. 1. Allocation of Right of way for 6.10 M Road

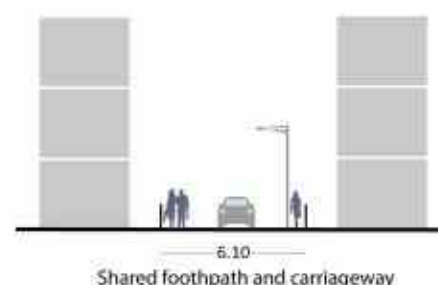


Figure No. 2. Allocation of Right of way for 9.15 M Road

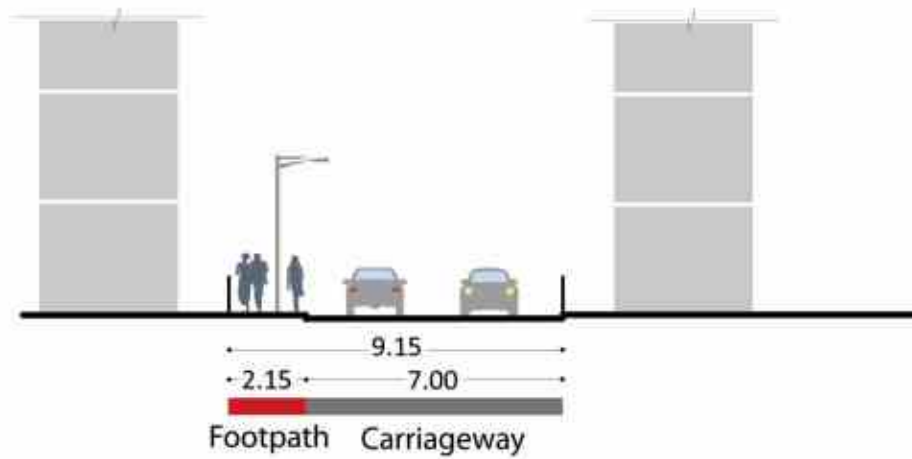


Figure No. 3. Allocation of Right of way for 12.20 M Road

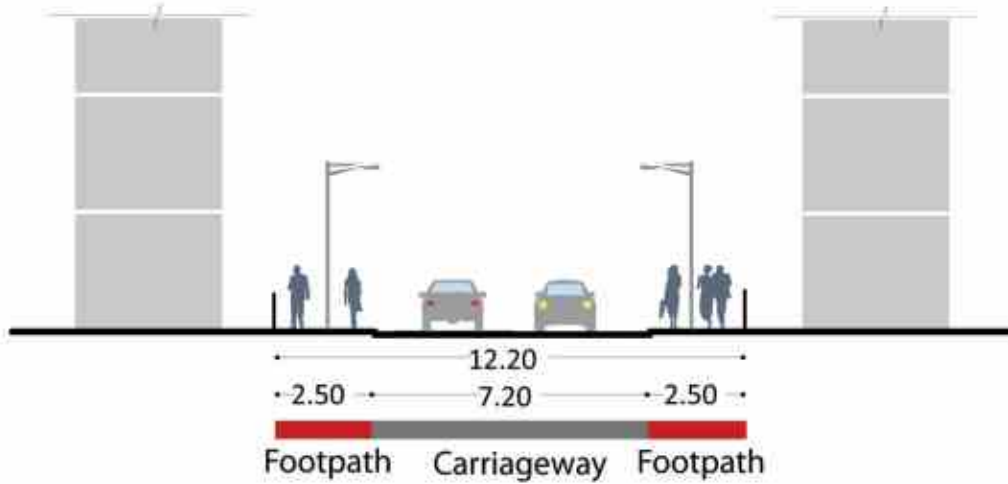


Figure No. 4. Allocation of Right of way for 13.40 M Road

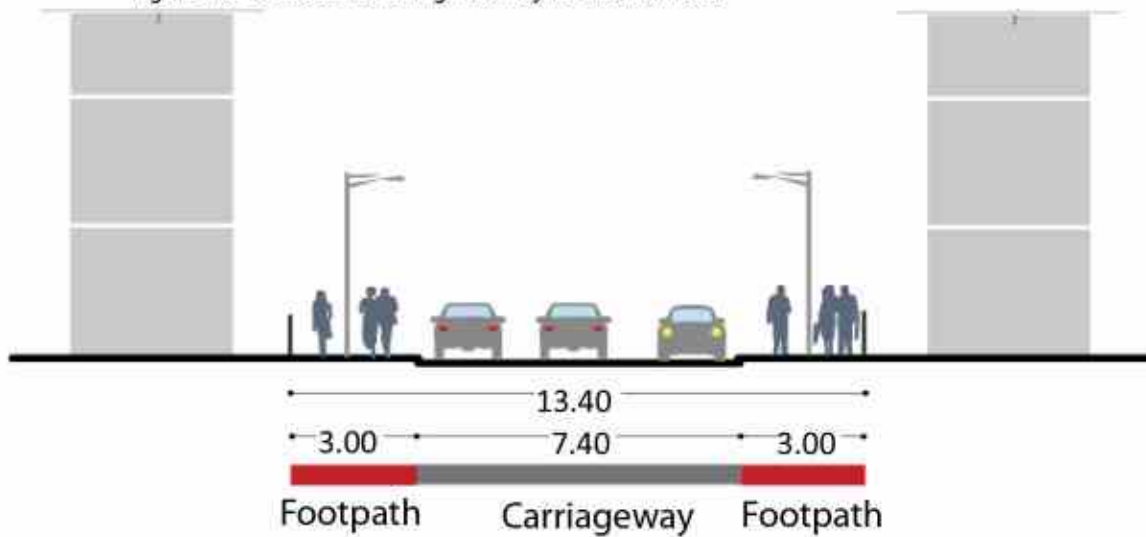


Figure No. 5. Allocation of Right of way for 18.30M Road (Alternative 1)

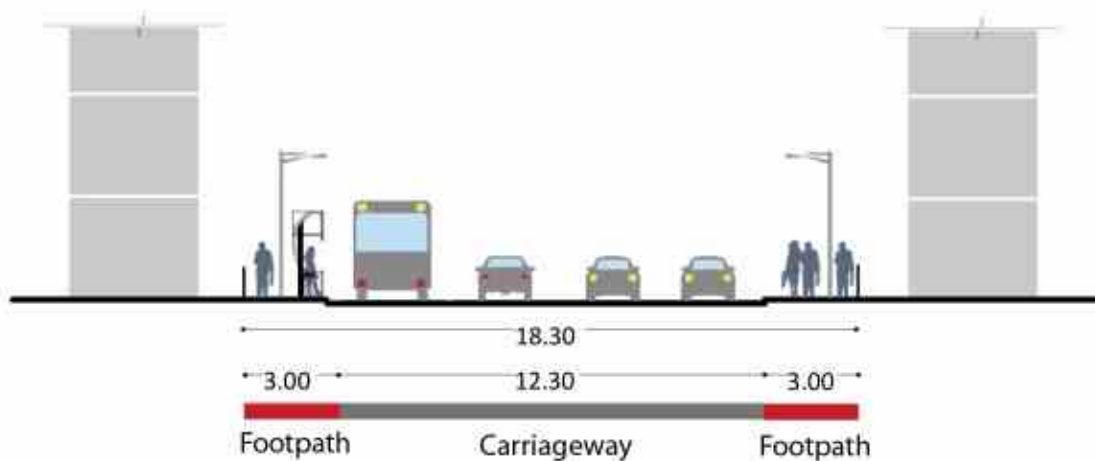


Figure No. 6. Allocation of Right of way for 18.30M Road (Alternative 2)

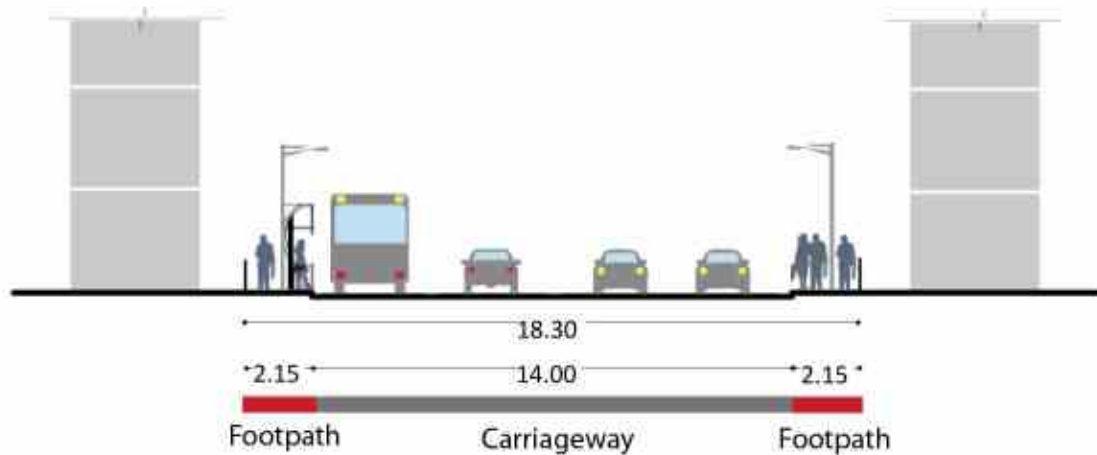
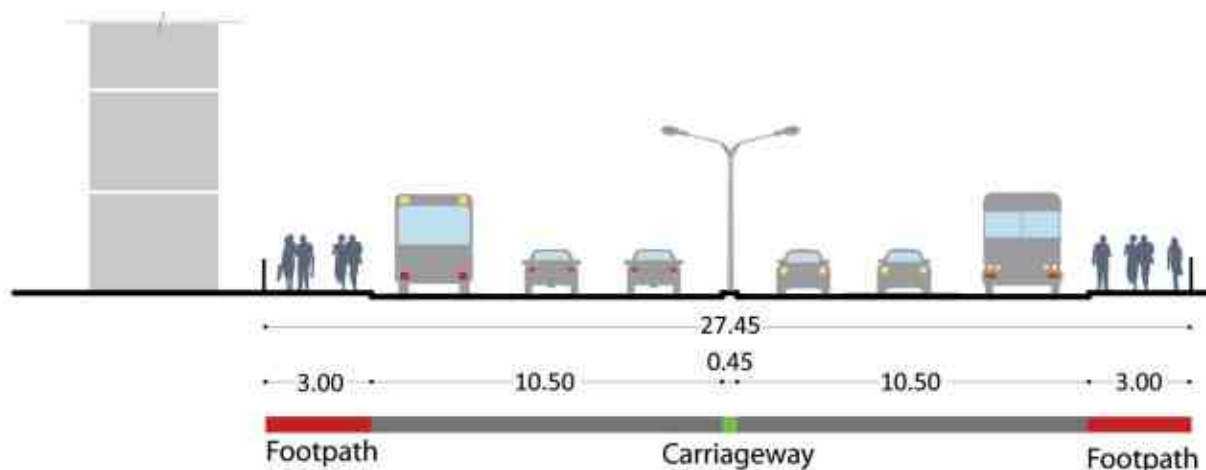


Figure No. 7. Allocation of Right of way for 27.45M Road



PART 3

Figure No. 8. Allocation of Right of way for 30.50M Road

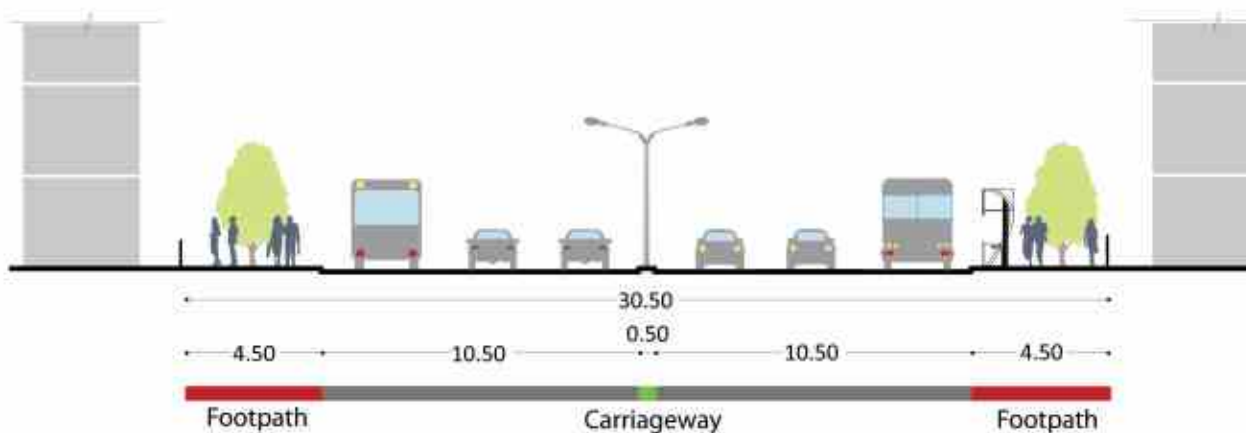
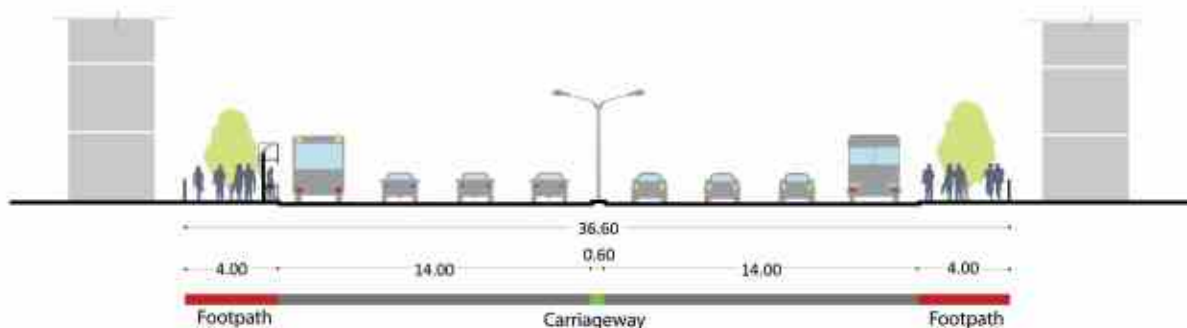


Figure No. 9. Allocation of Right of way for 36.60M Road



OR

For road 36.60 m

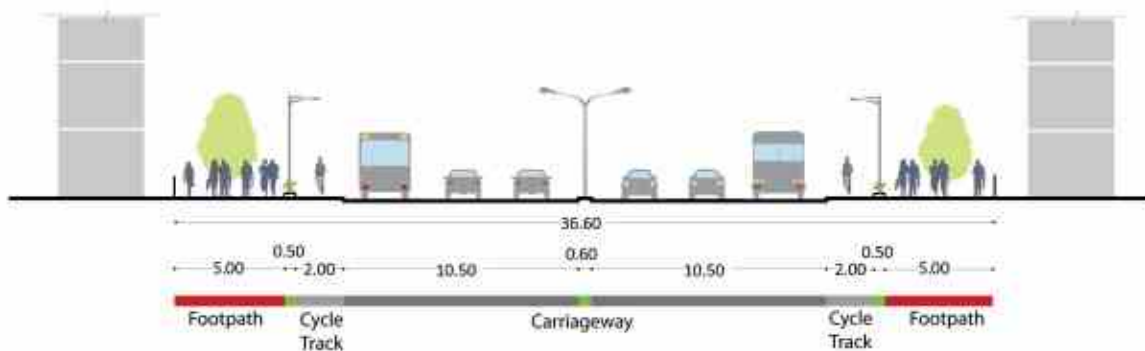


Figure No. 10. Allocation of Right of way for 45.75M Road

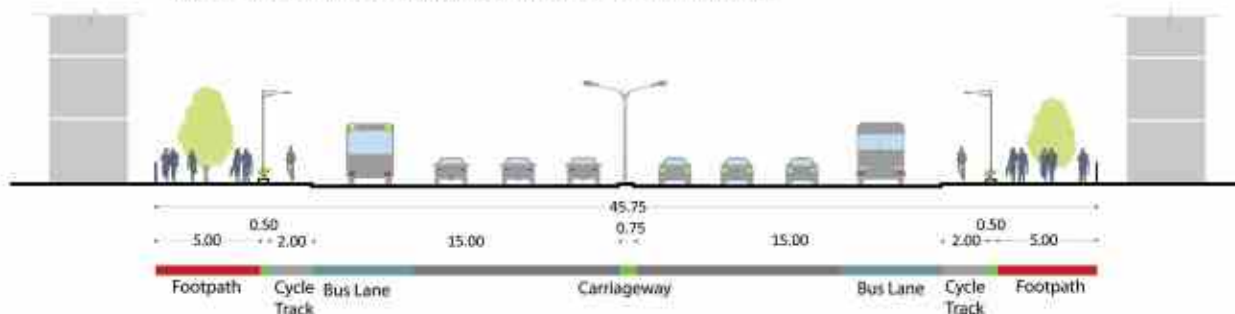
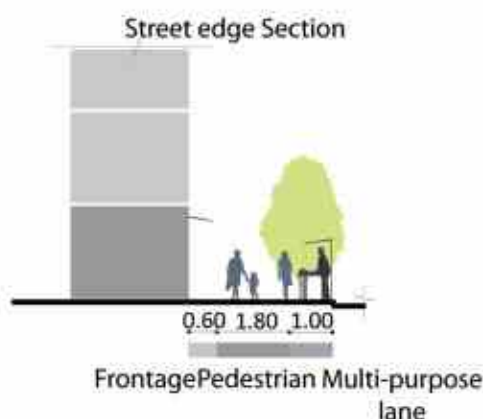


Figure No. 11. Street edge design section



10.2 ALIGNMENT OF ROADS

10.2.1 D.P. Roads

The alignment of D.P. Roads shall be subject to actual demarcation on site by the Commissioner.

10.2.2 Sanctioned Road Lines (R.L.)

The alignment of sanctioned R.L., as shown on the Development Plan or sanctioned after publication of these Regulations, shall be as per the detailed drawing for the said R.L. and the same shall be subject to actual demarcation on site by the Commissioner.

10.2.3 Conflict between D.P. Road and R.L.

If the proposed D.P. Road overlaps by R.L. sanctioned prior to these Regulations, if any, then the alignment of D.P. Road as reflected on Development Plan shall prevail.

10.2.4 Conflict between Existing Site Condition and Development Plan Roads

In conformity with the intent and spirit of these Regulations, the Commissioner may interpret the provisions of these Regulations where;

- a) a street layout actually on the ground varies from the street layout shown on the Development Plan.
- b) where it is noticed that the alignment of road is not feasible on ground.

10.3 HIGHWAYS AND WIDER ROADS

No site except those proposed to be used for highway amenities like fuel stations, shall have direct access from a highway or roads with 52.00 M or more in width. Provided that this shall not apply to any lawful development along the highways and other roads with 52.00 M or more in width, which have existed before these Regulations have come into force.

The plots which do not have any provision for access in the Development Plan and which abut the Highways or roads with 52.00 M or more in width, may derive access from Highway or roads with 52.00 M or more in width subject to NOC from the Highway Authority/appropriate authorities. However, no commercial activities shall be permitted in such development, unless it derives access from a dedicated service road of such Highways or roads with 52.00 M or more in width.

10.4 INTERSECTION OF ROADS

For inter-section of roads meeting at right angles, as well as other than at right angles, the rounding off, cut-off or splay or similar treatment shall be done as directed by the Commissioner depending upon the widths of the roads, the traffic generated, the sight angle, etc. to provide clear sight distance. For this purpose following arrangement may be considered satisfactory.

Figure No. 12. Road Intersection at right angle.

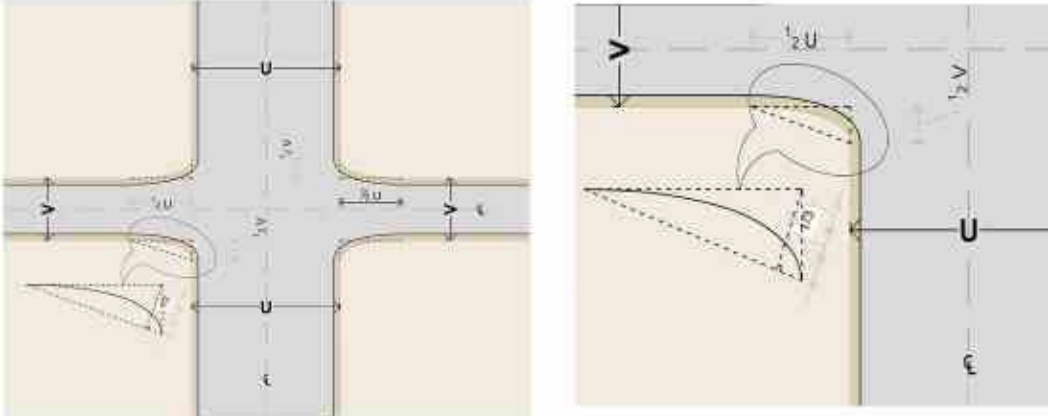
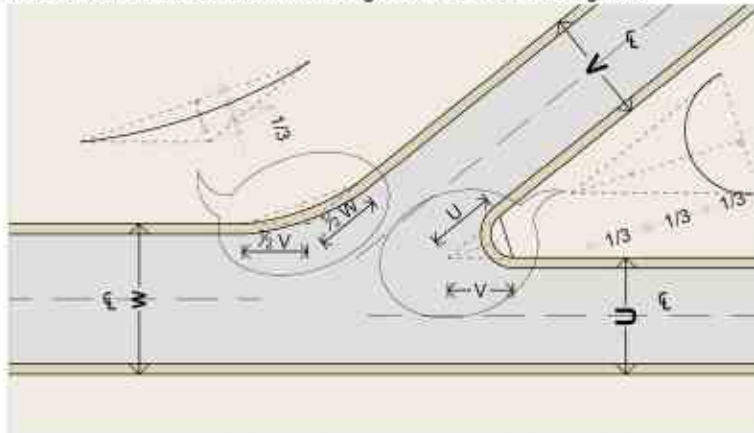
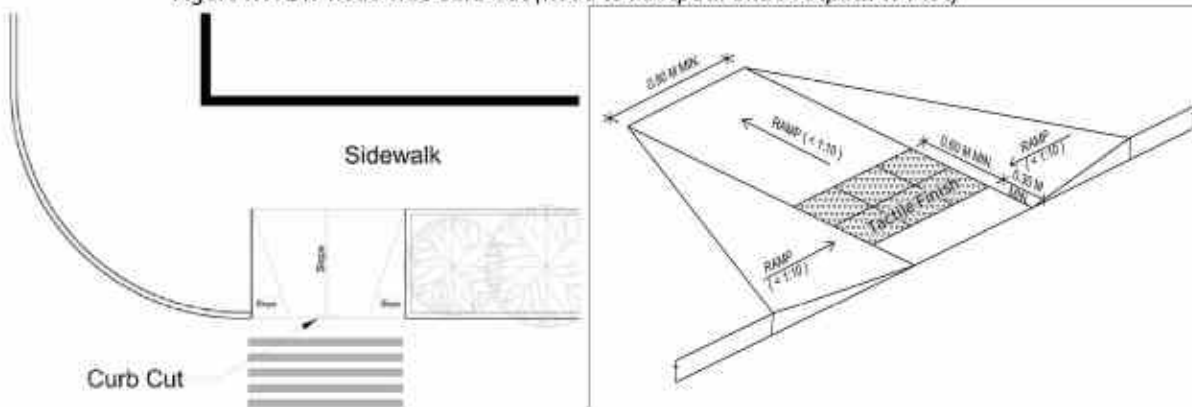


Figure No. 13. Road Intersection at an angle between 35-90 degrees



10.5 CURB-CUT:

Figure No. 14. Road side Curb Cut (Road to Footpath and Footpath to Plot)



The above diagram illustrates the curb-cut near an intersection of roads. The width of the side-walk as shown in the above sketch shall not be less than 2.00 M where foot-paths are wider than 2.50 M. Where the footpath is less than 2.50 M in width the sloping

portion of the curb-cut shall not be longer than 0.30 M.

Similar provisions shall apply for curb-cuts provided for deriving vehicular access from the carriage-way to the adjoining building site where the sloping portion, if required, shall be provided within the plot boundary. In no case the sloping portion of the curb-cut shall extend into the carriage-way or disturb the level of the footpath as stated above.

10.6 REQUIRED WIDTH OF ROAD IN RELATION TO HEIGHT AND USE OF BUILDING:

The plots containing buildings of various heights or special types of buildings shall abut roads of minimum right of way as given in Table No. 4 below. Such street shall join another street of equal or greater width.

Table No. 4. Width of access required for various building heights and occupancies.

| BUILDING TYPE | Maximum Permissible FSI or Building Height | | Minimum width of Road Required |
|---------------------------|--|------------------------------|--------------------------------|
| | Permissible FSI | Maximum Height | |
| Low Rise | 3.50 | Up to 30.00 M | 6.10 M |
| High Rise-I | 3.50 | Above 30.00 M up to 70.00 M | 9.15 M |
| High Rise-II | 5.00 | Above 70.00 M up to 120.00 M | 13.40 M |
| High Rise-III | 6.50 | Above 120.00 M | 18.30 M |
| Special/Assembly Building | - | For Height upto 30.00 M | 13.40 M |
| Special/Assembly Building | - | For Height above 30.00 M | 18.30 M |

For FSI of 5.00 and above, the plot shall either abut the road with minimum road width as given in Table No. 4 above or such wider road shall be accessible within a distance of 250.00 M. Roads of lesser width as provided in the sanctioned T.P. Schemes and in Improvement Trust Schemes shall be considered adequate for Low-Rise building, subject to NOC from Chief Fire Officer.

In case of plot owners along the entire stretch of a road which is narrower than the road with specified in the above Table No. 4, simultaneously handovers the land required for widening of road as required for the FSI given in Table No. 4 above, the plot owners will be allowed to avail of the permissible FSI as stated in Table No. 4 above, provided that the width of the stretch proposed to be widened in such fashion is not more than the width of one of the road to which it connects.

Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall be less than 4.50M in width. The entrance gate shall fold back within the plot or slide along the compound wall of the premises, thus leaving the access way within the plot free for movement of fire engine/fire service vehicles. In no case the entrance gate shall open obstructing the access road. If the main entrance is built over, the minimum height clearance shall be 5.50M.

10.6.1 Other buildings

- If an access through a built over arch is proposed for new developments, it shall have a height of not less than 5.50 M and minimum width of 4.50 M or as prescribed elsewhere in these Regulations.

- b) Buildings of height upto 30.00M and occupancies not mentioned in Table No. 4 above shall abut streets of minimum width of 6.10M. Such streets may be streets over which the public have a customary right of access.
- c) In exception to the above, development may be permitted as provided in Table No. 4 above on any existing street not less than 3.60M in width which is proposed to be widened either in Development Plan or by Sanctioned Regular Line of street under the MMC Act, subject to approval from Chief Fire Officer.
- d) The access requirements in Gaothan areas are as specified in Regulation No. 26 of these Regulations.

10.7 INTERNAL MEANS OF ACCESS TO EACH PLOT

Minimum access width vis-à-vis the area served - Plots which do not abut on a street shall abut/front a means of access, the width and other requirements of which shall be as given hereunder:

Table No. 5. Width of internal access required for proposed development.

| Access length in meters (M) | Permissible Built up Area (Sq.M.) | | | |
|-----------------------------|---|-----------------------|-----------------------|-------------|
| | Upto 4,000 | Above 4,000 to 10,000 | Above 10,000to 20,000 | Above20,000 |
| | Width of internal access required in meters (M) | | | |
| Less than 75.00 | 6.00 | 7.50 | 9.00 | 12.00 |
| 75.00 to 150.00 | 7.50 | 7.50 | 9.00 | 12.00 |
| above 150.00 to 300.00 | 9.00 | 9.00 | 9.00 | 12.00 |
| Over 300.00 | 12.00 | 12.00 | 12.00 | 12.00 |

Straight cul-de-sacs upto 150.00 M length are permissible. An additional length upto 125.00 M will be permitted, if an additional turning space is provided at 150.00 M. The turning space, in each case, should not be less than 144.00 Sq.M in area, no dimension being less than 12.00M.

10.8 ACCESS TO LAND-LOCKED PLOTS

In the case of a plot, surrounded on all sides by other plots i.e. a land-locked plot which has no access to any street or road, the Commissioner may require access through an adjoining plot or plots which shall, as far as possible be nearest to the public street. The cost of land acquisition and development of such access shall be borne by the owner of land-locked plot and subject to other conditions prescribed by the Commissioner. Alternatively if the owner of the adjoining plot, which is accessible from public street, is willing to provide right of access to such land-locked plot then the same may be permitted from the required marginal side open space of the building on such adjoining plot subject to compliance of provisions under Table No. 5 above.

10.9 MINIMUM WIDTHS OF PATHWAYS UPTO BUILDINGS

The approach to a building from a road/street/internal means of access shall be through a paved pathway of width specified in Table No. 6 . The length of access-way shall be determined by the distance from the farthest building on the plot to the internal road proposed or to an existing road from which it takes off.



Table No. 6. Minimum widths of Pathways

| Length in meters | Width in meters |
|------------------|-----------------|
| Up to 50.00 M | 3.50 |
| Above 50.00 M | 4.50 |

10.10 MEANS OF ACCESS TO BE CONSTRUCTED AND MAINTAINED

- a) **General-** Means of access shall be levelled, metalled, concreted/tarred, flagged, paved, sewered, drained, channelled, provided with street lights and water supply line and with trees for shade as directed by the Commissioner. They shall be free of encroachment that may reduce their width below the minimum required by these Regulations and shall be maintained in condition considered satisfactory by the Commissioner.
- b) **Private Street-** If any private street or other means of access is not constructed or maintained as specified in sub-clause(1) above, 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 shall benefit by works executed, to carry out any or all of the aforesaid requirements in such manner and within such time as he shall direct. If the owner or owners fail to comply with this direction, the Commissioner may arrange for its execution and recover the expenses incurred from the owner or owners.

11. REQUIREMENTS OF LAYOUT & SUB-DIVISION/AMALGAMATION OF PLOTS

11.1 CIRCUMSTANCES WARRANTING PREPARATION OF A LAYOUT OR SUB-DIVISION/AMALGAMATION PLAN

A plan for layout or subdivision/amalgamation of plots shall be required in the following cases.

- When more than one building (except an ancillary building that is not proposed for habitation) are proposed on any land;
- When development of any tract of land includes its division or sub-division into plots.
- When the land under development admeasures 2,000 Sq.M. or more.
- When the development is proposed by amalgamating two or more plots.

11.2 GENERAL REQUIREMENTS FOR PROPOSALS OF LAYOUT OR SUB-DIVISION/AMALGAMATION OF PLOTS

A plan for layout or subdivision/amalgamation of plots shall be submitted along with the application for the Planning Permission clearly showing the following:

- All the sub-plots within the layout shall be accessible directly or indirectly to the public road.
- All the Reservations/Designations/D.P. Roads/Sanctioned R.L. shall be shown on the layout plan.

- c) All other constraints existing on site or by virtue of any other Regulations/Law/ Directives shall be clearly reflected in the layout plan which may affect the future land-use.
- d) Area for public amenities in the layout shall be marked as per the provisions of Regulation No. 11.4 of these Regulations.
- e) Minimum road width within the layout shall be governed by the Regulation No.10.7 of these Regulations.
- f) In case of proposals within partially developed layouts where plots are not sub-divided, if the developer intends to develop the layout with a view to avail of development rights according to the FSI prescribed in these Regulations, the additional development rights permissible will be arrived at as prescribed below:
 - i) Total permissible development rights for the layout will be computed at the Permissible FSI of these Regulations.
 - ii) The development rights consumed in the buildings under construction or completed shall be computed according to these Regulations.
 - iii) Balance development rights permissible in the layout shall be equal to the difference between 'i' and 'ii' above. However, for claiming balance development rights, NOC from the society of the plot holders in layout or federation of layout plot owners and land owner is necessary.
 - iv) If there is any deficiency in physical provisions of layout amenity and/or roads as per the requirements of these Regulations, such deficiency shall be made good as directed by the Commissioner.
- g) In case of development of an individual plot in a layout, where the plots are sub-divided, Development Rights shall be calculated as per the permissible FSI and the provisions of Regulation No 11.4 (b) & (c) shall be applicable for the area of such individual plot.

11.3 PHASED PROGRAMME

11.3.1 Development of Infrastructure in Layouts

In case of layouts, where it is not possible to provide all the infrastructures at a time and hence it would be necessary to divide the plot into small sectors as may be directed by the Commissioner shall be developed in phases. In such phase wise developments, the development of such phases would be permitted as under:

- a) Construction of roads up to water bound macadam before the grant of commencement certificate.
- b) Completion of streetlights and asphaltting/concreting of roads from nearest public road upto such building and provisions of S.W.D., sewer line and water mains before grant of occupation certificate to such building, and
- c) Provision of complete streetlights and asphaltting/concreting of roads before grant of occupation certificate beyond 75 % of built-up area in the layout.
- d) B.C.C. to the individual buildings in the layout shall be granted only after grant of layout completion certification as per the conditions of layout.

11.4 AMENITY SPACES REQUIRED TO BE CONTRIBUTED FOR PUBLIC PURPOSE

- a) In any layout or sub-division of land, area for the provisions of public amenities shall be contributed to MCGM as under:

Table No. 7. Extent of area for public amenities to be contributed in a layout as % of total plot area.

| Sr. No. | Categories | Percentage of Amenity Space |
|---|--|-----------------------------|
| (i) | Amenity Area from a plots with gross plots area 2,000 Sq. M and more | 10.00% |
| In addition to (i) above, additional area shall be insisted for followings; | | |
| (ii) | Changing Industrial user of plot to Residential and/or Commercial | Additional 5.00 % |
| (iii) | Development in Cotton Textile Mills* | Additional 10.00% |

* In case of Cotton Textile mills out of 20% amenity area, 12.50% of the area shall be made available to MCGM for provision of amenities and 7.5% shall be made available to MHADA for housing of the Cotton Textile Mill Workers.

- b) Such amenity areas shall be deemed to be reservations of the Development Plan and shall be handed over to the M.C.G.M. free of costs.
- c) In case of redevelopment of plots in a layout or development of vacant plots in layouts approved prior to these Regulations, if the area provided for layout R.G. as per the regulations existed prior to coming in to force of these regulations is handed over to MCGM, along with the permanent right of way to such plots, as required under Regulation No. 11.4.2 of these Regulations free of costs for public purposes, then in such cases, the public amenities as required under Table No. 7 of these Regulations may not be insisted. Otherwise, amenity space as required under Table No. 7 of these Regulations shall be handed over to the M.C.G.M, in accordance with the plot area for which Development Rights are claimed as per these Regulations.
- d) The public amenity space as stated in Table No. 7 above shall be worked out on gross plot area after deducting the proposed D.P. Road/sanctioned R.L./existing road affecting the plot. In case a plot consists of any reservation and/or designation as provided in the Development Plan, the area of only such reservation and/or designation may be set off against the public amenity space area as required under Table No. 7 of these Regulations.

| | | | | |
|---------------|---|---|---|--|
| Amenity Space | = | [(Gross Plot Area – Area under Existing and/or Proposed Road/s) X Percentage Factor as per Table No. 7] | - | Area under Reservation/s and/or Designation/s if any on the Plot.* |
|---------------|---|---|---|--|

* Area under proposed D.P. Road/sanctioned R.L./ Existing road affecting the plot shall not be considered for such deduction.

Table No. 8. Illustration of Table No. 7 for calculations of amenity space

| Gross plot areas | Area of roads if any | Area of Reservations if any | Net plot area= Gross plot area- road area | % of amenity space required | Area of amenity required to be handed over to MCGM** |
|------------------|----------------------|-----------------------------|---|-----------------------------|--|
| 1 | 2 | 3 | 4=(1-2) | 5=4X10% | 6=(5-3) |
| 2,000.00 | 100.00 | 0.00 | 1,900.00 | 190.00 | 190.00 |
| 2,000.00 | 100.00 | 300.00 | 1,900.00 | 190.00 | Nil |
| 4,000.00 | 100.00 | 300.00 | 3,900.00 | 390.00 | 90.00 |
| 6,000.00 | 1,000.00 | 3,000.00 | 5,000.00 | 500.00 | Nil |
| 8,000.00 | 1,000.00 | 300.00 | 7,000.00 | 700.00 | 400.00 |

** If the area to be handed over to MCGM as Amenity Space works-out to be less than 200.00 Sq.M., then the built-up area equivalent to the base FSI times such area shall be handed over to MCGM.

11.4.1 Minimum Dimensions for Amenity Space

The minimum dimension of such amenity space shall be 8.50 M, and the ratio of length to width shall not exceed 2.50 times the average width.

11.4.2 Access to Amenity Space

Every plot meant for amenity space shall be directly accessible from the public street. However, in case of the plots having frontage less than 13.50M, amenity plot can be provided such that is accessible by an independent right of way having minimum width of 6.00 M. Area of such right of way shall not be counted in the area of amenity space.

11.4.3 Requirement of Public Road in a layout

While granting layout permission, Commissioner may require additional public roads depending on the area and location of the layout. The Commissioner may declare any or all of the Layout Roads to be treated as public roads for allowing access to general public in order to ensure proper road connectivity and ease traffic circulation. At least one road shall be shown as public road passing through the layout having area equal to or larger than 4,000 Sq.M must connect another public streets. The width of such connecting road shall be governed as per Table No. 5 of these Regulations. Such roads shall be deemed to be Roads of the Development Plan and shall be handed over to the M.C.G.M. free of costs.

11.4.4 Ownership and use of Amenity Spaces/Roads to be handed over to MCGM.

- a) The Amenity Space/Roads which are required to be handed over to MCGM shall be specifically marked on the layout plan stating "Area for Amenity to be handed over to MCGM free of costs." and/or "Roads to be handed over to MCGM free of costs"
- b) Such area for Amenity Space/Roads and the area under Reservations/Designations if any as per the Development Plan, shall be handed over to MCGM as provided in Regulation No. 8.5 of these Regulations.
- c) The amenity spaces as per Table No. 7 above shall be handed over to the MCGM for its exclusive use and MCGM can designate appropriate public purpose to such Amenity Spaces such as Recreational Open Spaces, Markets, Welfare Centres/ Aadhar Kendra, Police Chowkies, Public Sanitary Conveniences, Municipal Library, Reading Rooms for Students, Gymkhanas/Gymnasiums, Municipal Chowkies, Shelter for Destitute, Night Shelters, Old Age Homes, Pumping Stations, Citizen Facilitation Centre, Municipal Dispensaries, Facility for Solid Waste Management, Fire Stations, Fuel Stations, Electric Sub-Station etc., either for single facility or for multiple facilities, as per the requirement in the planning sector.
- d) For deciding the use of amenity spaces, deficiencies in amenities of the planning sector shall be taken in account by using Radar Diagrams given in the Development Plan Report. The same subject to approval of the Commissioner.
- e) The areas of Amenity Space, Roads or Reservations/ Designations within the applicant's land shall not be deducted for calculating the net plot area and total development rights permissible on the entire plot area, as permissible under these Regulations may be consumed on the remainder of the plot only if the Amenity Space, Roads and Reservations/Designations that may be affecting the land are handed over to MCGM free of cost and free of encumbrances as

directed by the Commissioner. Else, the development rights will be permitted on plot area after deducting the area under Amenity Space, Roads and Reservations/Designations as the case may be and applicant can avail the monetary compensation or TDR for such area.

11.5 REVISION OF LAYOUT

The revision of layout will be necessary under following circumstances:

- a) If any change in the area of sub-plots.
- b) If there is any change in the area of approved layout.
- c) If the location of amenity space is proposed to be changed.
- d) If the reservation/s and/or road/s in the layout are relocated/realigned.
- e) If the distribution of Development Rights within the layout on sub divided plots is proposed to be changed.

Such revision of layout shall require revised 'Planning Permission' as provided in Regulation No. 6.6 of these Regulations.

12. REQUIREMENTS OF SITE

No land shall be used as a site for the construction of building

- a) If the Commissioner considers that the site is insanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;
- b) If the use of the said site is for a purpose which in the Commissioner's opinion may be a source of danger to the health and safety of the inhabitants of the neighbourhood;
- c) If the level of site is lower than the Datum Level prescribed by the Commissioner depending on topography and drainage aspects. This shall not be less than Reduced Level of 27.45 M of the Town Hall Datum.



4 PART

LAND-USE ZONING

This part describes the land-use zones incorporated in the Proposed Land-Use Plan of the Draft Development Plan and the permissible land uses in each zone.



PART 4. LAND-USE ZONING

13. LAND USE ZONING & USES PERMITTED

The Proposed Land-use Plan depicts the four land use-zones.

Explanation: For ascertaining the Land-use Zone for a given plot of land please refer to relevant Proposed Land-use Map of Development Plan. Eventually web enabled map will be available on the MCGM website, where by providing the name of Ward, Division/Village/Town Planning Scheme and Survey Number (either C.S.No., C.T.S.No. or F.P.No.) of the concerned plot, the land use zone and maximum permissible FSI could be ascertained.

13.1 GENERAL

In case of development of any land, the intended use shall conform to the permissible uses of the zone in which the land situates.

13.2 ZONING DEFINITIONS

Following four land use zones are demarcated on the Proposed Land-use Plan.

Table No. 9. Zoning Definitions

| Zone | Representation | Broad Description |
|--|----------------|---|
| Residential-Commercial Zone (R-C Zone) | R-C | The Residential-Commercial zone is a mixed use zone, with residential use as the predominant and where Commercial users are permitted as specified. |
| Commercial –Residential Zone (C-R Zone) | C-R | The Commercial-Residential zone is a mixed use zone, where commercial and residential use and certain types of manufacturing uses are also permitted. |
| Industrial Zone (I-Zone) | I | Manufacturing is the primary activity in the Industrial Zone. In addition, warehousing and logistics are also permissible. New industrial activity shall be non-polluting, non-hazardous and subject to clearance from MPCB. Existing Industrial users are protected subject to certification from MPCB. Conversion of land use can be permitted as specified in these Regulations. |
| Natural Zone (NA-Zone) | NA | It is an environmentally sensitive zone where no building construction is permitted. |

Note: In conformity with the intent and spirit of these Regulations, the Commissioner may modify the limit of a zone where the boundary line of the zone divides a plot.

13.3 USES AND ANCILLARY USES PERMITTED IN THE ZONES

The purpose of this Regulation is to allow environmentally compatible uses in a zone on a given plot of land and specifically prevent non-compatible uses. Where an activity not specifically listed in these Regulations is proposed, its permissibility will be decided by the Commissioner with reference to this basic purpose.

13.3.1 Conditions under which land-uses are permissible

The conditions under which land-uses are permissible in the zones which are

required to be complied with as detailed in Table No. 11 are described in Regulation No. 13.2 above are listed in Table No. 10 below.

Table No. 10. Conditions under which land-uses and occupancies are permissible

| Sr. No. | Conditions under which Land-use and Occupancies are permissible |
|---------|---|
| 1 | Independent plot |
| 2 | Independent building |
| 3 | Separate wing with separate access. |
| 4 | Separate floor with separate access |
| 5 | On ground floor with separate access. |
| 6 | On top of podium floor |
| 7 | On the floor above stilts/ uppermost parking floor with separate access |
| 8 | On 1st floor |
| 9 | On terrace floors |
| 10 | On open terraces in non- residential buildings. |
| 11 | Minimum area of plot- 2,500 Sq.M |
| 12 | Minimum width of street on which the plot abuts- 12.20 M |
| 13 | Minimum width of street on which the plot abuts- 13.40 M |
| 14 | Minimum width of street on which the plot abuts- 18.30 M. |
| 15 | Minimum width of side & rear marginal open Space- 6.0 M. |
| 16 | Allowed on designated portion of a road |
| 17 | Only in Service Industrial Estate. |
| 18 | At the designated sites as decided by the Commissioner. |
| 19 | In a single-storeyed detached or semi-detached structure having an area not more than 100 Sq.M. |
| 20 | Subject to certification for structural stability against impact. |
| 21 | Subject to Not compromising/disturbing the public movement on footpaths |
| 22 | Subject to permission of Commissioner of Police. |
| 23 | Subject to approval from Traffic Police. |
| 24 | Subject to permission from Health Department of MCGM. |
| 25 | Minimum width of side & rear marginal open Space- 9.00 M |
| 26 | Subject to permission from Director of Industries |
| 27 | Subject to permission from controller of Explosives |

13.3.2 The conditions applicable for permitting various land-uses and occupancies

The conditions applicable for permitting various land-uses and occupancies in the four land use zones, as described in Table No. 9, are given in Table No. 10 with following colour codes for their permissibility.

| | |
|--|---|
| | Colour denotes Permissible Use with or without conditions in a Zone |
| | Colour denotes Non-Permissible Uses in a Zone. |

Table No. 11. Conditions under which uses and occupancies will be permitted in Land use zones

| S r. No. | Uses and occupancies | Conditions under which uses and occupancies will be permitted in Land use zones | | | |
|----------|--|---|--|----------------------|---|
| | | R-C | C-R | I | N |
| 1 | Customary home occupations including professional works from home in all forms such as detached, semi-detached and multi-family houses | | | | |
| 2 | Residential care activities for the elderly and disabled, orphanages, boarding homes/ institutions for children and women and shelter for homeless, correctional institutions, night shelters, sanatoria. | 1 or 2 or 3 or 4 | 1 or 2 or 3 or 4 | | |
| 3 | Short term accommodation (i) 4 or 5 Star category hotels | 1 or 2 or 11 and 14 | 1 or 2 or 11 and 14 | 1 or 2 or 11 and 14 | |
| | (ii) Other categories of hotels | 1 or 2 or 3 | 1 or 2 or 3 | 1 or 2 | |
| | (iii) Motels, resorts, guest houses, circuit houses, hostels and boarding houses, dharmashala | 1 or 2 or 3 or 4 | 1 or 2 or 3 or 4 | 1 or 2 | |
| 4 | A) Health Care facilities without indoor bedding facilities for patients like, Dental, medical practitioners, pathological laboratory, diagnostic clinics, eye clinics, veterinary clinics & clinics & other medical allied Facilities | 5 or 6 or 7 or 8 | 5 or 6 or 7 or 8 | | |
| | B) Health Care facilities with indoor bedding facilities for patient like, Maternity homes, polyclinics, nursing homes, eye hospitals & other medical allied Facilities | 1 or 2 or 3 or 4 and 12 | 1 or 2 or 3 or 4 and 12 | | |
| 5 | All other Hospitals and veterinary hospitals | 1 or 2 or 3 and 12 | 1 or 2 or 3 and 12 | | |
| 6 | Pre-primary schools and primary schools | 1 or 2 or 3 or 4 or 5 | 1 or 2 or 3 or 4 or 5 | | |
| 7 | Composite Schools and colleges with other activities such as sports, recreational, cultural and educational support services, Educational Universities, Hostels | 1 and 12 | 1 and 12 | | |
| 8 | Institutional Uses | 1 or 2 or 3 or 4 and 12 | 1 or 2 or 3 or 4 and 12 | | |
| 9 | Police Station, Govt. or Municipal sub-offices, branches of Banks with safe deposit vaults, electricity distribution stations. | 1 or 2 or 3 or 4 and 12 | 1 or 2 or 3 or 4 and 12 | | |
| 10 | Offices and services establishments | 1 or 2 or 3 and 12 | 1 or 2 or 3 and 12 | | |
| 11 | Restaurants, eating houses, cafeteria. | 1 or 2 or 3 or 4 or 5 or 6 or 7 or 10 and 12 | 1 or 2 or 3 or 4 or 5 or 6 or 7 or 10 and 12 | | |
| 12 | Retail trade and shops | 4 or 5 or 7 and 12 | 4 or 5 or 7 and 12 | | |
| 13 | Malls/ shopping centers/Departmental Stores and independent Market building along with their ancillary storage. | 1 or 2 and 14 | 1 or 2 and 14 | | |
| 14 | Cemeteries and graveyards | 1 | 1 | | |
| 15 | Public or private parks, gardens and play-fields on non reserved plots | 5 or 6 or 9 | 5 or 6 or 9 | | |
| 16 | Stadiums, golf courses and amusement parks | 1 and 9 | 1 and 9 | | |
| 17 | Libraries, Reading halls, study halls, creative arts, archives, museums and other cultural activities | 1 or 2 or 3 or 5 or 7 | 1 or 2 or 3 or 5 or 7 | | |
| 18 | Places of worship, Religious buildings, | 1 or 2 and 12 and 22 | 1 or 2 and 12 and 22 | 1 or 2 and 12 and 22 | |

| | | | | | |
|----|---|-------------------------|-------------------------|--------------------|--|
| 19 | Community halls, welfare centres, commercial halls, exhibition halls | 1 or 2 or 3 or 4 and 12 | 1 or 2 or 3 or 4 and 12 | | |
| 20 | Marriage halls, Auditorium, clubs, assembly or concert halls, dance and music studios, | 1 or 2 or 3 and 12 | 1 or 2 or 3 and 12 | | |
| 21 | Drama theatre, Cinema theatre | 1 or 2 or 3 and 14 | 1 or 2 or 3 and 14 | | |
| 22 | Gymnasiums | 5 or 6 or 7 and 20 | 5 or 6 or 7 and 20 | | |
| 23 | Radio broadcasting and television studios | 1 or 2 or 3 and 7 | 1 or 2 or 3 and 7 | 1 or 2 or 3 | |
| 24 | Sound recording and dubbing studios | 6 or 7 or 8 | 6 or 7 or 8 | | |
| 25 | Flour Mill | 19 and 20 | 19 and 20 | | |
| 26 | Petrol and other auto fuel stations | 1 | 1 | 1 | |
| 27 | Storage and Retail sale of household fuel | 5 | 5 | | |
| 28 | Vehicles repair/ servicing garages | 1 or 5 and 20 | 1 or 5 and 20 | 1 or 2 or 3 and 20 | |
| 29 | Sale of motor vehicles, parts and accessories, Show rooms for motor vehicles | 5 or 7 and 20 and 21 | 5 or 7 and 20 and 21 | 21 | |
| 30 | Bus stations, taxi stands, auto-rickshaw stands | 1 or 16 and 23 | 1 or 16 and 23 | | |
| 31 | Public Parking areas, including multistoried parking | 2 or 3 or 4 and 12 | 2 or 3 or 4 and 12 | 2 or 3 or 4 and 12 | |
| 32 | Cottage Industries, | 1 or 2 or 3 or 4 or 5 | 1 or 2 or 3 or 4 or 5 | | |
| 33 | Service Industrial estates | 1 or 2 or 3 and 12 | 1 or 2 or 3 and 12 | | |
| 34 | Collection and disposal of hazardous, non hazardous and bio-medical waste | | 1 or 2 and 15 | 1 or 2 and 15 | |
| 35 | Warehousing | | | | |
| 36 | Warehousing activities of hazardous material | | | 25 and 26 and 27 | |
| 37 | Logistics activities and truck terminals | | 1 and 13 | 1 and 13 | |
| 38 | Offices, I.T. & I.T.E.S./ Biotechnology units | 1 or 2 and 12 | 1 or 2 or 3 and 12 | | |
| 39 | Wholesale trade and storage | 1,2 and 12 | 1,2,3 and 12 | | |
| 40 | Prison | | 1 and 15 and 22 | 1 and 15 and 22 | |
| 41 | Trade and other similar schools | 1,2 | 1,2,3,4 | | |
| 42 | Mattress making & cotton cleaning | 5 | 5 | | |
| 43 | Research & experimental & testing laboratories | 1,2 | 1,2,3,4 | | |
| 44 | Industrial manufacturing, fabrication, assembly and processing activities other than Service Industries | | | | |



| | | | | | |
|---|--|------------------|---------------------|------------------|--|
| 45 | Manufacturing of - | | | | |
| | (a) Food products/ fruit product/ vegetable oil/ bakery products/ dairy product/ ice | 15 and 24 | 15 and 24 | 15 and 24 | |
| | (b) Textile products/ mattresses | | | 26 | |
| | (c) Wood products and furniture, bamboo products | | 1,2,3 and 12 | | |
| | (d) Containers and boxes from paper board/ Paper products and printing/ publishing/ book binding | 1,2,3, 17 and 20 | 1,2,3, 4, 17 and 20 | | |
| | (e) Leather goods/ footwear | | | | |
| | (f) Rubber/ plastic/ glass / metal products | | | | |
| | (g) Electrical materials/ goods, Electronic products and assembling of electronic products | | | | |
| | (h) Musical instruments | | | | |
| | (i) Jewellery, diamond cutting & polishing | | | | |
| | (j) Filling stations of Petrol, Diesel, Compressed Natural Gas stations and/or any other motor vehicle fuel | 27 | 27 | | |
| (k) Manufacturing not classified elsewhere. | | | 26 | | |
| 46 | Manufacturing, processing & usage of | | | | |
| | (a) Chemicals, fertilizers, gases, metal compounds, soap, soda, acids, starch, automobiles, boiler works, Metals, ceramics, Asphalt, ammonia, alcohol, Leather processing, Metal processing, Paints, varnish, turpentine, tar products, paraffin, pesticides, organic industry, match-sticks etc | | | 25 and 26 and 27 | |
| | (b) Explosives/fireworks and petroleum & Its products | | | | |
| 47 | a) Board walks in mangroves, Trekking facilities, Conveniences for visitors | | | | |

Note:- Permissibility for Sr. No. 38 and 45 in Industrial Zone is subject to compliance as per Regulation No.11.4 of these Regulations.

Exceptions:

In case of Residential-Commercial Zone (RC) and Commercial-Residential Zone (CR) following exceptions shall apply to the permissible uses.

- The existing authorized uses in the zone that are not listed in the permissible uses will be allowed to continue and will not be considered as non-conforming.
- With the previous approval of the Commissioner and on such conditions as deemed appropriate by him, the land under existing industrial use and excluding cotton textile mills, may be permitted to be converted to permissible uses in other zones, according to Regulation No. 13.3.3 of these Regulations.
- In case of redevelopment, existing authorized non-residential uses in a residential building will be allowed to be continued on the ground floor or on first floor or floor above stilts/parking floors or in a separate wing of a building with the special permission of the Commissioner.
- In CR and I Zone, if entire building is constructed for non-residential use, the requirement of separate access shall not be insisted upon.

13.3.3 Conversion of Industrial Use in any zone to allow users permissible in RC-Zone or CR -Zones.

With the previous approval of Commissioner, any open land or lands under industrial use in the Industrial Zone (I-ZONE) (including industrial estates), excluding lands of cotton textile mills, may be permitted to be utilized for any of the permissible users in Residential-Commercial Zone (R-C ZONE) or Commercial-Residential Zone (C-R ZONE). Existing industrial use in R-C Zone or C-R zone will be permitted to be converted to other users permitted in the respective zone.

Such conversion of use shall be subject to following conditions:

- a) The conversion of Industrial user to any other user permissible in R-C Zone or C-R Zone in respect of closed industries shall be permitted subject to NOC from Labour Commissioner, Maharashtra State; stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made.
- b) However, in respect of any open land, where industry never existed according to the records of Assessment Department of MCGM and Buildings & Factories Department of respective Ward, NOC from Labour Commissioner is not required.
- c) If the land under such conversion admeasures less than 2,000 Sq.M, 5.00% of built up area worked out at base FSI shall be handed over to the M.C.G.M. free of costs in the form of residential or commercial tenements. Such area shall be granted over and above the permissible Development Rights as per the F.S.I. permissible on the plot.
- d) If the land under such conversion is having areas of 2,000 Sq.M and above, amenity as per Regulation No. 11.4, Table No. 7 of these Regulations, shall be handed over to the M.C.G.M. free of costs for the public amenities
- e) Such land area which is required to be handed over to M.C.G.M. free of costs shall deemed to be reservations of the Development Plan as provided under Regulation No. 11.4 of these Regulations. However, such areas shall not be deducted from the plot area for the purpose of calculating permissible Development Rights on the balance plot.
- f) The required segregating distance as given in Table No. 12 below shall be maintained within the plot which is intended to be used for residential and/or commercial purposes from the adjoining plots which are in industrial use.

Table No. 12. Set-back segregation distance from adjoining plots under industrial use.

| Sr. No. | Type of building use | Set-back segregation distance |
|---------|---|---|
| 1 | Other permissible non-industrial users including residential use | 9.00 M from adjoining Industrial plots. |
| 2 | Other permissible non-industrial users excluding residential use. | 6.00 M from adjoining Industrial plots. |

Notes:

- 1) No residential development shall be permitted abutting the existing obnoxious or hazardous industries in Industrial Zone with in a distance of 52.00 M from such Industrial plot.
- 2) The minimum segregating distance shall be the distance as measured from the opposite edge of the road (existing or proposed)/ nalla/ water course to which the plot happens to abut.

- g) For conversion of a part of land holding if proposed, amenity space shall be insisted for the area of land under conversion. However, necessary segregating distance shall be provided only from the boundary of plot under industrial use.
- h) Other uses in the Industries Zone (I-Zone): If a plot in the Industrial zone (I-Zone) becomes un-buildable for industrial use because of any restrictions in the Industrial Location Policy of Government of Maharashtra or restrictions regarding segregating distances as required to be provided under these Regulations for allowing users permissible in R-C Zone or C-R Zone, the following uses may be permitted on such plot without maintaining the required segregation distances:
- i. Fuel-stations and service stations/motor garage;
 - ii. Parking lots/Parking garages;
 - iii. Electric sub-stations;
 - iv. Offices for public utility concerns or organizations
 - v. Police stations, Government and Semi-Government offices, municipal sub-offices, fire stations and posts and telegraph offices.
 - vi. Warehouses.
 - vii. Community Facilities

The Commissioner may alter, amend or add to the list of the above users.

13.4 CIRCUMSTANCES UNDER WHICH EXISTING NON-CONFORMING USES WILL BE ALLOWED TO CONTINUE.

Existing non-conforming uses may continue in the following circumstances.

- a) Any lawful use of land or building premises existing before coming into force of these Regulations may be allowed to continue even if it does not conform to the use provisions of these Regulations provided that such non conforming use is not extended or enlarged except as provided in these Regulations.
- b) In case a building accommodating any non-conforming use collapses or is pulled down or is destroyed, any new building on such site shall conform to these Regulations and to the land-use prescribed in these Regulations.
- c) Where a new building is constructed in place of an old building, containing authorised non-conforming users, the Commissioner may allow the same non-conforming users in the new building provided such user is not industrial or hazardous or likely to cause pollution.
- d) In Industrial zone, authorised residential user may be permitted only in an independent buildings subject to Regulation No. 13.3.3 of these Regulations.
- e) Non-conforming industries: Non-conforming industries which are neither hazardous nor polluting and which have been permitted to operate, without any requirement that they must shift to a conforming zone after a specific period, may, with the Commissioner's special permission, be allowed to make additions to start a new process or to manufacture new products, provided the nuisance from the existing unit will in no way be increased by such additions and subject to compliance with all the requirements of these Regulations.

13.5 PERMISSION TO CHANGE THE SANCTIONED USE OR SANCTIONED INTERNAL LAYOUT OF A BUILDING.

Owner of any building for which OC or BCC is granted and the building is not occupied or the building is already vacated or with the consent of existing occupants/ society, changes in the internal layout as per Section 342 of the MMC Act or change of user that is permissible in the zone, may be permitted to the owner, subject to compliance of other regulatory provisions of these Regulations and subject to prior sanction to such change of use.

In case of buildings constructed prior to these Regulations coming into force where existing sanctioned FSI is more than the FSI permissible under these Regulations, the excess existing development rights may be allowed to be retained for the proposed change of user by charging premium at the rate of 25.00% of the Ready Reckoner Rate for that area and for that use.

13.6 USES PERMISSIBLE BELOW FLYOVERS

Following uses may be permitted below the flyovers.

- a) Garden
- b) Electricity Distribution Stations
- c) Municipal chowkies, road depot, municipal store
- d) Police chowky, RTO vehicle chowky
- e) Pay and park facility/ Bus stands/ Taxi stands/ auto-rickshaw stand
- f) Welfare centers for street children / activities centers for destitutes
- g) Night shelters
- h) Solid waste sorting centers
- i) Public toilets

13.7 INCLUSIONARY HOUSING

13.7.1 General

In case of every development of plot having gross plot area of 2,000.00 Sq.M. or more, for any purpose other than for operational or exclusively for public purpose constructions, additional development rights equivalent to 10.00% of the development rights computed at permissible base FSI shall be developed for project affected households and businesses and for low income group households in the form of residential dwelling units, shops, community work areas or industrial galas as directed by the Commissioner. Such development rights shall be granted over and above the permissible FSI as per Regulation No. 15.2 of these Regulations.



13.7.2 Location of Inclusionary Housing

The inclusionary housing may be developed on the same plot or elsewhere in the same Municipal Ward in which the plot under development is located subject to the following:

$$\text{Built-up Area-B} = \text{Built-up Area-A} \times (\text{RR-A} / \text{RR-B})$$

Where;

Built-up Area-A= Built-up area of Inclusionary Housing units proposed to be transferred from Plot-A

Built-up Area-B=Built-up area of Inclusionary Housing units to be handed over to MCGM at Plot-B in lieu of Built-up Area-A.

Where, Plot -A and Plot-B situates in the same Municipal Ward.

RR-A = Ready Reckoner Rate for built-up area at Plot-A

RR-B = Ready Reckoner Rate for built-up area at Plot-B

Note: Ready Reckoner Rates (both RR-A and RR-B) shall be of the relevant year in which proposal for shifting of tenements from Plot-A to Plot-B is approved by the Commissioner. In case there are more than one built-up rate applicable to different parts of the plot under development, a weighted average of all the applicable built-up rates shall be taken for calculation.

13.7.3 Area of Dwelling Units

The minimum carpet area of the dwelling unit under the inclusionary housing shall be 27.88 Sq.M and number of dwelling units shall be as directed. The carpet area of shops, community work places and industrial galas shall be as directed by the Commissioner.

13.7.4 Handing over of Dwelling Units

The dwelling units, shops, community work places and industrial galas developed under the inclusionary housing shall be handed over to the MCGM prior to issue of part or full Occupation Certificate for the balance development.

13.7.5 Exemption

This regulation shall not be applicable to the developments undertaken under SDCR No. 1, SDCR No. 2 and SDCR No. 4 of these Regulations.

In case of redevelopment projects where all the existing occupants are proposed to be re-accommodated, and the permissible development rights computed at permissible base FSI does not exceed the existing built-up area by at least 2,500.00 Sq.M., the provision of Regulation No.13.7.1 above shall not apply. In case the permissible development rights computed at permissible base FSI exceeds the existing built-up area by more than 2,500.00 Sq.M., 10 % of such excess development rights shall be additionally developed for inclusionary housing as described in this Regulation.

13.7.6 Disposal of Inclusionary Housing Units

The Commissioner may allot not more than 50.00% of the total units obtained under the inclusionary housing to the beneficiaries having regard to the requirement of project affected households, businesses and community work-places for restoration of livelihood of displaced households or workplaces. Remaining units shall be allotted as EWS/LIG households on outright sale by following a transparent process.

14. PROVISIONS FOR CONSTRUCTION OF TRANSIT CAMP TENEMENTS FOR SLUM REHABILITATION SCHEME.

- a) If a plot owner proposes to construct the tenements for being used as Transit Camp for Slum Rehabilitation Scheme, he will be permitted to do so on vacant lands in any land-use zone provided that transit camps shall be handed over to Slum Rehabilitation Authority free of cost.
- b) For this purpose, the owner shall not be required to purchase TDR or premium FSI. Every tenement in the Transit camp shall have a minimum carpet area of 27.88 Sq.M (300 Sq.ft.). Construction of such tenements can be to the extent of total permissible FSI of the plot. Construction shall be with the same specifications as for permanent slum rehabilitation tenements
- c) The owner shall be entitled to avail Development Right Certificate as TDR for built up area constructed and handed over to SRA. In addition the owner shall be entitled to avail Development Right Certificate as TDR for the proportionate Land component of plot.
- d) If part of the Total permissible FSI is used for Transit camp, remainder of the total permissible FSI may be used for owners own purposes or as sale component in such cases, the permissibility of land tdr and construction TDR as mentioned above in these regulation shall be proportionately reduced.



5 PART

FLOOR SPACE INDEX (FSI)

The objective of this part is to define intensity of development such that redevelopment of already built-up plots is facilitated, efficient use of land is promoted particularly responding to the existing and planned public transport network and for accommodating the aspirations for increased per capita space both for living and working.

This part therefore describes the extent of development possible on plots of land by way of permissible FSI.



PART 5. FLOOR SPACE INDEX (FSI)

15. FLOOR SPACE INDEX (FSI)

15.1 DEFINITION AND COMPUTATION OF FSI

Floor Space Index or FSI means the ratio of the total covered area of all floor to the total area of the gross plot viz:-

$$\text{Floor Space Index (FSI)} = \frac{\text{Total covered area of all floors}}{\text{Gross Plot Area}}$$

15.1.1 Following areas will not be considered as covered area for computation of FSI

- a) Terraces created due to step-backs and on top of the building.
- b) Refuge floor areas as per Regulation No. 18.6.5 of these Regulations.
- c) Parking areas as per the Regulation No. 20 of these Regulations. Any parking proposed in addition to the required parking under these Regulation shall be counted in FSI.
- d) Service floors as per Regulation No. 18.6.4 of these Regulations.
- e) Fire check floor required under Regulation No. 18.6.6 of these Regulations.
- f) Roof over staircase and lift machine room on the terraces.
- g) Areas covered by porches & canopies at the entrances to the building at the ground and podium level as per Regulation No. 18.8.4 of these Regulations.
- h) Areas covered by the arcades adjacent to the streets, as required or provided for as per Regulation No. SDCR 7 of Special Development Control Regulation these Regulations.

15.1.2 Features that do not constitute covered area

Features that do not constitute covered area will not be considered for computation of FSI. An illustrative list of such features is given below:

- a) Underground water tank/suction tank, pump room.
- b) Waste Water Recycling Plant.
- c) Sewerage Treatment Plant (STP) (Structures required for effluent treatment plant as per requirement specified by MPCB or relevant authority).
- d) Industrial Effluent Treatment Plant.
- e) Rain Water Harvesting Arrangement.
- f) Non-conventional Energy System.
- g) Electricity Distribution Station as per the requirements of Regulation No. 18.11 of these Regulations.
- h) Garbage Shaft/Refuse Chute
- i) Over Head Water Tank (provided that the distance between the terrace floor slab

- and bottom of the over head tank shall not exceed 1.50M).
- j) Independent structure of Elevated Water Tank.
 - k) Dust bins.
 - l) A rockery, well and well structures, plant nursery, fountain, swimming pool (if open to sky and only beyond the required marginal open spaces as required under these Regulations or on terrace floor), platform around a tree, tank, bench, gate, slide, swing, ramp at entrances (Excluding ramps of parking floors/area).
 - m) Space for water hydrants, electrical weather-proof installations & water fittings.
 - n) Chimney.
 - o) Chajja or weather shed not exceeding 75.00 cm in projection and provided at the bottom of beam or lintel over an opening or window.
 - p) Covered areas required on topmost terrace for antenna/dish antenna/communication tower used for Telecom (basic cellular or satellite telephone) or ITE purposes, V-Sat, Routers, transponders or similar IT related structure or equipment, not exceeding 20.00 Sq.M in area.
 - q) Cooling Towers/Chilling Plant only beyond the required marginal open spaces as required under these Regulations or on terrace floor.
 - r) Advertisements and sky signs.
 - s) Compound wall.
 - t) Architectural features at the terrace level within permissible height.

15.2 FSI ZONING

Maximum permissible FSI in various land use zones of Greater Mumbai are depicted on the relevant maps of Development Plan.

Explanation: For ascertaining the permissible FSI for a given plot of land please refer to relevant map of Development Plan. Eventually web enabled map will be available on the MCGM website where by providing the name of Ward, Division/Village/Town Planning scheme and Survey Number (either C.S.No., C.T.S.No. or F.P.No.) of the concerned plot the land use, the land use zone and maximum permissible FSI could be ascertained.

The Permissible FSI shall comprise Base FSI, TDR and Premium FSI as prescribed in Table below:

Table No. 13. Permissible F.S.I.

| Permissible FSI (1+2+3+4) | = | Base FSI (1) | + | FSI by payment of Premium A (2) | + | FSI by utilization of TDR (3) | + | FSI by payment of Premium B (4) |
|------------------------------|---|-----------------|---|---------------------------------------|---|-------------------------------------|---|---------------------------------------|
| 0.15 | = | 0.15 | + | - | + | - | + | - |
| 2.00 | = | 1.50 | + | 0.50 | + | - | + | - |
| 3.50 | = | 2.00 | + | 0.50 | + | 0.50 | + | 0.50 |
| 5.00 | = | 2.50 | + | 0.50 | + | 0.50 | + | 1.50 |
| 6.50 | = | 2.50 | + | 1.50 | + | 0.50 | + | 2.00 |
| 8.00 | = | 2.50 | + | 2.50 | + | 0.50 | + | 2.50 |

Explanation:

1) The permissible FSI is the maximum that can be attained subject to compliance of provisions of these Regulations. Permissible FSI is not an entitlement of the landowner. Landowners will

not therefore be able to claim any compensation, monetary or by way of TDR if they are unable to attain permissible FSI for any reason whatsoever.

2) The 'Premium-A FSI' mentioned in Table No. 13 above shall be used prior to utilisation of TDR and 'Premium-B FSI' shall be used after utilisation of TDR.

15.3 PREMIUM FSI

Development Rights computed by using Premium FSI prescribed in Table No. 13 above shall be available on payment of premium along with the application as per Annexure 14.1, for use of such premium FSI. The premium will be calculated as prescribed below:

Table No. 14. Calculation of amount to be paid for Premium FSI

| | | | |
|---|---|-----------------|---|
| Calculation for Premium A | | | |
| Amount for Premium-A to be Paid to M.C.G.M. | = | Gross Plot Area | x Premium-A FSI x 70% of Ready Reckoner Rate for Land* |
| Calculation for Premium B | | | |
| Amount for Premium-B to be Paid to M.C.G.M. | = | Gross Plot Area | x Premium-B FSI x 100% of Ready Reckoner Rate for Land* |

*Ready Reckoner Rate applicable in the year in which the actual payment for such premium FSI is paid. In case there are more than one land rate applicable to different parts of the plot under development, a weighted average of all the applicable rates shall be taken for calculating the Average Ready Reckoner Land Rate for deciding amount of premium.

15.4 INCENTIVE DEVELOPMENT RIGHTS

In case of schemes of Redevelopment of Cessed Buildings, Redevelopment of Cluster(s) of buildings under Urban Renewal Scheme, Redevelopment of Existing Housing Schemes of MHADA and Redevelopment of Slums through owner/ developer/ Co.op. Soc. undertaken in accordance with the provisions of SDCR 1 to SDCR 4 of the Special Development Control Regulation respectively, "Incentive Development Rights" will be available. The Incentive Development Rights shall be calculated by using a formula given below:

$$I/Rb = 9.2 \times (Rl + Rc) \times 100$$

Where;

I/Rb = Ratio of Incentive FSI (I) to Rehabilitation FSI (Rb) in percent

Rl = Ratio of Ready Reckoner Land Price to Ready Reckoner Sale Price

Rc = Ratio of Ready Reckoner Construction Cost to Ready Reckoner Sale Price

Notes:

- Ready Reckoner Rates applicable in the year in which the plans are approved or amended for such Incentive Development Rights.
- Rehabilitation area for calculating Rehabilitation FSI (Rb) will be considered 1.4 times the Rehabilitation Carpet Area calculated according to entitlements prescribed in SDCR 1 to SDCR 4 of the Special Development Control Regulation respectively.
- Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land/Construction Rate and the Basic Ratio.

15.5 INCENTIVE DEVELOPMENT RIGHTS AND RESULTANT FSI

- If the sum of Development Rights for Rehabilitation of existing eligible occupants (Rb) and Incentive Development Rights (I) amount to FSI less than the Permissible FSI (Pf) i.e. (Rb+I) < Pf the development will be permitted upto Permissible FSI (Pf) as

given in Table No. 13 . The difference between the Permissible FSI (Pf) and Rehabilitation and Incentive FSI (Rb+I) can be availed of according to the provisions of Table No. 13 by utilization of TDR and Premium FSI as may be applicable.

- b) If the sum of Development Rights for Rehabilitation of existing eligible occupants (Rb) and incentive development rights (I) amount to FSI in excess of Permissible FSI (Pf) i.e. (Rb+I)>Pf, TDR equivalent to the excess development rights[Rb+I)-Pf] will be granted in accordance with the Regulation No. 16.1.
- c) If the builtup area required for rehabilitation of existing eligible occupants(Rb) exceeds the Permissible FSI(Pf) i.e. Rb>Pf for the purpose of onsite rehabilitation, the required Rehabilitation FSI (Rb) will be permitted on site and Incentive FSI (I) will be allowed in the form of TDR.
- d) In case of b) and c) above, Permissible FSI as per the Table No. 13 will be allowed without utilizing TDR and without payment of premium.

15.6 PROTECTED DEVELOPMENT

- a) The FSI permitted as per the Development Plan and as per Table No. 13 will be allowed to be exceeded for redevelopment of existing authorized building to the extent of existing authorized development rights. However additional area required for attaining minimum requirements under these Regulation shall be permitted.
- b) In cases where building proposal approved prior to these Regulations are proposed to avail the balance development rights as permissible under thees Regulations shall be permitted either by utilising the TDR or by payment of Premium without taking into account the payments made earlier. for availing FSI of any sought or payments made for grants of any concessions , condonations etc.

15.7 PUBLIC CAR PARKING

When Public Car Parking is proposed on an independent plot as an independent activity for public parking facility operated and managed by the owner, volume to plot ratio shall be considered instead of zonal FSI. The maximum volume to plot ratio shall be 12.0, subject to condition that it satisfies fire and other requirement of these Regulations. Such public car parking will be permitted on roads not less than 18.30 M wide and 10.00% area of such development will be permitted as commercial use.

16. TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

For the purposes of this Regulations, Development Right of a plot, is defined as the product of plot area that is required to be handed over to MCGM and the sum of Base FSI and Premium-A FSI as prescribed In Table No. 13.

| | | | | |
|---|---|---|---|------------------------------|
| Development Rights for a Plot as TDR | = | Plot Area that is required to be handed over to MCGM | x | (Base FSI + Premium-A FSI*) |
|---|---|---|---|------------------------------|

**Note: No Premium shall be paid for Premium -A FSI when claimed as TDR for the reserved area of plot and handed over, vacant to MCGM free of cost.*

16.1 TDR IN LIEU OF COMPENSATION

The land reserved for public purposes in the Development Plan can be compulsorily acquired, according to the provisions of Section 125, and clauses (a) and (c) of

Sub-section (1) of Section 126 of the MR&TP Act.

Alternatively, owner of the land reserved for public purposes can be granted "Transferable Development Rights" (TDR) in lieu of the monetary compensation as provided under Sub Clause (b) of Sub-section (1) of Section 126 of the MR&TP Act. The grant of Development Right will be governed by the following:

Owner of the land reserved for any public purpose desirous of availing the TDR may apply to the Commissioner in prescribed form given in Annexure 15.1, expressing his willingness to surrender the land so reserved, free of cost and free of all encumbrance to MCGM. The cases in which TDR will be offered are further defined below:

Table No. 15. Instances in which TDR can be availed.

| Sr. No. | Instances | Extent of TDR |
|---------|--|---|
| 1 | The land reserved/designated for any public purpose in the Development Plan and where award is not declared under Section 11 of L.A. Act or any compensation has not been paid. | Zonal Base FSI + Premium -A FSI times area affected by reservation/ designation/road |
| 2 | The Development rights permissible on the land required for the following public purposes to the extent that they cannot be used on the remaining plot. a. The land to be contributed for amenity space/reservations/ designations/ D.P. Roads under these regulations, b. The land under Nalla/Nalla widening c. R.L-Under MMC Act d. The land under private roads/layout roads, which are required by the MCGM as per Regulation No. 11.4 of these Regulations for Layout. | The extent to which the Base FSI of the amenity space/ reservation/ designation/ D.P. Road/ Nalla/ Nalla widening and areas of land under private roads or layout roads, which are required by the MCGM that cannot be used on the remainder of the plot. |
| 3 | In case of redevelopment of Cessed buildings, Urban renewal schemes and slum redevelopment scheme, | As per Regulation SDCR 1 to SDCR 3 respectively of the Special Development Control Regulations of these Regulations. |
| 4 | Heritage buildings | (Zonal Base FSI) -(FSI consumed by Heritage building as per Regulation No. SDCR 6.) |
| 5 | Built-up area provided free of cost for resettlement of occupiers on MCGM's land reserved for public purpose or for contravening structures of Town Planning Scheme. | Built up area for rehabilitation |
| 6 | Built-up area constructed for transit tenements or affordable housing tenements as required by MCGM in the form of permanent structures constructed on unreserved private land and handing over of entire plot along with constructed tenements to MCGM free of cost. | As per Regulation No. 14 of these Regulations. |

16.2 UTILIZATION OF TDR

Development Right Certificates (DRCs) can be used in entirety or in parts at any location in any land use zone within the limits of FSI prescribed in Table No. 13 above. The Transferred Development Rights at the receiving plots shall be governed by the following formula:

$$\text{TDR}_r = \text{TDR}_o \times \left(\frac{\text{RRLo}}{\text{RRLr}} \right)$$

Where;

TDR_r = Transferred Development Rights at the receiving plot
 TDR_o = Transferable Development Rights at the originating plot
 RRLo = Ready Reckoner Rate for Land at originating plot
 RRLr = Ready Reckoner Rate for Land at receiving plot

Note: The Ready Reckoner Rates (both RRLo and RRLr) shall be of the relevant year in which scrutiny fee for utilization of TDR is paid. In case there are more than one land rate applicable to different parts of the plot under development, a weighted average of all the applicable rates shall be taken for calculation.

Transferred Development Rights (TDRr) and the corresponding Transferable Development Rights (TDRo) shall be clearly indicated on the Development Rights Certificate that are used.

16.3. PROCEDURE FOR GRANT AND UTILIZATION OF TDR

The procedure for grant of TDR is given in Annexure 15.2. Documents required to be submitted along with application for grant of TDR are given in Annexure 15.3.

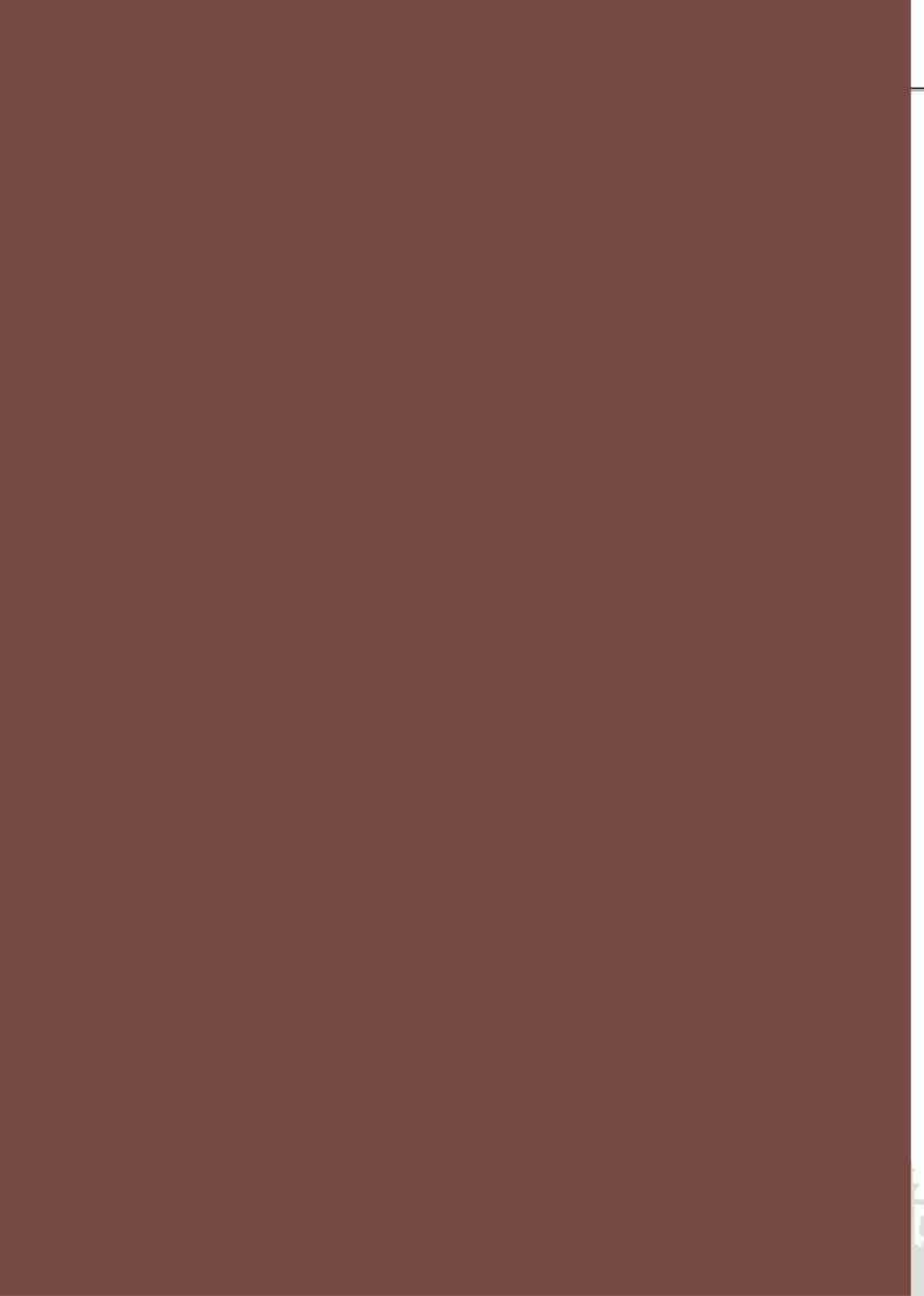
The procedure for utilization of TDR is given in Annexure 15.4. Documents required to be submitted along with application for utilization of TDR are given in Annexure 15.5.



6 PART

DEVELOPMENT OF LAND FOR PUBLIC PURPOSES

The purpose of this part is to specify manner in which lands reserved for public purposes are to be developed and how lands designated for public purposes could be redeveloped.



PART 6. DEVELOPMENT OF LAND FOR PUBLIC PURPOSES

17. DEVELOPMENT OF LAND FOR PUBLIC PURPOSES

17.1 DEVELOPMENT OF LAND DESIGNATED OR RESERVED FOR PUBLIC PURPOSES

- a) Reservations which shall be exclusively developed by the MCGM or the Appropriate Authority, after acquiring the reserved land in accordance with provisions of the law (by way of monetary compensation or by way of TDR), are described in Table No. 17 with appropriate conditions.
- b) Reservations which can be developed by the MCGM after acquiring the reserved land in accordance with provisions of the law (by way of monetary compensation or by way of TDR) or by the land owners subject to following conditions as described in Table No. 18.
 - i. The owner will be allowed to develop the land if he agrees to construct built-up area equivalent to 'X' % of Base FSI and agrees to hand it over to MCGM along with 'Y'% of area of reserved plot free of cost as per the designs, specifications, terms and conditions duly approved by the Commissioner.
 - ii. The owner will be entitled to avail the permissible FSI of the entire reserved plot for other permissible users in zone on the remaining land [(100-'Y')% of the land].
 - iii. The values of 'X' and 'Y' for the respective reservations as mentioned in Sr. No. i and ii above are given in Table No. 18 below.
 - iv. The construction of builtup amenity to be handed over to MCGM along with the land as stated above under accommodation reservation may be allowed to be developed semi-detached to the structures of other permissible development proposed by the owner/ developer on the remaining land.
- c) The Commissioner may entrust the operation and maintenance of such developed amenity to an appropriate agency as per the prescribed guidelines. Preference may be given to Charitable Trusts or Local Citizens Groups as may be appropriate.
- d) In cases, where proposals are already approved as per the provisions of Regulations in force prior to these Regulations coming into force, the lands which are required to be handed over to MCGM or the Appropriate Authority, as the case may be, for the public purposes, as per the provisions of regulations in force prior to these Regulations, such lands shall be deemed to be reservations of Development Plan and shall be developed for the intended purposes as may be required and handed over to the MCGM or the Appropriate Authority as the case may be, even if such reservations/designations/amenities are not reflected on the Development Plan.
- e) Constructions required for ingresses and egresses of passengers using Public Mass Transit Facilities shall be permitted on any land reserved for any public purposes irrespective of its permissibility given in any land use classification.

Table No. 16. Common set of conditions for development of Reservations

| Symbols | Applicable Conditions for development |
|---------|--|
| 1 | The Corporation or public authorities may entrust the development, operation and maintenance of the entire reservation to an appropriate agencies viz. Charitable Trusts, local citizens groups etc. following a procedure for selection as decided by Commissioner or the appropriate public authority. |
| 2 | The owner will be allowed to develop the reservation only for its intended purpose |

| | |
|----|--|
| 3 | The owner will be allowed to develop the reservation on Accommodation Reservation basis. |
| 4 | The owner can avail of the total permissible FSI of the zone for educational activities with or without auditorium and 10% of the permissible FSI can be constructed for commercial uses. |
| Za | Maximum % of plot area that can be used for ancillary users. |
| Zb | Maximum % of permissible built-up area at base FSI of the builtup reservation area that can be used for ancillary users. |
| X | Maximum % of development rights, permissible at base FSI, of the reservation area affecting the plot, to be constructed as built-up amenity for the reservation under accommodation reservation. |
| Y | Maximum % of the reserved plot to be set aside for built-up amenity developed under accommodation reservation and to be handed over to MCGM or the appropriate authority, along with the built-up amenity. |

Table No. 17. Reservations to be exclusively developed only by MCGM or appropriate public authorities

| Sr. No. | Reservation Main Category | Reservation Sub Category | | Users Permitted | | Applicable Conditions for development |
|---------|-------------------------------|--------------------------|--------------------------|--|---|---|
| | | Code | Name | Permissible Uses | Ancillary Activities | |
| 1 | Education | RE2.1 | University | College, Higher Technical Education, Medical Education, Specialised Educational Facilities, Research Institutes along with Libraries, Auditorium, laboratories, Hostels, Staff Quarters | Sport Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops. | Zb= 20 |
| 2 | Open Spaces | ROS1.1 | Public Open Spaces | Garden, Parks, Recreation Ground, Play Ground, Swimming Pool, Tank, Botanical Garden, Children Park, Water body, Storm Water Balancing Reservoir, Underground Parking, Underground Electric Sub-station. | Open air stage, Sport facilities, Police chowky, watchmen cabin, gardener chowky, instruments room, cafeteria, toilet block | 1, (for Recreational Ground Za=10 Zb = 15) (For Others Za=Zb=5) |
| 3 | | ROS2.1 | Municipal Sports Complex | Sports Complex For Multiple or Individual Sports Activity, Swimming Pool Gymnasium, Enclosed Sports Facility For Indoor Games | Open air stage, cafeteria, restaurant, rest rooms, changing rooms, welfare activities, social and cultural activity\amenities, hostel rooms and other ancillary facilities watchman's cabin, gardeners chowky, instrument room etc. | 1, Zb=15 |
| 4 | | ROS2.2 | Zoo | Zoo | Ancillary uses as decided by the Commissioner | Za=10, Zb=15 |
| 5 | Social Amenities | RSA4.1 | Cemetery | Cemetery, Cremation Ground, Burial Ground, Electric Cremation Unit | Storage For Wood, Facilities For Mourners, For Performing Rituals, Prayer Hall, Religious Facility, Water Body etc | 1, Zb=15 |
| 6 | Public Utility and Facilities | RPU3.4 | Police Facilities | Police Station, Police Chowky, Lockup, Custody, Staff Quarters, Court, Library. | Canteen, branch of a bank, stationary shop; meeting rooms for lawyers, Xeroxing shop, Ancillary uses as decided by Police Authority | Zb=15 |

| | | | | | | |
|----|-------------------------------|-----------|--|---|---|--|
| 7 | Public Utility and Facilities | RPU3.5 | Correction Facilities | Custody, Jail, Police Station | Bank ATM, Ancillary uses as decided by Police Authority | Za = 10, Zb=10 |
| 8 | | RPU4.1 | Electricity Transmission & Distribution Facility | Electric Receiving Station, Electricity Transmission Station and Distribution Stations | Ancillary Office use | Zb = 10 |
| 9 | Municipal Services | RMS3.3 | Solid Waste Disposal/ Dumping Ground | Dumping Ground, Refuge Shed, Refuge Transfer Station, Solid Waste Sorting Centre, Municipal Chowky, Municipal Store, Workshop, Incineration Unit, Recreational Open Space, Worker's Shed | Space for Rag pickers Facilities, Canteen, Dispensary unit, Ancillary uses as decided by the Commissioner | Za= 10, Zb=10 |
| 10 | | RMS4.1 | Sewage Treatment Plant | Sewerage Treatment Plant, Aerated Lagoons, Municipal Chowky, Sewage Pumping Station, Municipal Store, Municipal Office, Workshop With Staff Quarters | Canteen, Dispensary Unit, Branch of A Bank, Ancillary Uses as Decided by the Commissioner | Za= 10, Zb=10 |
| 11 | | RMS4.2 | Aerated Lagoon | Aerated Lagoons, Sewerage Treatment Plant, Municipal Chowky, Sewage Pumping Station, Municipal Store, Municipal Office, Municipal Workshop, Staff Quarter, Recreational Open Space | Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses As Decided by the Commissioner | Za= 10, Zb=10 |
| 12 | | RMS4.3 | Sewage Pumping Station | Sewage Pumping Station, Municipal Chowky, Municipal Store, Municipal Office, Municipal Workshop, Staff Quarters, Recreational Open Space | Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses As Decided by the Commissioner | Zb=10 |
| 13 | | RMS5.1 | Reservoir | Water Reservoir, Pumping Station, Municipal Office, Municipal Chowky, Municipal Store, Staff Quarters | Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses As Decided by the Commissioner | Zb=10 |
| 14 | | RMS5.2 | Water Pumping Stations | Water Pumping Stations, Municipal Office, Municipal Chowky, Municipal Store, Staff Quarters. | Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses As Decided by the Commissioner | Zb=10 |
| 15 | | RMS5.3 | Water Treatment Plant | Water Treatment Plant, Water Pumping Stations, Municipal Chowky, Municipal Store, Municipal Office, Staff Quarters, Green Zone Along Water Trunk, Vehicular Access Road For Trunk Main Repair As Per Requirement Of Dept. | Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses As Decided by the Commissioner | Zb=10 |
| 16 | | RMS6.1 | Storm Water Pumping Station | Storm Water Pumping Stations, Municipal Office, Municipal Chowky, Municipal Store, Staff Quarters. | Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses As Decided by the Commissioner | Zb= 10 |
| 17 | | Transport | RT2.1 | Water Transport Terminal | Water Transport Terminal, Jetty, Water Transport Office, Chowky, Parking, Emergency Medical Centre | Canteen, ATM of bank, other ancillary uses with facilities for staff and visitors as decided by the Commissioner | 1, Zb =15 |
| 18 | RT2.2 | | Jetty | Jetty, Office, Parking, Emergency Medical Centre | Other ancillary uses with facilities for staff and visitors as decided by the Commissioner | 1, Zb=15 |

Table No. 18. Reservations which can be developed by the MCGM after acquiring the reserved land or by the land owners as accommodation reservations

| Sr. No. | Reser- vation Main Cate- gory | Reservation Sub Category | | Users Permitted | | Applicable Conditions for development |
|---------|---|-----------------------------|--|--|--|--|
| | | Code | Name | Permissible Uses | Ancillary Activities | |
| 1 | Education | RE1.1 | Primary & Secondary School | Pre-primary, Primary/ Secondary School, Higher Secondary school, Technical School, School for differently challenged students, Auditorium. | Other uses such as Colleges, Boys/ Girls Hostel, or other educational purposes, Branch of a bank, Stationary Shop | 1 or 2 and 4 Zb = 50 |
| 2 | Health | RH1.1 | Maternity Hospital | Maternity Hospital, Dispensary, Maternity Home, Post Partum Center, Recovery Centers, Rehabilitation Centre, Physiotherapy Centre etc. | Nursing Home along with Nurses Quarters, Medical Stores/ Shops | 1 or 3 a) X = 40 b) Y = 50 c) Zb = 30 |
| 3 | | RH1.2 | Dispensary/ Health Post | Dispensary, Health Post, Pathology Lab, Physiotherapy Centre etc. | Nurses Quarters, Post partum center, Recovery centers, Medical Stores/ Shops | 1 or 3 a) X = 30 b) Y = 40 c) Zb = 30 |
| 4 | | RH2.1 | Hospital | Hospital, Dispensary, Maternity Home, Municipal Healthcare Facility, Super Specialty Hospital, Multi Specialty Hospital, Recovery and Rehabilitation centers | Nurses and other staff Quarters, Night Shelters, Branch of a bank, Medical Stores/ Shops, | 1 or 3 a) X = 40 b) Y = 50 c) Zb = 20 |
| 5 | | RH3.1 | Rehabilitation Centre | Rehabilitation Centres, Dispensary, Health Post, Physiotherapy Centre etc. | Nurses and other staff Quarters, Commercial uses, Medical Stores/ Shops | 1 or 3 a) X = 40 b) Y = 50 c) Zb = 20 |
| 6 | | Open Spaces | ROS2.3 | Sports Complex | Sports Complex For Various Or Individual Sports Activity, Enclosed Sports Facility For Indoor Games, Gymnasium, Swimming Pool, | (i) hostel rooms and other ancillary facilities, welfare activities, social and cultural activity, amenities, watchman's cabin, gardeners chowky, Instrument room, Changing Rooms, etc. (ii) Banks, Restaurants rest rooms, Sport Store/ Shop. | 1 or 3 a) Za = 25 b) Zb = 50 |
| 7 | Social Amenities | RSAL.1 | Municipal Market | Market for fruits & vegetables, flower, fish and meat and shops required for rehabilitation of PAP's if required | Municipal office, Police chowky, Drama theatre, Parking, reading rooms | 1 or 3 a) X = 40 b) Y = 50 c) Zb = 30 |
| 8 | | RSAL.2 | Municipal Wholesale Market | Market for fruits & vegetables, flower, fish and meat and shops required for rehabilitation of PAP's if required | Municipal office, Police chowky, Drama theatre, Parking Lot, Refuge Shed. | 1 or 3 a) X = 40 b) Y = 50 c) Zb = 30 |
| 9 | | RSA2.1 | Multi-purpose Community Welfare Centre | Multi-purpose Community Welfare Center, Women Hostel, Home for Destitute, Vocational Training Centre, Senior Citizen's Recreation Centre, Dispensary, Library, Reading Rooms, Study rooms for students, Counseling Centre for various purposes | Commercial purposes, Banks, Restaurants, bill payment kiosk, community hall, exhibition hall | 1 or 3 a) X = 40 b) Y = 50 c) Zb = 30 |
| 10 | | RSA2.2 | Night Shelter | Night shelter, Dormitory with toilet facilities and other ancillary facilities with dispensary, Watchman's cabin | Branch of Banks, Restaurants, bill payment kiosk, community hall, exhibition hall | 1 or 3 a) X = 40 b) Y = 50 c) Zb = 30 |
| 11 | | RSA3.1 | Museum | Museum, Art Gallery, Exhibition Hall, Display Hall | Auditorium, Drama Theatre, Parking Lot | 1 or 2 Zb = 30 |

| | | | | | | |
|----|-------------------------------|--------|---|--|---|--|
| 12 | Social Amenities | RSA3.2 | Cultural Centre/ Drama Theatre | Cultural Centre, Drama Theatre with rest room, make-up room, hostel rooms for artists, Open Air Theatre, Art Gallery, Aquarium, Auditorium welfare activity center, welfare activity center, Parking Lot | Recording rooms, dubbing rooms, restaurant, café, reading halls, Library | 1 or 3 a) X = 40 b) Y = 50 c) Zb= 30 |
| 13 | | RSA5.1 | Exhibition Centre | Exhibition Center cum Convention Hall, Organizers office, Protocol Lounge, VIP Lounge, Press Lounge, Registration Area, Pre-function Area, Canteen cum refreshment area, surveillance and security rooms, service contractor's office, strong room, first aid and emergency response room with supporting activities as Hotels not less than 3-Star category, Food court, fine dining, restaurant area, shopping, recreation area, Indoor games area, fitness center, fire services. | As may be decided by the Commissioner | 1 or 2 |
| 14 | Public Utility and Facilities | RPU1.1 | Fire Station | Fire Brigade Station, Training center, staff quarters, Municipal office | As may be decided by the Commissioner | 1 or 3, a) X = 50 b) Y = 50 c) Zb= 10 |
| 15 | | RPU2.1 | Fuel Station | Fuel filling station with vehicle washing facility, | Ancillary uses of ATM, book shop, cafeteria, canteen, (Without cooking with open flame) | 1 or 3, a) X = 50 b) Y = 30 c) Za=10 d) Zb= 10 |
| 16 | | RPU3.1 | Police Station | Police station, Police Chowky, Lockup Facility, Canteen, Toilet Blocks, Rest Rooms With Residential Quarters | Staff quarters, Branch of Bank, Bill payment Kiosk | 1 or 3, a) X = 40 b) Y = 40 c) Zb=20 |
| 17 | | RPU3.2 | Police Chowky | Police station, Police Chowky, Lockup Facility, Staff Quarters, Canteen, Toilet Blocks, Rest Rooms | | 1 or 3, a) X = 40 b) Y = 40 |
| 18 | RPU3.3 | Court | Court, Library, Canteen, Meeting Rooms for Lawyers, Administrative Office | Branch of a bank, stationary shop, cafeteria, Photo copying shop, book store | 1 or 3, a) X = 40 b) Y = 50 c) Zb = 10 | |
| 19 | Housing | RR1.1 | Police Staff Quarters | Police Staff Quarters with Police station | | 1 or 3, a) X = 40 b) Y = 40 |
| 20 | | RR1.2 | Municipal Staff Quarters | Municipal Staff Quarters, Municipal chowky, Municipal Office | | 1 or 3, a) X = 40 b) Y = 40 |
| 21 | | RR1.3 | Government Staff Quarters | Government Staff Quarters, Government office | | 1 or 3, a) X = 40 b) Y = 40 |
| 22 | | RR2.1 | Rehabilitation & Resettlement | Rehabilitation Tenements as decided by the Commissioner | | 1 or 3, a) X = 40 b) Y = 40 |

| | | | | | | |
|----|--------------------|---------|-------------------------------------|--|--|---|
| 23 | Municipal Services | RMS1.1 | Road Depot | Municipal Material Depot, Municipal Labour Chowky, Store, Workshop, Municipal Office | | 1 or 3, a) X = 40 b) Y = 20 |
| 24 | | RMS1.2 | Municipal Chowky | Municipal Labour Chowky, Material Depot, Store, Workshop, Municipal Office | | 1 or 3, a) X = 40 b) Y = 50 |
| 25 | | RMS1.3 | Municipal store | Municipal Store, Labour Chowky, Material Depot, Workshop, Municipal Office | | 1 or 3, a) X = 50 b) Y = 50 |
| 26 | | RMS1.4 | Municipal workshop | Municipal Workshop, Municipal Labour Chowky, Material Depot, Store, Municipal Office | ATM of a Bank, Information Kiosk, CFC, police chowky and PSC blocks etc. Other Ancillary uses as decided by the Commissioner | 1 or 3, a) X = 50 b) Y = 50 c) Za = 10 d) Zb = 10 |
| 27 | | RMS2.1 | Transport Garage | Transport Garage, Repair Garage, Store, Related Municipal Office, Municipal Chowky, Municipal Office, Municipal Chowky, Workshop | Auto-parts shop, ATM of bank, canteen, municipal store, Ancillary uses as decided by the Commissioner | 1 or 3, a) X = 50 b) Y = 50 c) Za = 10 d) Zb = 10 |
| 28 | | RMS2.2 | Municipal Central Store | Municipal Central Store, Municipal Labour Chowky, Material Depot, Workshop, Municipal Office | | 1 or 3, a) X = 50 b) Y = 50 |
| 29 | | RMS3.1 | Refuge Shed | Refuge Shed, Solid Waste Sorting Center, Municipal Chowky, Municipal Office, Municipal Store | | 1 or 3, a) X = 40 b) Y = 30 |
| 30 | | RMS3.2 | Refuge Transfer station | Refuge Transfer Station, Refuge Compactor, Solid Waste Sorting Center Municipal Chowky, Municipal Office, Municipal store | | 1 or 3, a) X = 50 b) Y = 50 |
| 31 | | RMS3.4 | Solid waste sorting center | Solid Waste Sorting Center, Refuge Shed, Refuge Transfer Station, Rest Rooms, Worker/Ragpicker's Sheds and PSC blocks | | 1 or 3, a) X = 50 b) Y = 50 |
| 32 | | RMS 5.4 | Hydraulic Engineering Store/ Office | Municipal Store, Municipal Office, Municipal Chowky, Pumping Station, Workshop With Staff Quarters | ATM of a Bank, Information Kiosk, CFC | 1 or 3, a) X = 40 b) Y = 40 c) Za = 10 d) Zb = 10 |
| 33 | Transport | RT1.1 | Truck Terminus | Truck Terminus, Workshop, Store, Garage | Restaurant, Commercial uses, ATM of a Bank, Information Kiosk, CFC, Police Chowky, PSC | 1 or 3, a) X = 50 b) Y = 40 c) Za = 10 d) Zb = 10 |
| 34 | | RT1.2 | State Transport Depot | State Transport Depot, Tracks For Vehicle Testing, Regional Transport Office, Staff Quarters, Canteen | Branch of a bank, Ancillary uses as decided by the Appropriate Authority. | 1 or 3, a) X = 50 b) Y = 30 c) Zb = 10 |
| 35 | | RT1.3 | BEST Bus Depot | BEST Bus Depot, BEST Bus Station, Parking Lot for Public, Bus Stops, Sheds, Helipad | Cafeteria, Canteen, Police Chowky, CFC, ATM of a Bank, | 1 or 3, a) X = 40 b) Y = 40 c) Zb = 10 |
| 36 | | RT1.4 | BEST Bus Station | BEST Bus Depot, BEST Bus Station, Parking Lot, Bus Stops, Sheds, Helipad | Cafeteria, Canteen, Police Chowky, CFC, ATM of a Bank, | 1 or 3, a) X = 40 b) Y = 40 c) Zb = 10 |

| | | | | | | |
|----|--------------------|-------|--|--|--|--|
| 37 | Transport | RT1.5 | Parking Lot | Parking Lot, Mun. Chowky, | Cafeteria, canteen, police chowky, CFC, ATM of a Bank, | 1 or 3, a) X = 40 b) Y = 40 c) Zb = 10 |
| 38 | | RT3.1 | Metro/Mono Rail Car-shed | Metro/ Mono Car Shed, Material Depot, Store, Workshop, Office. | As may be decided by MMRDA or Appropriate Authority | 1 or 3, Values of X and Y as decided by the MMRDA or the appropriate Government agency. |
| 39 | Offices | RO1.1 | Municipal Office | Municipal Office with Staff Quarters | ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center etc. | 1 or 3, a) X = 40 b) Y = 40 c) Zb = 10 |
| 40 | | RO2.1 | Government Office | Government Office with Staff Quarters | ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center etc. | 1 or 3, a) X = 40 b) Y = 40 c) Zb = 10 |
| 41 | Primary Activities | RP1.1 | Fish & Net Drying yards | Fish & Net Drying yards, fish drying related industries, diesel storage, Fish Godown, Fishing related Industry | Food stalls/ Restaurant, Bank Branch | 1 or 2, a) Za = 15 b) Zb = 15 |
| 42 | | RP1.2 | Fish cold storage, Godown & Fishing related Industry | Fish & Net Drying yards, fish drying related industries, diesel storage, Fish Godown, & Fishing related Industry | | 1 or 2, a) X = 50 b) Y = 50 |

17.2 DEVELOPMENT OF DESIGNATED LAND

Designated plots i.e. plots already developed for public amenities, are depicted on the Development Plan may be permitted to be developed under different circumstances as prescribed in table below:

Table No. 19. Development of Designations.

| Sr. No. | Circumstances | Ownership | Conditions of Development |
|---------|--|--|---|
| 1 | Existing BUA is required to be expanded for the existing intended purpose | (a)MCGM | Designated plot may be developed to permissible Base FSI for the designated use |
| | | (b)Government and Other Public Authorities | |
| | | (c)Trusts or Private owners | Designated plot may be developed upto permissible Base FSI for the designated use and TDR and Premium FSI may be deployed for other uses permissible in surrounding land use zone. |
| 2 | Existing BUA is adequate for the existing use and does not require expansion | (a) MCGM | Designated plot may be developed subject to maintaining the existing BUA for designated public use. Additional BUA available according to permissible Base FSI may be used for other public purposes. |
| | | (b)Government and Other Public Authorities | |
| | | (c)Trusts or Private owners | Designated plot may be developed subject to maintaining the existing BUA for designated public use. Additional BUA available according to permissible Base FSI if any, may be used for other permissible public use, permissible under these Regulations and TDR and Premium FSI may be deployed for other uses permissible in the surrounding land use zone. |

| Sr. No. | Circumstances | Ownership | Conditions of Development |
|---------|---|---|---|
| 3 | The existing use has lost patronage or has become obsolete | (a) MCGM | Designated plot may be developed up to permissible Base FSI for other relevant public purpose / amenities |
| | | (b) Government and Other Public Authorities | |
| | | (c) Trusts or Private owners | Designated plot may be developed up to permissible Base FSI for other relevant public purpose / amenities as specified by the Commissioner. Additional BUA available according to permissible Total FSI may used for land uses permitted in the surrounding land use zone. |
| 4 | Redevelopment of Plot developed under Accommodation Reservation | Private Land owners | In case of redevelopment of plots already developed under Accommodation Reservation, as per provisions of these Regulations or as per the provision of Regulations prior to these Regulations, the plot area and/or the built-up area will be required to be developed for designated or other public purpose in proportions as prescribed in Table No. 18 above. |

Development proposed under the Table No. 19 above will need Planning Permission and application for planning permission will require justification for adequacy of existing BUA or the loss of patronage and obsolescence of existing use and proposed alternate public uses. Where additional uses are permitted other than the public purpose as given in Table No. 19 above, separate access/staircase and parking shall be provided for such other use.

17.3 COMBINATION OF PUBLIC PURPOSES/USES IN RESERVED SITES FOR BUILDABLE RESERVATIONS.

Where the Commissioner or the Appropriate Authority proposes to include public purposes other than those specified in the Development Plan for a specific reservation; they may do so, provided that the combination of proposed uses conform to these Regulations and the permissible use in the zone in which the site falls.

17.4 SHIFTING AND/OR RELOCATING OF DESIGNATIONS/ RESERVATIONS

In the case of specific designation/ reservations in the Development Plan, the Commissioner, with the consent of interested persons may shift, interchange the reservation in the same or on adjoining land provided that it abuts a public street and it is not encumbered and the area of such reservation is not reduced and the entire reservation shall be placed at one location.

Notwithstanding the above, the minimum dimensions of such relocated reservations shall not be less than 8.50 M and the ratio of length to width shall not exceed 2.50 times the average width.



17.5 STRUCTURES/USES PERMITTED IN RECREATIONAL OPEN SPACES (ROS)

- a) In a recreational open spaces exceeding 400.00 Sq.M. in area elevated/ underground water reservoirs, electric sub-stations, pump houses may be built at a single location on plot area not exceeding 10 per cent of the recreational open space.
- b) In a Recreational Open Space designated as "Recreation Ground" admeasuring 1,000 Sq.M. or more in area (in one piece and in one place), structures for watchman's chowky, police chowky, public convenience, pavilions, gymnasias, club houses and other structures for the purpose of sports and recreation activities may be permitted with built-up area not exceeding 15 per cent the total recreational open spaces in one place. The area of the plinth of such a structure shall be restricted to 10 per cent of the area of the total recreational open space. An outdoor swimming pool may also be permitted in such a recreational open space.
- c) In a Recreational Open Space designated as "Playground", "Park' or "Garden", structures for watchman's chowky, gardener's instrument room, public toilet and police chowky for the purpose of maintenance and toilets may be permitted with built-up area not exceeding 5 per cent the total reservation area in one place.
- d) Electric substation may be permitted in basement below the recreational open space as per Regulation No. 18.11 of these Regulations.
- e) Public Parking lot may be permitted in basement below the recreational open space as per Regulation No.20.5 of these Regulations.
- f) Plots of Recreation Open Spaces developed as Playgrounds may be permitted to be used for Circus/ Political/Religious-cultural Events for a maximum period of 30 days in a calendar year.
- g) Rain water harvesting water tanks and STP my be permitted below such open spaces.

17.6 RESERVATIONS/ DESIGNATIONS/ ROADS IN "PROHIBITED AREAS"

Reservations/ designations/ roads shown on Proposed Land Use Plan within the areas that are declared as "Prohibited Areas" under Official Secrets Act, 1923, by a Government Notification, shall be for the exclusive use of the population residing in such areas.



7

PART

BUILDING DESIGN REGULATIONS

The purpose of this part is to lay down the requirements for design of buildings based largely on National Building Code, 2005



PART 7. BUILDING DESIGN REGULATIONS

18. BUILDING REQUIREMENTS

18.1 OCCUPANCY CLASSIFICATION

Various occupancies of building shall be classified as shown below:

- a) "Residential buildings" means any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or boarding houses, residential hotels, hostels, dormitories, dharmshalas, apartment houses, flats, service apartment, studio apartment and private parking spaces incidental thereto.
- b) "Educational building" means a building exclusively used for a school or college, recognised by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not. also includes buildings used for daycare purposes more than 8 hours per day.
- c) "Industrial building" means a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories.
- d) "Assembly building" means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. Assembly buildings include buildings of drama and cinema theatres, "drive-in-theatres, assembly halls, city halls, town halls, auditorium, multiplexes, exhibition halls, cultural centre, museums, mangal karyalayas, skating rinks, stadia, places of worship, dance halls, clubs, gymkhanas, stadia, passenger stations and terminals of road, air, sea or other public transportation services and recreation piers.
- e) "Business building" means any building or part thereof used for transaction of business and/or keeping of accounts and record therefore; offices for the purpose of administration, clerical work, handling money, telephone/ computer operation; and "clerical work" includes writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and editorial preparation of matter for publication, banks, professional establishments, I.T establishments, call centres, offices for private entrepreneurs, court houses, libraries being classified as business buildings, if their principal function is transaction of business and/or keeping of books and records.
- f) "Mercantile building" means a building or part thereof used as shops, stores or markets, malls for display and sale of merchandise either wholesale or retail, office, storage and service facilities incidental to the sale of merchandise & located in the same building.
- g) "Institutional building" means a building constructed or used by Government, Semi-Government organisations or registered Trusts or persons and used for medi-

cal or other treatment, a hostel for working women or for an auditorium or complex for cultural and allied activities or for an hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories.

- h) "Storage Building" mean and include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns.
- i) "Hazardous Building" mean and include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/ or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- j) "Wholesale Establishment" means and include establishments wholly or partly engaged in wholesale trade, manufacturer's wholesale outlets including related storage facilities, market yards, warehouses and establishments engaged in truck transport including truck transport booking agencies.

18.2 BUILDING DESIGN PARAMETERS

18.2.1 Occupancy Load

Space requirements of various parts of Buildings etc. - This Part sets out the standard space requirements of various parts of a building. Some of these items depend on the number of persons who would normally occupy the building, for which the occupant load should be worked out from Table hereunder:

Table No. 20. Occupancy Load

| Sr. No. | Type of Occupancy | Occupant load per 100 Sq.M. of plinth or covered area |
|---------|---|---|
| 1 | Residential | 8.00 |
| 2 | Educational | 25.00 |
| 3 | Institutional | 6.60* |
| 4 | Assembly: (a)With fixed or loose seats and dance floor (b)without seating facilities including dining rooms | 166.60** 66.60** |
| 5 | Mercantile: (a)Street floor (b)Upper sale floors | 33.30 16.60 |
| 6 | Business and Industrial | 10.00 |
| 7 | Storage | 3.30 |
| 8 | Hazardous | 10.00 |

*The occupant load in dormitory portions of homes for the aged, orphanages or mental hospitals etc. where sleeping accommodation is provided, shall be calculated at not less than 13.30 persons per 100.00 Sq.M.

** The plinth or covered 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 plinth/covered area for corridors, closets and other sub-divisions; that area shall include all space serving the particular assembly occupancy.

18.2.2 Minimum Room Dimensions

The minimum area and width of rooms shall be as given in the table hereunder:

Table No. 21. Minimum Size & Width of Rooms.

| Sr.No. | Occupancy | Minimum size in Sq.M. | Minimum width in M. |
|--------|--|--|----------------------|
| 1 | Any habitable room other than Kitchen | 9.50 | 3.00 |
| 2 | Two-room-kitchen tenement and above (a) one of the rooms (b) other room (c) Kitchen | 9.50 7.50 5.50 | 3.00 2.40 2.10 |
| 3 | Kitchen (other than as in 2 above) | 8.00 | 2.40 |
| 4 | Single-bedded room in a hostel of an educational institution. | 7.50 | 2.40 |
| 5 | Shop | 6.00 | 1.20 |
| 6 | Vending stalls & Kiosks | 3.00 | ... |
| 7 | Class room in an educational building | 38.00 | 5.50 |
| 8 | Institutional building- (a) special room (b) general ward | 9.50 40.00 | 3.00 5.50 |
| 9 | Cinema hall or Theatre | In conformity with the Maharashtra Cinema Rules. | |
| 10 | Bathroom | 1.50 | 1.10 |
| 11 | Water Closet (W.C.) | 1.10 | 0.90 |
| 12 | Combined Bathroom and Water Closet (W.C.) | 2.40 | 1.20 |

18.2.3 Height of Rooms

The minimum and maximum height of a room shall be as given in table hereunder:

Table No. 22. Height of Room.

| Sr. No. | Occupancy | Minimum height (in meter) | Maximum height (in meters) |
|---------|--|---------------------------|----------------------------|
| 1. | Flat roof. | | |
| | (a) Any habitable room | 2.75 | 3.90 |
| | (b) Bath rooms, Water closets | 2.20 | ...''... |
| | (c) Store Room in Residential Building | 2.20 | ...''... |
| | (d) I.T. Buildings, Industrial Building, Office Buildings, Institutional Buildings, Educational Buildings, Residential Hotels Of 3 Star Category and above excluding habitable rooms | 3.60 | 4.20 |

| | | | |
|----|--|--|---|
| | (e) Assembly building excepting (d) above, hazardous or storage occupancies, Commercial godowns, departmental stores, malls, entrance halls and entrance lobbies, Film shooting studios, exhibition halls. | 3.90 | More height may be permitted subject to approval of the Commissioner |
| | (f) Exhibition cum Convention Center | 8.00 | |
| | (g) Electricity Receiving/ Transmission/ Distribution System and Telecommunication Equipment/ Storage/ Erection Facility | 3.90 | Can have a height as required for effective functioning of the system |
| | (h) Shops. | 2.75 | 4.20 |
| 2. | Pitched roof – Any habitable room | 2.75 average with 2.10 M. at the lowest point. | 3.90 average with 2.80 M. at the lowest point. |

Provided that-

- a) The minimum clear head-way under any beam shall be 2.40M except for pitched roof.
- b) In all occupancies except those included in Sr. No. 1 (e) and (f) in the table above, any height in excess that mentioned in Table No. 22 above shall be deemed to have consumed an additional FSI equivalent to 50.00% of the relevant floor area.

18.2.4 Kitchen

A Kitchen shall be treated as habitable room. Every room to be used as a kitchen shall have-

- a) Unless separately provided in a pantry, means for the washing of kitchen utensils, the resultant waste water shall be led directly or through a sink to a grated and trapped connection to the waste pipe;
- b) an impermeable floor;
- c) at least a window not less than 1.00 Sq.M in area.

18.2.5 Bathroom and Water Closets

- a) Details of sanitary requirements for various occupancies shall be as listed in Annexure 18.1
- b) A sanitary block consisting of a bathroom and water closet for each wing at ground/ stilt level/mid-landing of a staircase of apartment building for the use of servants engaged on the premises shall be provided.
- c) Every bathroom or water closet shall be so situated that at least one of its walls shall abut an exterior open space or an inner/outer chowk of the size specified in Regulation No. Figure No. 15 and Regulation No. 18.3.4 of these Regulations with the openings (windows, ventilators, louvers) not less than 0.30Sq.M in area and 0.30M in width.
- d) Bathrooms or water closet shall not be situated directly over any room other than another water closet, washing place, bathroom unless the said floor is made impervious with adequate water-proofing treatment. However, in no case shall a water closet or bathroom be provided over a kitchen.
- e) Every water closet and/or a set of urinals shall be provided with flushing arrangement.
- f) All the sewerage outlets shall be connected to the municipal sewerage system. Where no such system exists, a septic tank shall be provided within the

plot conforming to the requirements of Regulation No. 18.8.8 of these Regulations.

18.2.6 Society/Apartment Office Room

In every residential apartment building, constructed or proposed to be constructed for the use of a co-operative housing society or an apartment owners' association, an office room shall be provided on the ground floor or first floor or parking floors or on stilt floor. In an already developed property, it may be on an upper floor. The minimum area of the room shall be 12.00 Sq.M, and it shall not be permitted within the required marginal open spaces of the building.

18.2.7 Balcony

Balconies may be permitted, subject to the conditions that -

- a) No balcony shall reduce the minimum prescribed marginal open space.
- b) The balcony may be enclosed.

18.2.8 Letter Boxes

Letter boxes of appropriate dimensions shall be provided at a convenient location on the ground floor/stilt floor/over podium or any other convenient location for every unit of residential, commercial and industrial occupancy in each wing.

18.2.9 Meter Room

An independent and ventilated meter room directly accessible from common area, shall be provided on ground floor and/or on upper floors, according to the requirements of the electricity supply undertaking/company. The door to the room shall have fire resistance of not less than two hours.

18.2.10 Diesel Generator Set (D. G. Set) Room

Provision for diesel generator set will be allowed on parking floors, stilt floor, service floor or in first basement. In no case it can be permitted within the required marginal open spaces of the building. Also in no case it will be permitted on habitable floor or abutting the habitable premises of the building.

18.3 SETBACK AND MARGINAL OPEN SPACES WITHIN BUILDING PLOTS

The general conditions governing marginal open spaces around the building shall be as under:

a) Building abutting more than one street:

When a building abuts two or more streets, the set-backs from each of them shall be such as if the building were fronting each such street.

b) Open spaces separate for each building or wing:

The open spaces required under these Regulations shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces as required under these Regulations. Provided that if habitable rooms of one of the building does not derive light and

ventilation from the open space between the two buildings, the said open space shall be the one required for the higher building.

c) Open spaces to be provided for the desired consumption of development rights:

The open spaces proposed shall relate to the building height necessary to consume the desired development rights including the component of TDR and Premium FSI.

d) Manner of computing front open space/setback where the street is to be widened:

If the plot abuts any road which is proposed to be widened under the Development Plan or as per the sanctioned regular line under the Mumbai Municipal Corporation Act, 1888, the front open space shall be measured from the resultant road widening line or from the center-line of such road as the case may be.

18.3.1 Marginal Spaces for the proposed height of building

- a) The open spaces (setbacks) on all sides of a building shall be provided as per Table No. 23 unless otherwise specified in these regulations.
- b) Buildings may be proposed with step-backs on upper floors, as per Table No. 24 and Table No. 25 However proposing buildings with step-backs is not compulsory unless otherwise specified in these Regulations.
- c) For corner plots, road facing setbacks should be calculated from the line of the chamfer/round off.
- d) The Streetscape under Regulation No. SDCR 7 of the Special Development Control Regulation shall supersede the requirements of front marginal open space required to be provided under this Regulation

Table No. 23. Minimum set-backs from sides and rear.

| Bldg Height in M | Min Set-back in M | | | |
|------------------|-------------------|---------|---------|------|
| | Front | Side 01 | Side 02 | Rear |
| upto 15.00 | 1.50 | 4.50 | 3.00 | 3.00 |
| 30.00 | 3.00 | 4.50 | 4.50 | 4.50 |
| 70.00 | 6.00 | 6.00 | 6.00 | 6.00 |
| 120.00 | 9.00 | 9.00 | 9.00 | 9.00 |
| > 120.00 | 12.00 | 12.00 | 12.00 | 9.00 |

NOTE: The above Set-backs can be provided from the ground level or can be composed of Step-backs as given in tables below.

Table No. 24. Minimum step back from road side.

| Bldg Height in M | Minimum Front Step-back (from plot boundary) in M | | | | | Total |
|-----------------------------|---|---------|---------|---------|----------|---------|
| | Set-back | at 15 M | at 30 M | at 70 M | at 120 M | |
| upto 15.00 | 1.50 | - | - | - | - | 1.50 M |
| Above 15.00 and upto 30.00 | 1.50 | 1.50 | - | - | - | 3.00 M |
| Above 30.00 and upto 70.00 | 1.50 | 1.50 | 3.00 | - | - | 6.00 M |
| Above 70.00 and upto 120.00 | 1.50 | 1.50 | 3.00 | 3.00 | - | 9.00 M |
| Above 120.00 | 1.50 | 1.50 | 3.00 | 3.00 | 3.00 | 12.00 M |

Table No. 25. Minimum step-backs from Side-1.

| Bldg Height in M | Minimum Side-1 Step-back (from plot boundary) in M | | | | | |
|----------------------------|--|---------|---------|---------|----------|---------|
| | Set-back | at 15 M | at 30 M | at 70 M | at 120 M | Total |
| upto 15.00 | 3.00 M | - | - | - | - | 3.00 M |
| Above 15.00and upto 30.00 | 3.00 M | 1.50 | - | - | - | 4.50 M |
| Above 30.00and upto 70.00 | 3.00 M | 1.50 | 3.00 | - | - | 7.50 M |
| Above 70.00and upto 120.00 | 3.00 M | 1.50 | 3.00 | 3.00 | - | 10.50 M |
| Above 120.00 | 3.00 M | 1.50 | 3.00 | 3.00 | 3.00 | 13.50 M |

Note: For buildings proposed with Step-back as per Table No. 24 and Table No. 25 above shall be provided with set-backs on Side-2 and Rear Side as per Table No. 23.. For buildings abutting junction having two of more roads frontages, step-backs can be availed on side-2 and rear side as the case may be.

- e) The set-back marginal open spaces as well as step-backs shall remain open to sky and free from any encumbrances at all times. A maximum projection of 0.60M, only for the purposes of weather shading, is allowed within the marginal spaces, subject to a clear height of 6.00M from the ground in all setbacks.
- f) Educational buildings, hospitals, mental hospitals, house of correction, assembly buildings, markets, stadia, petrol filling and service stations ; minimum space 6.00 M. wide shall be left open on all sides from the boundaries of the plot.

18.3.2 Marginal Open Spaces for Electricity Distribution Stations

Notwithstanding the above, for building to be constructed for exclusive use as Electricity Distribution Stations proposed on the plots owned by the Electricity Supply Company, the marginal open spaces shall be provided as given below:

Table No. 26. Marginal open spaces for Electricity Distribution Stations proposed on the plots owned by the Electricity Supply Company

| Sr. No. | Building Height | Open Space | |
|---------|-----------------------|-------------------------------------|---------------|
| | | Front | Side and Rare |
| 1. | Upto 24 M. | 6.00 M. | 4.50 M |
| 2. | Above 24 M upto 35 M. | 7.00 M | 6.00 M |
| 3. | Above 35 M. | As required under these Regulations | |

Figure No. 15. Possible options for front set-back/step-back for 70.00 M high building.

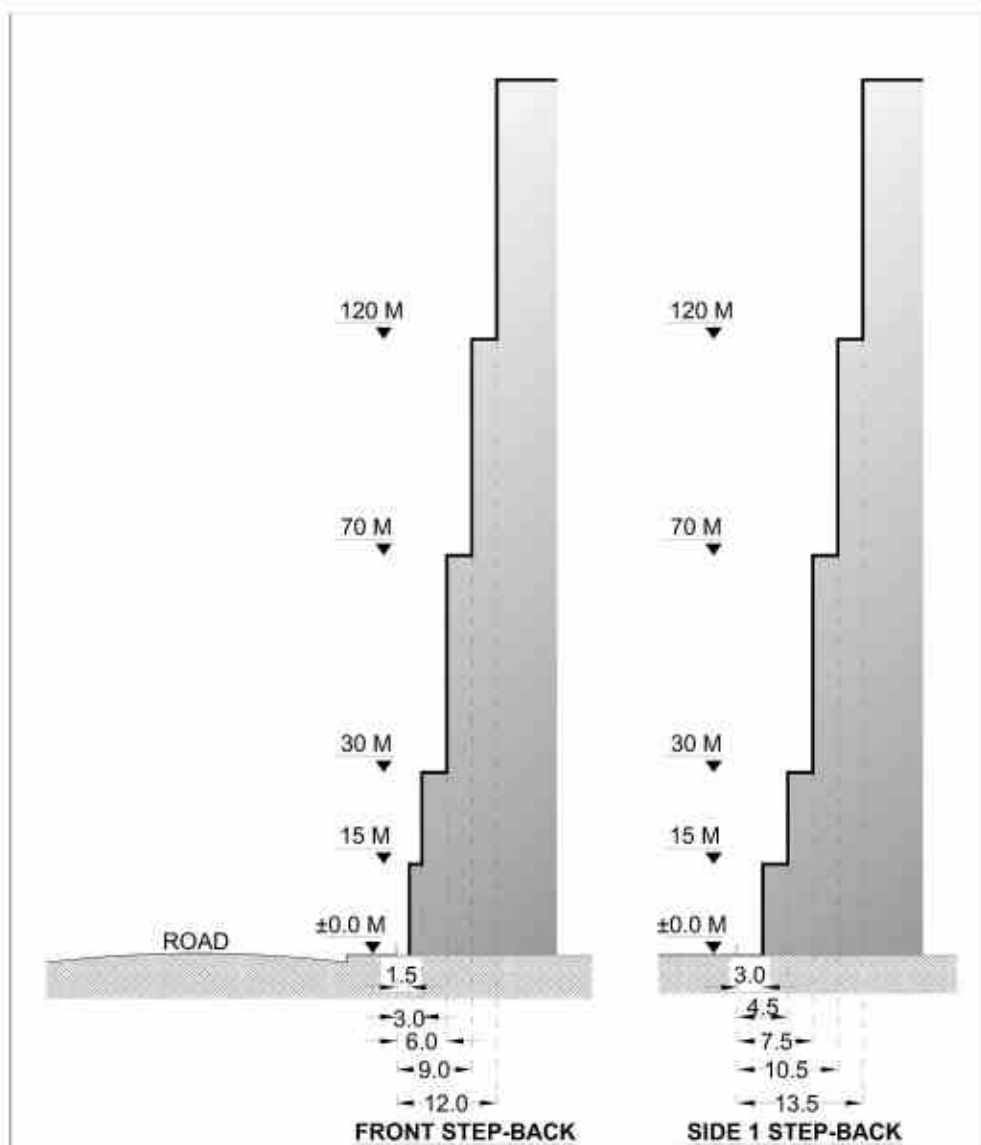


Figure No. 16. Maximum building envelope for building with height upto 15.00 M.

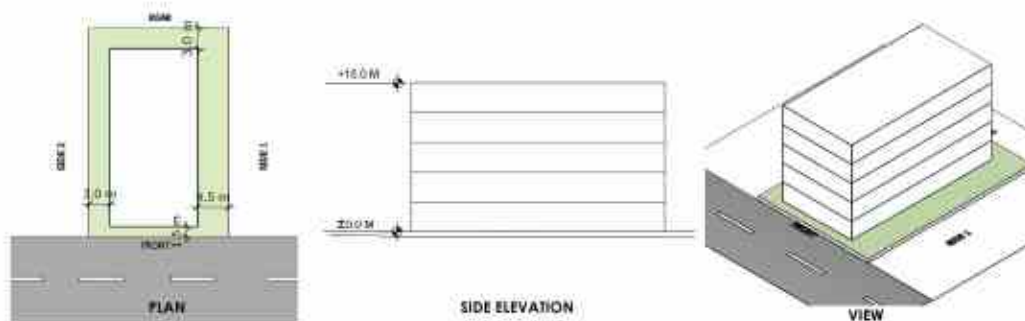


Figure No. 17. Maximum building envelope for building with height upto 30.00 M.

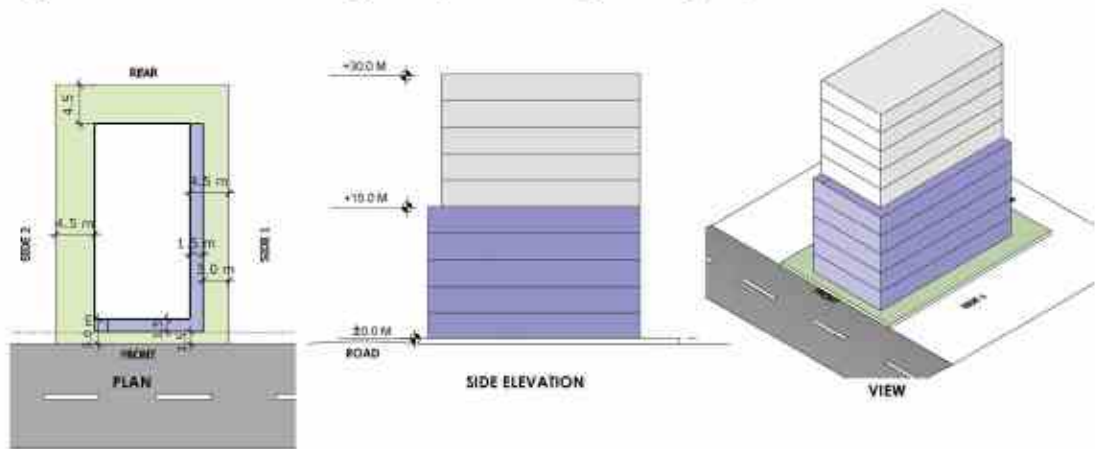


Figure No. 18. Maximum building envelope for building with height upto 70.00 M.

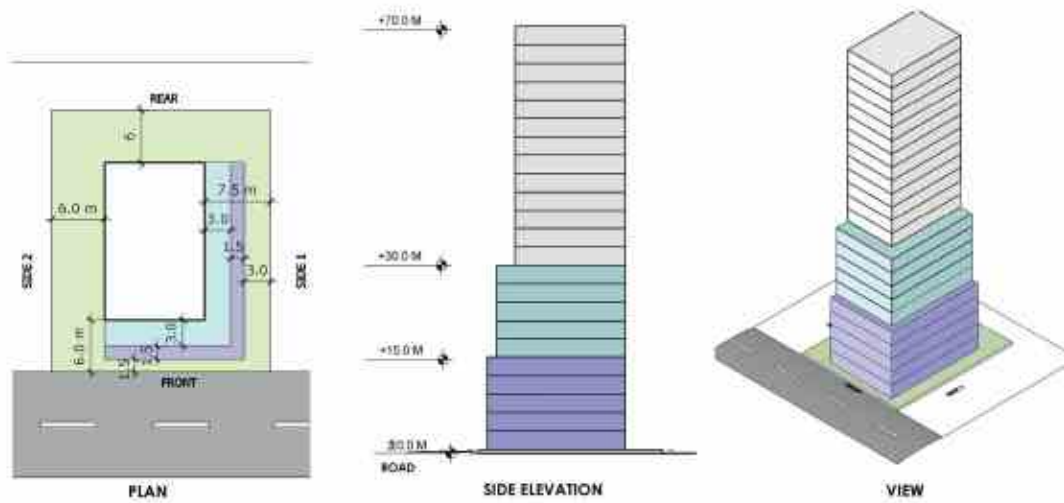


Figure No. 19. Maximum building envelope for building with height upto 120.00 M.

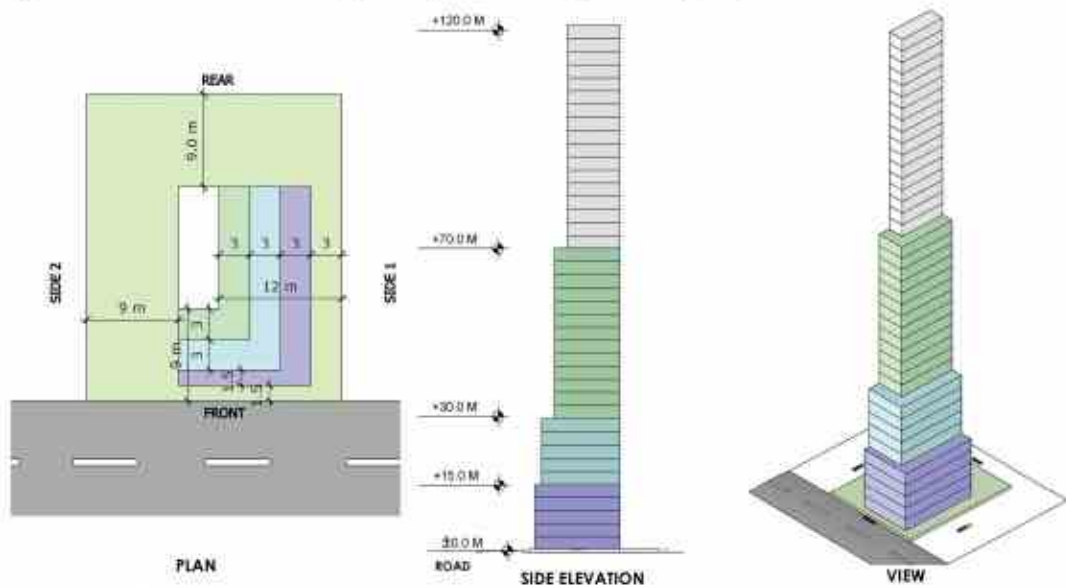
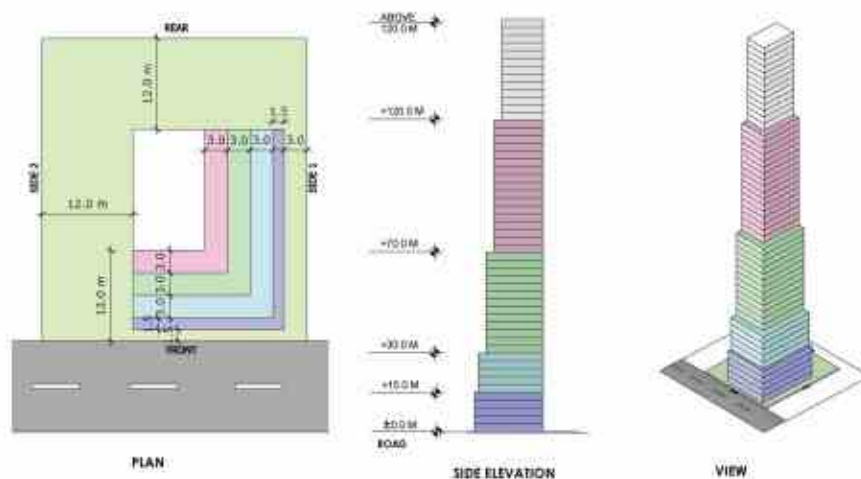


Figure No. 20. Maximum building envelope for building with height greater than 120.00 M.



18.3.3 Inner chowk.-

- a) Unless it abuts on a front, rear or side open space, the whole of one side of every room other than a habitable room shall abut on an interior open space, courtyard or chowk, whose minimum width shall be 3.00 M. Such interior space, courtyard or chowk shall be accessible at least on one side at ground floor level through a common passage or space. Further, the inner chowk shall have an area, at all its levels, not less than the square of one fifth of its height of the highest wall abutting the chowk.
- b) If any room (excluding the stairway bay, the bathrooms and water closet) depends for its light and ventilation on an inner chowk, then the dimension of the chowk shall be such as is required for each wing of the building.

18.3.4 Outer chowk.-

The minimum width of an outer chowk (as distinguished from its depth) shall be 2.40 M but if the depth exceeds the width, the open space between the wings shall be regulated by Regulation No. 18.3.3 (b) above, when any habitable room depends on light and ventilation on such outer chowk. A recess less than 2.40 M. wide shall be treated as a notch and not as a chowk.

18.4 PLINTH

The plinth or any part of a building shall be so located with respect to the surrounding ground level such that the building remains above the possible flood level. Survey Section of MCGM shall decide the site elevation and accordingly plinth level shall be arrived at.

- a) Main Building - The height of the plinth shall not be less than 30 cm above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm above the high flood level or as per remarks of Survey Section.
- b) Interior court-yards, covered parking spaces and garages - These shall be at the level of surrounding ground level and shall be satisfactorily drained.

18.5 LIGHTING AND VENTILATION

18.5.1 Adequacy and manner of provision:

All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have:

- one or more apertures, excluding doors, with area not less than one-sixth of the floor area of the room or 1 Sq.M whichever is more, with no part of any habitable room including kitchen being more than 7.50 M away from the source of light and ventilation. However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings, their area taken together measuring not less than 1.00 Sq.M per landing on the external wall;
- an opening with a minimum area of 0.20 Sq.M with one dimension of size 0.30 M for any bathroom, water closet or store;
- all the walls, containing the openings for light and ventilation fully exposed to an exterior open space either directly or through a verandah not exceeding 2.40 M in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12.00 M.

18.5.2 Artificial ventilation shaft

A bathroom, water closet, staircase or store may abut a ventilation shaft, the size of which shall not be less than the values given below:

Table No. 27. Artificial ventilation for Bathrooms, Water Closets, Staircases and Stores.

| Height of buildings in M. | Area of ventilation shaft in Sq. M. | Minimum dimension of one side of shaft in M. |
|---------------------------|-------------------------------------|--|
| Upto 12 | 2.80 | 1.20 |
| Upto 18 | 4.00 | 1.50 |
| Upto 24 | 5.40 | 1.80 |
| Upto 30 | 8.00 | 2.40 |
| Above 30 | 9.00 | 3.00 |

In such ventilation shafts, mechanical ventilation system shall be installed. Further, such ventilation shaft shall be adequately accessible for maintenance.

18.5.3 Artificial Lighting & Mechanical Ventilation

Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part VIII, Building Service Section I, Lighting and Ventilation, National Building Code.

18.6 ADDITIONAL SPACES

18.6.1 Loft

- Location: Lofts may be provided over kitchens, habitable rooms, bathrooms, water closets and corridors within a dwelling unit in residential building, in shops and in commercial and industrial buildings.

- b) Height: The clear head-room under a loft shall not be less than 2.20M and that above the loft shall not be more than 1.50 M. If it exceeds 1.50 M, it shall be counted towards FSI.
- c) The lofts in non-residential buildings shall be located at least 2.00M away from the entrance.

18.6.2 Mezzanine Floor

- a) Size: The aggregate carpet area of mezzanine floor in any room shall not exceed 50% of the carpet area of that room. The area of mezzanine floor shall not be less than 9.50 Sq.M if it is used for habitable room. The area of the mezzanine floor shall be counted towards FSI.

Note- Lofts having head room more than 1.50 M above the loft floor, shall be treated as mezzanine floor.

- b) Height - The minimum height/head-room above and beneath of a mezzanine floor shall be 2.20 M.
- c) Other Requirements- A mezzanine floor may be permitted over a room, if-
 - i) in case its size is 9.50Sq.M or more which can be a habitable room if it conforms to all the other requirements of a habitable room of these regulations.;
 - ii) It is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
 - iii) no part of it is put to use as a kitchen;
 - iv) it is not closed, so that it could be converted into an unventilated compartment;
 - v) it is at least 2.00M away from the front wall of such room;
 - vi) access to the mezzanine floor is from within the respective room below only;
 - vii) where it is in an industrial building, it is subject to NOC from Fire Department of MCGM.

18.6.3 Refuse Chute

Separate refuse chutes may be provided with openings on each floor or on mid-landing. Design and specifications of refuse chutes shall be in accordance with IS 6924:1973 Code of Practice for the Construction of Refuse Chute in Multi-Storied Building and Section 5.9, Part 9 : Plumbing Services of National Building Code.

18.6.4 Service Floors

For diverting utilities and services etc., service floors will be permitted with floor to floor height not exceeding 1.80 M. However, in case of star category hotels, institutional buildings, educational/medical buildings, office buildings, malls etc.; service floor with height more than 1.80 M, as per the requirement of the services, may be permitted with the special sanction of the Commissioner.

18.6.5 Refuge Areas

- (a) Location of Refuge Area within building line.



- i) The refuge area shall be provided at floor level.
 - ii) The refuge area shall be so located that it shall preferably face the access road/s or face the wider open space on the side of the building, perpendicular to the main access road.
 - iii) The refuge area shall be provided with railing/parapet of 1.20 M in height.
 - iv) In case of buildings having height more than 30.00 M, first refuge area shall be provided at 30.00 M or 1st habitable floor, whichever is higher. Thereafter, the refuge area shall be provided after every 7th floor. The refuge area shall be 4% of the habitable floor area it serves. If it exceeds 4%, the excess area shall be counted in FSI.
 - v) The lift/s shall not be permitted to open directly into the refuge areas and shall be accessible from common passage/staircase.
 - vi) In case of buildings upto 30.00 M height, the terrace floor of the building shall be treated as the refuge area. The access door/s from the enclosed passage/s and staircase/s to the terrace floor shall have louvers at top half portion of the door.
 - vii) Step-backs if provided as per Regulation No. 18.3.1, Table No. 24 and Table No. 25 may be treated as refuge area.
 - viii) The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"
- (b) R.C.C. Cantilever Refuge Areas:
- Notwithstanding clause (a) for buildings having height above 30.00 M, as an alternate, refuge areas can be provided as R.C.C. cantilever projections on side and rear open spaces at the alternate mid-landing level of staircase. Such refuge area at mid-landing shall have a minimum width of 3.00 M and minimum area of 10.00 Sq.M for residential building and 15.00 Sq.M for non-residential buildings. In no case the distance from the plot boundary of such cantilevered refuge area shall be less than 1.20 M. R.C.C. covering shall be provided above the topmost cantilever refuge area.
- (c) Use of Refuge Area:
- i) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
 - ii) The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- (d) Facilities to be provided at refuge area
- i) Refuge area shall be provided with adequate emergency lighting system.
 - ii) The necessary facilities such as drinking water taps, first-aid box etc shall be provided.

18.6.6 Fire Check Floors

A high rise building having height more than 70.00 M, shall be provided with fire check floor (entire floor) at every 70.00 M level. Height of the fire check floor shall not be more than 1.80 M. The fire check floor shall not be used for any purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times. Periphery of the Fire Check floor shall not be enclosed. Fire drenchers shall be provided at the periphery of each fire check floor externally.

18.6.7 Basement

- a) Basement may be provided in one or more levels but not exceeding depth of 10.50 M.
- b) The basement shall not be constructed in the required front open space or under amenity spaces or public roads. The open space between the basement and the boundaries of the plot shall not be less than 1.50 M.
- c) Height - The height of the basement from the floor to the underside of the roof-slab or under side of a beam when the basement has a beam shall not be more than 3.00 M and 2.40 M respectively. For installation of Electricity Consumer Sub Station/Distribution Sub Station and for multi-level mechanically operated parking installations, additional height can be permitted. The minimum height of the topmost basement shall be 0.60 M and maximum height may be 1.20 M above the average surrounding ground level.
- d) Ventilation - The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz. blowers, exhaust fans, air-conditioning system, according to the standards in Part VIII Building Services Section I-Lighting and Ventilation, National Building Code.
- e) Uses permitted- A basement may be put to the following uses only :
 - i) Parking of vehicles;
 - ii) (a) Storage of household or other non-hazardous goods;
(b) Store rooms, bank lockers or safe deposit vaults;
 - iii) Air conditioning equipment /AHU and other machines used for services and utilities of the building;
 - iv) D.G. sets room, Electric meter room;
 - v) Dry type Electricity Consumer Sub Station/Distribution Sub Station, along with the ancillary installations necessary for effective functioning of the system shall be permitted which shall comply with all the safety precautions insisted by the concerned Electricity Distribution Company;
 - vi) Effluent Treatment Plant, suction tank, pump room
 - vii) MRI & X-Ray Rooms
 - viii) Shops and offices may also be permitted subject to compliance of requirements of habitable rooms.

The users from Sr.No. (e) (ii) to (viii) shall be permitted in the 1st basement

only, subject to the requirements regarding access, safety (including fire safety), light and ventilations etc. being complied with.

- f) Other Requirements-Every basement shall meet the following specifications:
- i) Adequate arrangements shall be made to ensure that the surrounding surface drainage does not enter the basement.
 - ii) The walls and floors of the basement shall be water-tight and withstand the effect of the surrounding soil and moisture.
 - iii) Any access to the basement through a staircase or pedestrian ramp shall meet requirements of Regulation No. 18.7.2 and Regulation No. 18.7.3 of these Regulations.

18.6.8 Podium

- a) A podium may be provided with one or more levels. However the top of podium floors may be used for gardens/swimming pool/recreation purposes without any roof.
- b) In case of podium parking without ramps, the number of car lifts shall be provided as below:
 - i) upto 200 parking - minimum two car lifts
 - ii) or each 100 parking or part thereof, beyond 200 parking – one car lift.
- c) Podium may be extended beyond building line at front side, provided required front open space is available, beyond podium line.
- d) No ramp shall be provided in the marginal open spaces. However, where podium is accessible to fire appliances, the other sides marginal open spaces shall not be less than 1.50 M from the plot boundary.
- e) Ramps may be provided in accordance with Regulation No. 18.7.3 of these Regulations.
- f) The podium provided with ramp may be permitted in one or more levels with total height not exceeding 24.00 M. However, podium not provided with ramp but provided with minimum two car lifts may be provided in one or more levels with total height not exceeding 9.00 M above ground level.
- g) Adequate area for drivers' rest rooms and sanitary block shall be provided on every podium floor used for parking at the rate of one toilet seat and urinal for every per 50 cars.
- h) Courtyard/ ramp /podium accessible to fire appliances shall be capable of taking the load up to 48 tonnes. These shall be free from any obstruction & shall be motorable.
- i) Where podium is used for parking, the edge along the road shall be provided with active use such as shops, commercial displays/showrooms, gymnasiums etc. upto a depth of 6.00 M and by counting in FSI.
- j) In addition, podium may be put to the following uses only :
 - i) Parking of vehicles;
 - ii) Air conditioning equipment /AHU and other machines used for services and utilities of the building;

- iii) D.G. sets room, Electric meter room;
- iv) Dry type Electricity Consumer Sub Station/Distribution Sub Station, along with the ancillary installations necessary for effective functioning of the system shall be permitted which shall comply with all the safety precautions insisted by the concerned Electricity Distribution Company;

18.6.9 Crèche for institutional, assembly, business, mercantile and industrial buildings

A Crèche of minimum 40.00 Sq.M built up area shall be provided for Institutional, Assembly, Business or Mercantile Building where total built-up area is 2,000 Sq.M or more.

18.7 INGRESS AND EGRESS PROVISIONS

18.7.1 Number and width of exits

The width of an exit, stairway/corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in columns 3 and 5 of Table No. 28 hereunder. Their number shall be calculated by applying to every 100.00 Sq.M of the plinth or covered area of the occupancy, the relevant multiplier in columns 4 and 6 of the said Table, fractions being rounded off upward to the nearest whole number.

Table No. 28. Width and number of exits for various occupancies

| Sr. No. | Type of Occupancy | Stairway/Corridor | | Door Minimum width in M | Exit Multiplier |
|---------|--|--------------------|------------|-------------------------|-----------------|
| | | Minimum width in M | Multiplier | | |
| (1) | (2) | (3) | (4) | (5) | (6) |
| 1 | Residential Dwellings row-housing (2 storeys) hotels | 1.20 | 0.145 | .... | 0.053 |
| | | 0.75 | 0.213 | .... |  |
| | | 1.50 | 0.107 | .... |  |
| 2 | Educational- -upto 24.00 M high -over 24.00 M high | 1.50 | 0.333 | .... | 0.667 |
| | | 2.00 | 0.250 | .... |  |
| 3 | Institutional i.e. Hospitals- -upto 10 beds -over 10 beds | 1.50 | 0.089* | .... | 0.044 |
| | | 2.00 | 0.067* | .... |  |
| 4 | Assembly** -fixed seats or loose seats and dance floor. -no seating facilities and dining rooms. | 2.00 | 0.694 | 1.0 | .... |
| | | 2.00 | 0.278 | .... | 0.926 |
|  |  |  |  | .... | 0.370 |
| 5 | Mercantile- -street floor and basement -upper sales floors | 1.50 | 0.222 | .... | 0.222 |
| | | 1.5 | 0.111 | .... | 0.111 |
| 6 | Business, Industrial | 1.5 | 0.067 | .... | 0.067 |
| 7 | Storage | 1.5 | 0.022 | .... | 0.022 |
| 8 | Hazardous | 1.5 | 0.133 | .... | 0.125 |

**For the dormitory portions of homes for the aged, orphanages, mental hospitals, etc. these multipliers will be doubled.*

***The plinth or covered area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storey above or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.*

No deductions shall be made in the gross area of the corridors, closets or other sub-divisions. All space serving the particular assembly occupancy shall be reckoned.

18.7.2 Width of Corridors and Stairways

a) The minimum width of Corridors and Stairways shall be as given in Table No. 29.

Table No. 29. Minimum width of common Stairways/Corridors for various occupancies.

| Sr. No. | Type of occupancy | Minimum width of stairway/corridor (in meters) for buildings up to 70.00 M height | Minimum width of stairway/corridor (in meters) for buildings more than 70.00 M height |
|---------|--|---|---|
| 1 | Residential buildings- | | |
| | (a) General | 1.20 | 1.50 |
| | (b) Row Housing (2 storied) or Internal staircase in duplex flat | 0.90 | -- |
| | (c) Hotels | 1.50 | 2.00 |
| 2 | Educational buildings- | | |
| | (a) Up to 30.00 M high | 1.50 | -- |
| | (b) Over 30.00 M high | 2.00 | -- |
| 3 | Institutional buildings (i.e. hospitals)- | 1.50 | 2.00 |
| 4 | Assembly buildings | 2.00 | 2.00 |
| 5 | Mercantile storage, hazardous buildings | 1.50 | 2.00 |

- b) Flight - No flight shall contain more than 12 risers without mid-landing
- c) Risers - The maximum height of a riser shall be 17.50 cm in any occupancy. However, on an internal stairway within a dwelling unit, a riser up to 25 cm height may be permitted.
- d) Treads - The minimum width of the tread without nosing shall be 25cm for staircases of a residential building, other than fire escapes. In other occupancies, the minimum width of the tread shall be 30cm. It shall have a non-slippery finish.
- e) Head-room - The minimum head-room in a passage under the landing of a staircase and under the staircase shall be 2.20 M.
- f) Floor Indicator - The number of each floor shall be conspicuously painted in figures at least 15cm large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.
- g) Hand Rail - Handrails with a minimum height of 0.90 M from the centre of the treads shall be provided.
- h) Except for the row houses or for the internal staircase of a duplex tenement, no staircase shall be made of wooden or other combustible material.
- i) For any mixed use building, separate staircase shall be provided for the non-residential users separating the ingress and egress of residential premises.
- j) Corridors and Stairways identified as fire exits shall conform to the relevant provisions of National Building Code.

18.7.3 Ramps

a) Ramps for pedestrians –

- i) General-The provision applicable to stairways shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 M wide. In addition, to satisfy the fire-fighting requirements, a ramp shall conform to Regulation No. 28.3.3 , Table No. 61 of these Regulations.
- ii) Slope -A ramp shall have a slope of not more than 1 in 10.
- iii) Handrail - A handrail shall be provided on both the sides of the ramp with minimum height of 0.90 M above the surface of ramp.
- iv) Ramps for pedestrian access shall not be provided within the required marginal open spaces.
- v) For every 9.00M of ramp length, a landing of 1.50 M shall be provided.
- vi) Surface of the ramp shall be finished with non-slippery material.
- vii) Entrance landing of minimum 1.50M in length shall be provided for every entry and exit from ramp.

b) Ramps for basement or storeyed parking -

- i) For parking spaces in a basement and upper floors, one two-way ramp of clear width of 6.90 m without divider (or 8.4 m with divider) or at least two separate ramps of minimum 4.20 M clear width shall be provided preferably at the opposite ends.
- ii) In case of ramp on curve the minimum radius of the inside curved edge shall be 4.50 M.
- iii) Slope of the ramp shall not be more than 1:10. Ramps shall not be permitted in any marginal open spaces of the building where it is used as fire engine access and fire engine manuring area.
- iv) For negotiating ramp with floor area minimum 3.60 M transition space with tactile finish shall be provided.

Figure No. 21. Example of Clearway Ramp and Accessway

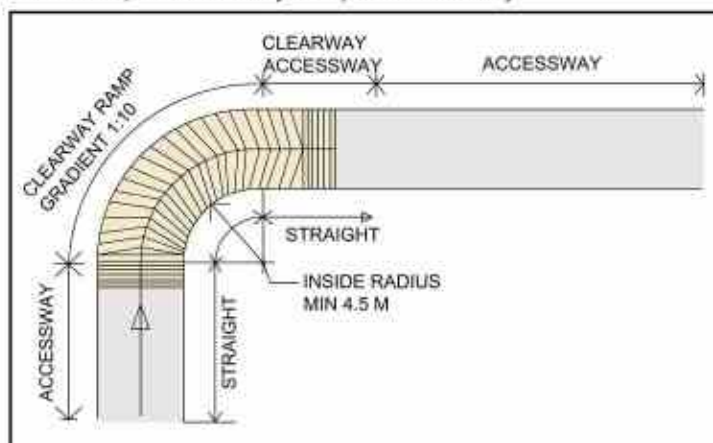


Figure No. 22. Example of curved , single and multi - lanes

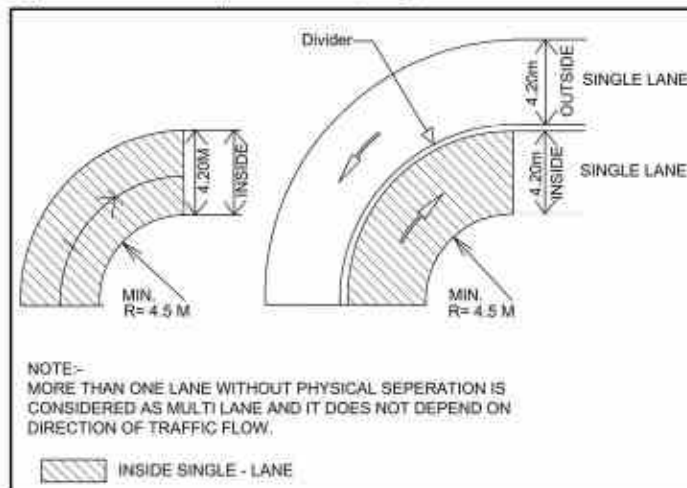


Figure No. 23. Example of U- turns Ramp

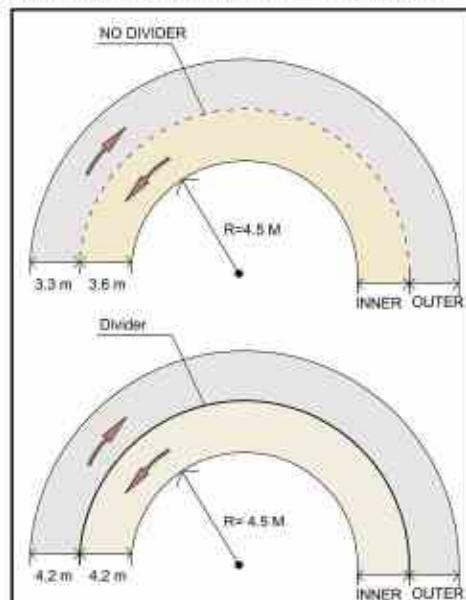


Figure No. 24. Example of curved, outside single - lane ramp separated by physical divider

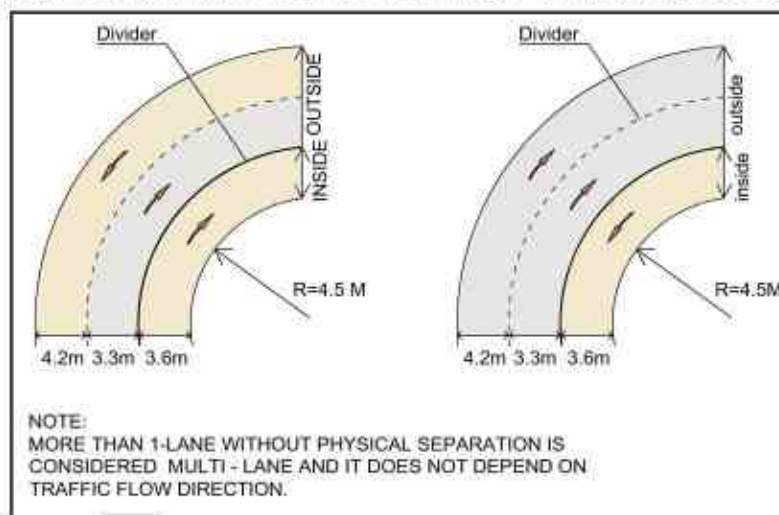


Figure No. 25. Example of curved, multi-lane separated by physical divider

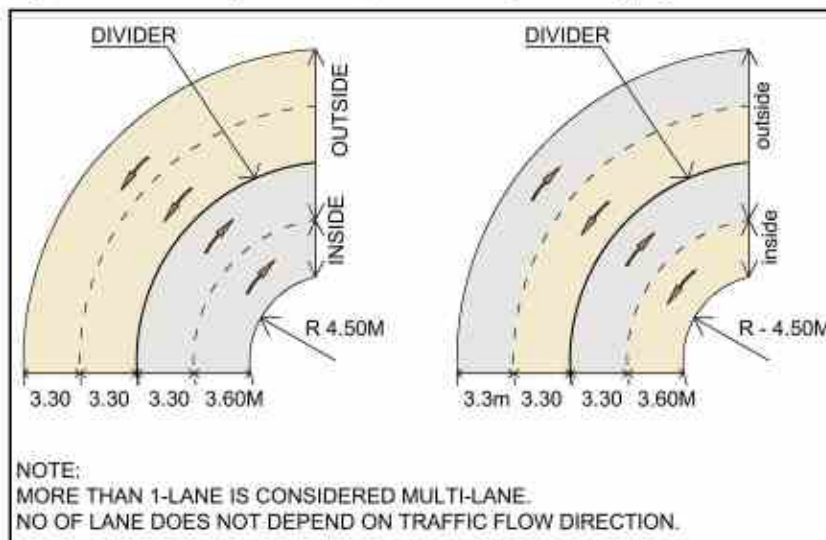
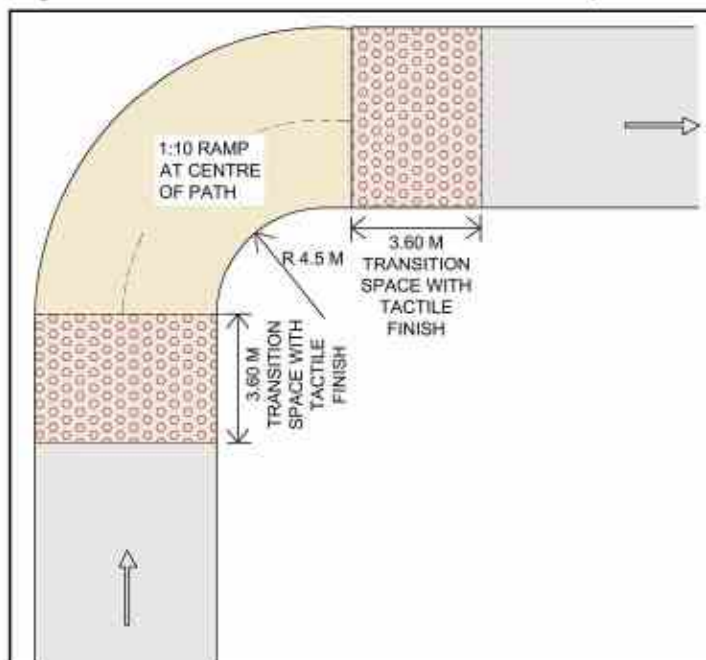


Figure No. 26. Transition at the start and end of a ramp



18.7.4 Lifts

Planning for Lifts in terms of number, type and capacity of lift shall follow the procedure given in Part VIII, Building Services- National Building Code of India, Section 5- Installation of Lifts and Escalators, Para 6-Preliminary Design. In addition, the following provisions shall apply.

- a) At least one lift shall be provided in every building more than 14.00 M in height. In case of buildings more than 24.00 M high at least two lifts shall be provided. One of these lifts shall be fire lift and shall be in conformity with the fire safety Regulation No. 28.3.3, Table No. 61, Sr. No. 9 of these regulations. One Additional lift over every additional 24.00 M or part thereof shall be provided.

However, in the case of a proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor.

- b) For buildings with height greater than 14.00 M, for residential building, one lift for every 20 dwelling units of all floors above 12.00 M height shall be provided and for commercial building one lift for every 1,000 Sq.M built-up area or part thereof shall be provided or shall be provided as per the requirement of height as mentioned in (a) above.
- c) In the case of buildings more than 24.00 M high at least two lifts shall be available for every dwelling unit except those situated on the ground and first floor without having to climb or to go down more than one floor. Provided that in the case of a building with ground floor used as stilts parking and upper floors not exceeding 22.50 M in height (building height measured from the top of stilt floor) the provision of a second lift may not be insisted upon.
- d) Second lift shall be of size and shape such that it can be used as stretcher lift as well as freight lift.
- e) For buildings with more than two lifts, minimum one lifts shall provide access to the lowest level of basement.
- f) The minimum capacity of lift shall be for six persons.
- g) At least one lift per building or wings of a building shall be available from the general ground level/public road level upto the terrace floor level.
- h) Other requirements.-
 - i) At ground floor level, a grounding switch shall be provided to enable grounding the lift cars in an emergency.
 - ii) The lift machine room shall be separate and no other machinery shall be installed therein.
 - iii) The number of each floor shall be conspicuously painted in figures at least 15cm. large on the wall opposite the lift/lifts opening or on other suitable surface so as to be distinctly visible from the lift cage.
 - iv) The lift cabin shall be equipped with visible as well as audible devices to indicate the respective floor level.
 - v) The lift monitoring buttons shall also be embossed with Braille notations.
 - vi) Handrail shall be provided along both sides of lift cabin walls at a height of 1.00 M from the floor of lift car.
 - vii) The minimum area of passenger lift cabin shall be 2.20 Sq.M with clear opening of 0.90 M. The minimum 1.50 M x 1.50 M size lift landing area shall be provided at every entry/exit point of lift.
 - viii) A new lift with passage thereto in an existing building with height upto 16.00 M may be permitted with the permission of the Commissioner.
 - ix) All other aspects of installation and maintenance of lift and escalators shall be governed by Part VIII, Building Services - National Building Code of India, Section 5- Installation of Lifts and Escalators

18.8 OPEN TO SKY BUILDING FEATURES

18.8.1 Roof

- a) Effective drainage of rain water: The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water there from by means of rain water pipes at the scale of at least one pipe of 10cm diameter for every 40.00Sq.M of roof area. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building roof.
- b) Connecting rain water to storm water drain: Rain water pipes shall be connected to Rain Water Harvesting structure if required to be provided under these Regulations or to a drain through a covered channel formed beneath the public footpath to connect the rain water pipes to the road side storm water drain or in any other approved manner.

18.8.2 Terrace

Terraces shall not be sub-divided and shall be accessible by a common staircase and lift. Terrace area shall always be open to sky and shall not have obstructions for easy movement of wheel chairs over the open to sky area of terrace.

Part terrace or pocket terrace which abuts the habitable room, except for the step-back area as mentioned in Regulation No. 18.3 and refuge area as mentioned in Regulation No. 18.6.5 of these Regulations, shall be counted in FSI.

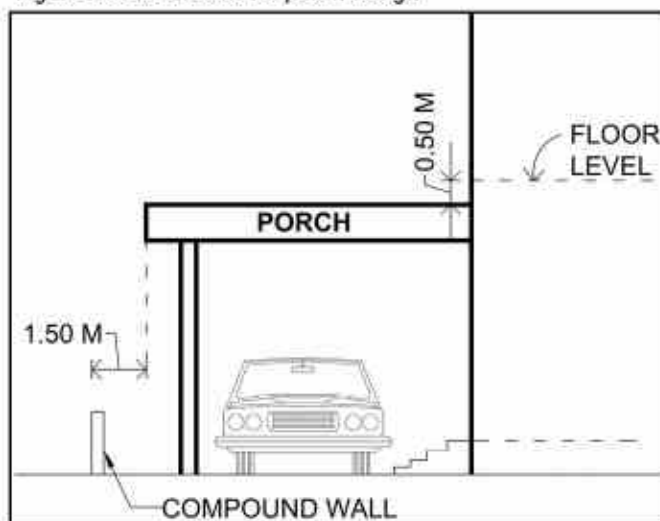
18.8.3 Parapet

Parapet walls and hand-rails provided on the edges of the roof terrace, balcony, ramp etc. shall not be more than 1.10 M in height from the finished floor level.

18.8.4 Porch/Canopy

A porch/canopy, if any, may be permitted in front open space and shall be at least 1.50 M clear of the plot boundary. The top of the porch/canopy shall be at least 0.50 M below the level of the floor immediately above the canopy/porch.

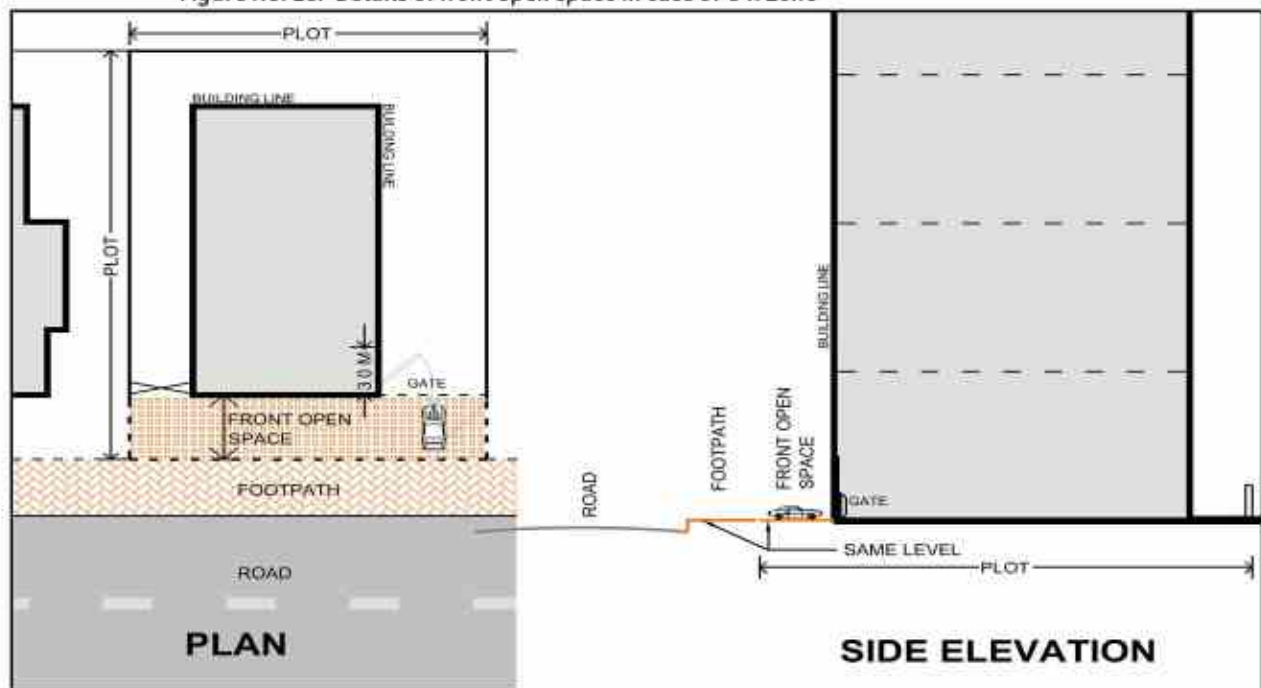
Figure No. 27. Details for porch design



18.8.5 Boundary wall

- In CR-Zone, no compound wall along the streets shall be constructed. Front marginal open space shall be levelled and paved at the same level as the adjacent footpath.
- Except with the permission of the Commissioner, the height of a boundary wall shall not exceed 1.50 M above the level of the centre line of the front street. A boundary wall upto 2.40 M height may be permitted if the top 0.90 M is of open type construction, to facilitate through vision.
- At a corner plot, the height of the boundary wall shall be restricted to 0.75 M for a length of 10.00 M on the front and side of the inter-section and the balance height of 0.75 M if required in accordance with (b) above shall be provided with grill fence/ralling.
- The provisions of (a) and (b) above will not apply to the boundary walls of correction facilities (jails and prisons).
- In case of electric sub-stations, transformer stations, institutional buildings like sanatoria, hospitals, educational buildings like schools, colleges, including hostels, industrial buildings and other uses of public utility undertakings, a height upto 2.40 M may be permitted by the Commissioner.
- For Recreational Open Space (ROS) such as Recreation Ground/ Playground, the height of boundary wall shall not be higher than 0.45M and shall have width of 0.60 M or higher and shall have smooth top finish which can be comfortable for seating purpose. However, for Gardens and Parks with the special permission of the Commissioner, boundary wall upto 1.50 M height may be permitted if the top 0.90 M is of open type construction, to facilitate through vision.

Figure No. 28. Details of front open space in case of C-R Zone



18.8.6 Boundary Gate Entrance

The boundary gate to a plot shall be provided at least 3.00 M inside the boundary wall in order to avoid vehicles occupying road space while opening the gate. The main entrance/boundary gate to a plot shall be at least 4.50 M wide and shall be so designed as not to obstruct easy movement of a fire-engine or truck.

- a) Entrance Gate/Boundary gate shall not open outwards in such a way that it can obstruct the pedestrian movement/road traffic in any manner
- b) The boundary gate shall not be permitted on the curvature of the boundary wall.
- c) If the building is proposed with stilts, the access to the parking in the stilts shall not be permissible directly from public road through gate from the boundary wall.
- d) The Curb-cuts required for deriving access from the carriage way shall be as specified in Table No. 39 of these Regulations.

18.8.7 Overhead Water Tanks

Every overhead water storage tank shall be provided with properly fitting hinged mosquito/insect-proof cover. Every overhead water tank shall be provided with a permanently fixed iron ladder to enable inspection. Distance between the terrace and the bottom of the overhead water tank shall not exceed 1.50 M. Capacity of the tank shall be worked-out at the rate of 135 lpcd calculated at 5 persons per tenement and half of this capacity shall be provided at overhead water tank and half to be provided at underground water tank

18.8.8 Septic Tanks

Septic tank when required shall be designed, constructed and maintained according to the Part 3 Development Control Rules and General Building Requirements, Sr. No.12.15, National Building Codes.

18.9 RESTRICTIONS ON DEVELOPMENT IN CERTAIN AREAS**18.9.1 Funnel of Vision**

Preserving the view from the Phirozshah Mehta Garden

- a) Notwithstanding anything contained in these Regulations, to preserve the view from the Phirozshah Mehta Garden on Malabar Hill, funnel of visions have been marked on the proposed land-use plan of 'D' Ward. Building within the funnel of vision shall not be erected or raised above Reduced Level 75.44 M with reference to Town Hall Datum.
- b) The height restriction as in clauses (a) above will apply only to the portion of a plot falling within the lines of the funnel of vision as marked on the proposed land-use plan.

18.9.2 Aerodrome Vicinity Areas

For structure, installations or buildings in the vicinity of aerodromes, the permissible height shall be as shown in Table No. 30 hereunder or such greater height as may be permitted by the Civil Aviation Authorities.

Table No. 30. The permissible height for buildings in the vicinity of aerodromes.

| Serial No. | Distance of Building, Structures or installations, measured horizontally, from aerodrome reference point | | Permissible height of structure or installation/buildings above mean sea level. |
|------------|--|-------------------------------------|---|
| | International civil airports and their alternate | Other Civil airports and aerodromes | |
| 1 | Between 8,535 M and 22,000 M | Between 7,925 M and 22,000 M | 152.00 M |
| 2 | Between 7,315 M. and 8,535 M. | Between 6,706 M. and 7,925 M. | 122.00 M |
| 3 | Between 6,096 M. and 7,315 M. | Between 5,486 M. and 6,706 M. | 91.00 M |
| 4 | Between 4,877 M. and 6,096 M. | Between 4,267 M. and 5,486 M. | 61.00 M |
| 5 | Between 4,267 M. and 4,877 M. | Between 3,658 M. and 4,267 M. | 45.00 M* |
| 6 | Between 3,658 M. and 4,267 M. | Between 3,048 M. and 3,658 M. | 36.00 M* |
| 7 | Between 3,048 M. and 3,658 M. | Between 2,438 M. and 3,048 M. | 24.00 M* |
| 8 | Between 2,438 and 3,048 M. | Between 1,829 M. and 2,438 M. | 12.00 M* |
| 9 | Less than 2,438 M | Less than 1,829 M | Nil except with the concurrence of the civil Aviation Authorities. |

Note:-* Height limits shall also be applicable for tree heights and street light heights.

18.9.3 Railway Buffer

For structure, installations or buildings in the buffer zone of 30.00 M on either side of railway, the distance between the railway boundary and the building line shall be atleast 50% of the height of proposed building at each floor level subject to minimum open spaces at ground level as specified in these Regulations. The step-backs thus generated will be allowed free of FSI.

18.10 BUILDING SERVICES

18.10.1 Water Supply Requirements and Sanitary Installations

Provisions for Water Supply distribution and installation shall be as per the "Water Bye-Laws", approved and published by M.C.G.M. from time to time under Section 461(a) & (b) of the M.M.C. Act. The planning, design, construction and installation of water supply, drainage and sanitation of building shall be in accordance with the Part 9 Plumbing Services Section 1, Water Supply, Drainage and Sanitation of National Building Code, 2005 as amended from time to time.

18.10.2 Solid-Waste Management

The planning design, construction and installation of Solid Waste Management System shall be as per the Regulation No. 39 of these Regulations.

18.11 PROVISION FOR ELECTRICITY DISTRIBUTION STATIONS

The requirements of Electricity Supply Company for installation of electricity distribution stations shall be met with in following manner:

Table No. 31. Requirements for installations of Electricity Distribution Stations.

| Sr. No. | Type of Installation | Location of Provision | Maximum Permissible Size | |
|---------|---|---|---|-----------------|
| | | | Plot Size | Plot Area |
| 1. | Consumer Sub-Station (CSS) | For plots upto 1,000 Sq.M area, CSS shall be provided with in building premises. For plots having area more than 1,000 Sq.M, if CSS cannot be accommodated within the building premises then it may be permitted on the plot outside the building premises provided it shall not reduce the marginal open spaces as required under these Regulations. | Upto 1,000 Sq.M. | Nil |
| | | | 1,000 Sq.M to 2,000 Sq.M | 40.00 Sq.M. |
| | | | 2,000 Sq.M to 4,000 Sq.M | 66.00 Sq.M. |
| | | | Above 4,000 Sq.M | As per Sr.No. 2 |
| 2. | a. Distribution Sub- Station(DSS) b. Receiving Station(RS) | 1. In the premises of Electricity Supply Company OR 2. On any development admeasuring above 4.00 Ha in area OR 3. On a public open space. Such use shall only be provided underground. | For DSS - a. Max. 1,200 Sq.M. For RS - b. Max. 3,500 Sq.M. No size restriction for development in the premises of Electricity Distribution Company. | |
| | | | | |
| 3. | Extra High Voltage Receiving Station(EHVRS) | In the premises of Electricity Distribution Company. | As per the requirements of Electricity Distribution Company. | |

Note:

- a) The provision for Consumer Sub-Station (CSS) shall not be made mandated by the Electricity Distribution Company in each development. The experts in Electricity Distribution Company shall assess the requirement of CSS considering the existing facilities available in the neighbourhood. In case of any grievances in requirements of CSS, the owners/developer may appeal to the Commissioner for redressal as per the appeal procedure provided under Regulation No. 9 of these Regulations. Municipal Commissioner’s decision shall be binding on both the parties.
- b) If the CSS is forming a part of a building, it shall comply with all the safety precautions insisted by the concerned Electricity Distribution Company.
- c) If the CSS is forming a part of a building, additional height as may be required for its installation will be permitted without taking in to account the FSI parameter for such height.
- d) Distribution Sub-Stations (DSSs)/Receiving Stations(RSs) may be permitted to be constructed below public open spaces in such a way that the effective area occupied by the DSS shall not exceed 20% of the developed area of such public open spaces.
- e) Specific permission of the MCGM shall be obtained for constructing underground DSS/RS under public open space which shall be subject to usual terms and conditions and applicable payments.
- f) The area for ingress and egress for effective functioning of DSS/RS shall not be more than 100.00 Sq.M and no construction shall be permitted above ground level.
- g) Such allotted public spaces shall be developed and maintained by the concerned Elec-

tricity Distribution Company at its own cost, as directed by the Commissioner.

- h) Except for the locations where land belonging to the Electricity Supply Company, installation of Sr. 1 to 2 in Table No. 31 above shall be permitted free of FSI.
- i) For installation of Sr. 1 to 3 in Table No. 31 above, the height as required by the technical requirements of such installations and the ancillary installations necessary for effective functioning of the system shall be permitted without taking in to account the height parameter in FSI.

19. SPECIAL DESIGN REQUIREMENTS

19.1 EDUCATIONAL BUILDINGS.

- a) Educational development shall provide 40% of their plot area for the purpose of playground for students. This provision shall not apply where playgrounds by way of either designations or reservations are developed adjacent to the plot of educational buildings.
- b) In addition to the class-rooms and other areas, every educational building shall be provided with:
 - i) a tiffin room with a minimum area of 18.00Sq.M for every 800 students or part thereof;
 - ii) a separate tiffin room for teachers where strength of students exceeds 1,000;
 - iii) a room with drinking water facilities for every 300 students or less on each of the floors;
 - iv) office Room;
 - v) store Room;
 - vi) Principal's Room;
 - vii) library;
 - viii) kitchen for mid-day meal (wherever required);
 - ix) maximum 10% of the development rights can be allowed to be used for commercial purposes ancillary to the educational use including a branch of a bank;
 - x) provisions of Right to Education Act, 2009 shall be complied with.

19.2 BUILDINGS FOR MEDICAL USE

For Hospital, Maternity Hospitals and Health Centre, Sanatorium, Multi Speciality Hospitals,

- a) minimum area of general wards shall be 40.00Sq. M with no side less than 5.50 M;
- b) requirement/ procedure for disposal of bio-medical waste shall be in conformity with the MoEF Regulations and as approved by the Executive Health Officer of the MCGM;
- c) maximum 10.00% of the development rights can be allowed to be used for commercial purposes ancillary to the medical use including a branch of a bank;
- d) the basic requirement for hospital planning shall conform to IS 12433:2001 and other relevant IS codes.

19.3 INDUSTRIAL BUILDING

In addition of provisions of these regulations, requirements prescribed under Factory Act shall be applicable.

20. PARKING REQUIREMENTS

Wherever a land is developed, parking spaces at the scale laid down as given below shall be provided.

20.1 GENERAL SPACE REQUIREMENT

a) Location:

i) The parking spaces can be provided in basement or on a floor supported by stilts, or on upper floors/podium and uncovered spaces in a plot. However, no parking spaces will be permitted in the marginal open spaces as required to be provided as per Regulation No. 18.3 of these Regulations.

ii) The deck parking inclusive of car lifts & passages thereto shall be counted in FSI.

b) Area of Parking Space: The area of parking spaces shall be provided as given below:-

Table No. 32. Maximum area to be provided for Parking Spaces.

| Sr. No. | Type of Vehicle | Maximum area of parking space excluding the area required for effective maneuvering, passages, slopes/ramps, columns, car lifts etc. | Maximum area of parking space including the area required for effective maneuvering, passages, slopes/ramps, columns, car lifts etc. |
|---------|-----------------------------------|--|--|
| 1 | Light Motor vehicle | 25 sq.M. | 40.00 Sq.M. |
| 2 | Transport Vehicles/ School Bus | 40 sq.m. | 60.00 Sq.M. |

20.2 QUANTITATIVE REQUIREMENTS

1) The number of parking spaces for vehicles shall be provided as given in Table No. 33 below. Any fractional space of more than half shall be rounded off upward to the nearest integer.

2) Additional parking space, if provided, more than the requirements given in Table No. 33 shall be counted in FSI.

3) The parking norms given in Table No. 33 below includes visitors parking.

4) In non-residential building, where entire parking is proposed by automatic means where vehicles are parked through a mechanical system without physical human intervention, additional parking spaces proposed beyond the requirements given in Table No. 33 to the extent of 5.00% may be provided, free of FSI, as vehicle holding area under stilts or in the side and rear open spaces, if minimum distance of 3.00 M around the building is kept free of parking for proper manoeuvrability of vehicles.

5) In Transit Oriented Development Zone (TOD-Zone) the parking requirements shall be reduced to 50 % of the provisions given in Table No. 33.

6) Any additional parking spaces proposed beyond the requirements given in Table No. 33 above shall be counted in FSI. In such cases, any additional number of parking areas provided beyond the requirement of Table No. 33 shall be counted in FSI

to the extent of 13.75 Sq.M per unit (2.50 M x 5.50 M) even though if they fit in to the required parking area as provided under Table No. 32 of this Regulation. This may include parking spaces in stack/sunk parking floors, mechanized/puzzle parking arrangement.

Table No. 33. Number of Parking Units based on type of occupancy:

| Sr.No | Occupancy | Parking Space required |
|-------|--|---|
| 1 | Residential | 1.00 car parking space for every 100 Sq.M built up area or part thereof. |
| 2 | For residential hotels | 0.75 car parking space for every 100 Sq.M built up area or part thereof. |
| 3 | For lodging establishments. | 0.50 car parking space for every 100 Sq.M built up area or part thereof. |
| 4 | For Star Category Hotels | 0.75 car parking space for every 100 Sq.M of total built up area. |
| 5 | Educational | 1.50 car parking space for every 100 Sq.M built up area of the administrative office area and public service area. |
| | | 0.40 School bus parking for every 100 Sq.M carpet area of class rooms |
| 6 | Assembly and assembly halls, Convention Center or Auditorium (including those use for educational purposes and hostels), cinemas, theaters and stadia. | 6.00 car parking spaces for every 100 Sq.M built up area of assembly halls or auditorium |
| 7 | Commercial/ Office Establishments | 1.00 car parking space for every 100 Sq.M of built up area |
| 8 | Retail Trade - Shops, Restaurants, Departmental stores etc. | 0.75 car parking space for every 100 Sq.M built up area |
| 9 | Industrial-Factories | 0.66 car parking space for every 100 Sq.M built up area subject to a minimum of 2 parking spaces One truck parking space for loading/unloading space for vehicles as specified in Sub- Regulation 20.3 of this Regulation. |
| 10 | Warehouses and Godowns | One truck parking space for loading/unloading space for vehicles as specified in Sub- Regulation 20.3 of this Regulation. |
| 11 | Exhibition Centre | 2.50 car parking space for every 100 Sq.M of exhibition area |
| 12 | Hospitals and Medical Institutions | 0.75 car parking space for every 100 Sq.M of built up area |
| | | One parking space for ambulance parking measuring 10.00 M x 4.00 M for hospitals or medical institutions with built up area 600 Sq.M or more. |

Note: The built-up areas given in Table No. 33 above shall be total built-up area of building excluding the area provided for under Regulation No. 15.1.1 & 15.1.2 of these Regulation unless otherwise specified.

- 7) For mixed uses/other permissible uses in conjunction with main use in a building, car parking spaces shall be calculated according to built up area of respective occupancies.

Figure No. 29. Example of Straight, Single & Multi-lanes

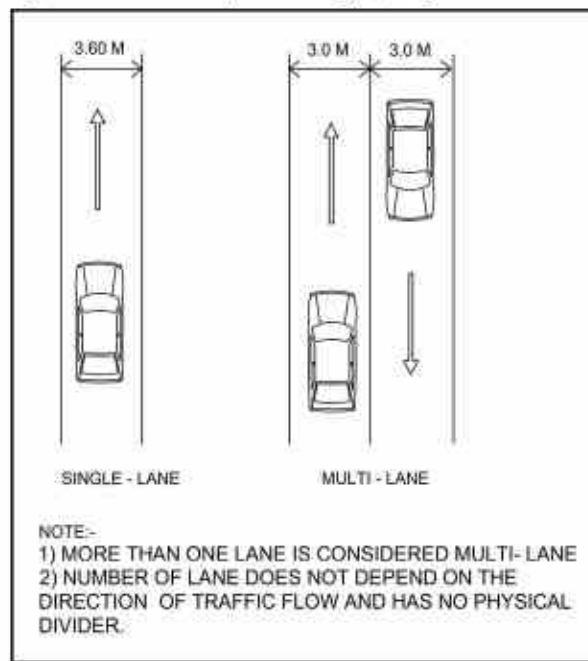


Figure No. 30. Parallel Parking Aisle

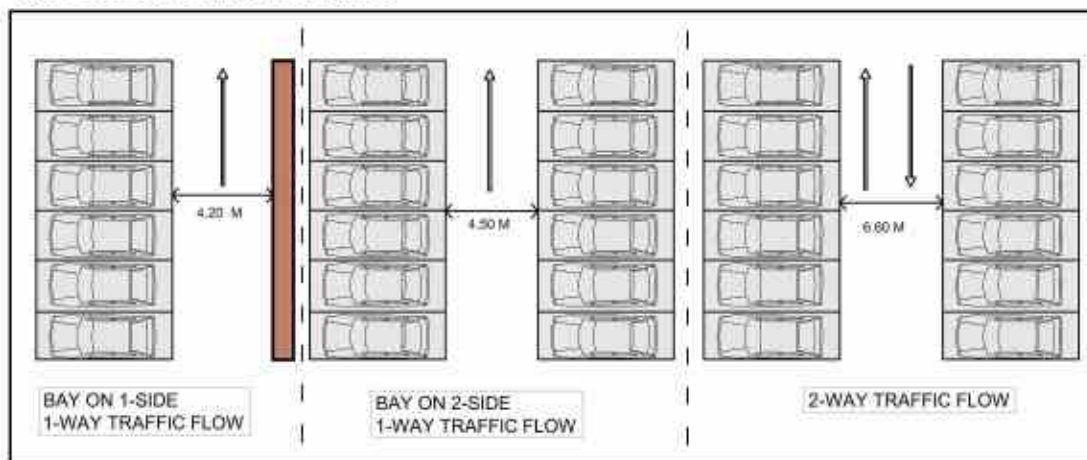


Figure No. 31. 45° Angled Parking Aisle

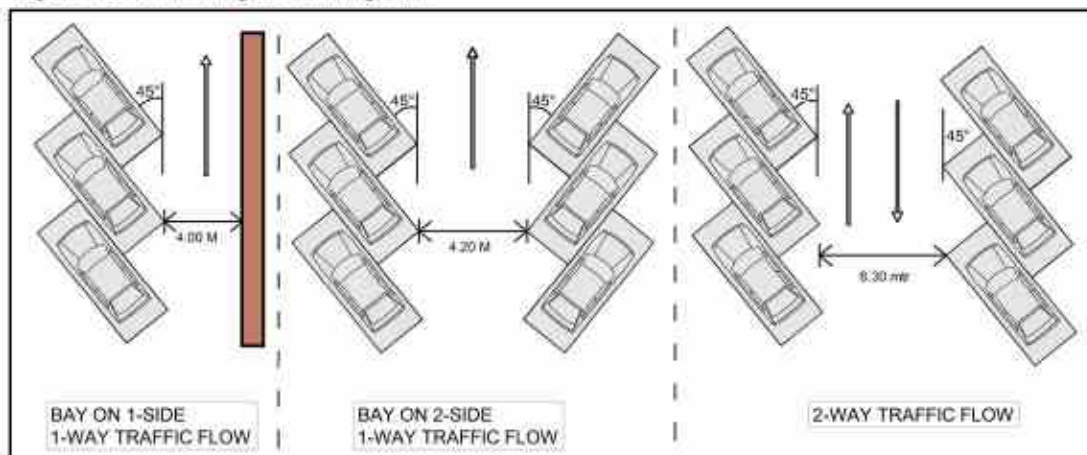


Figure No. 32. 30° Angled Parking Aisle

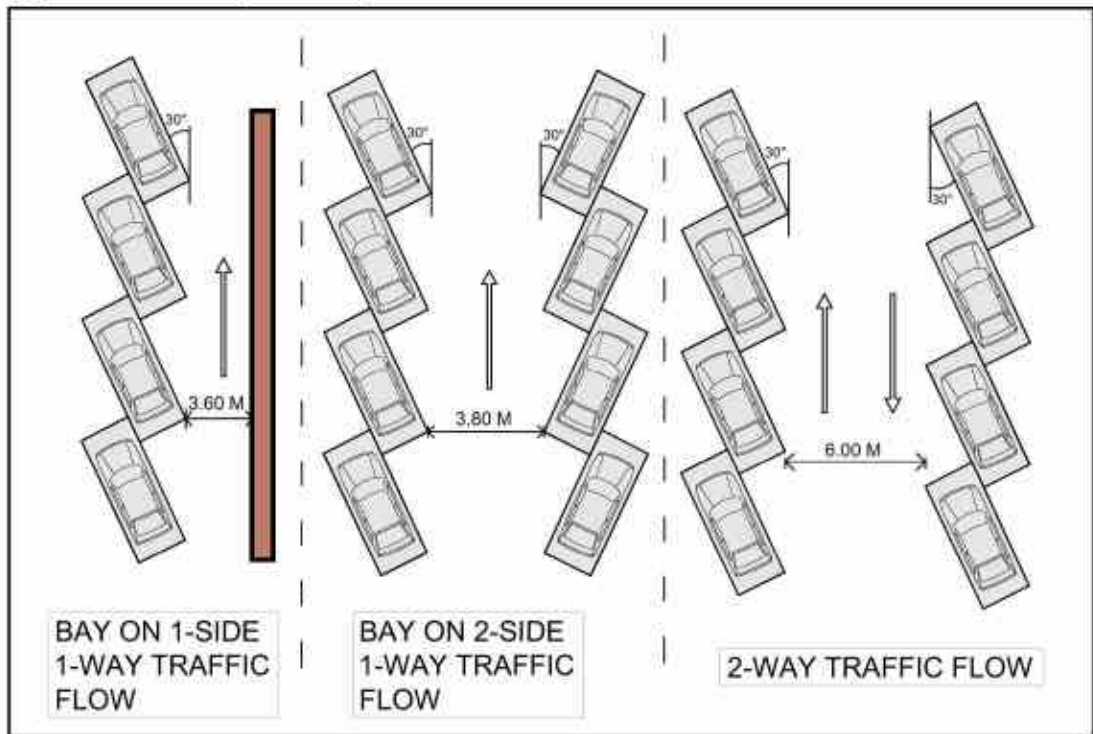
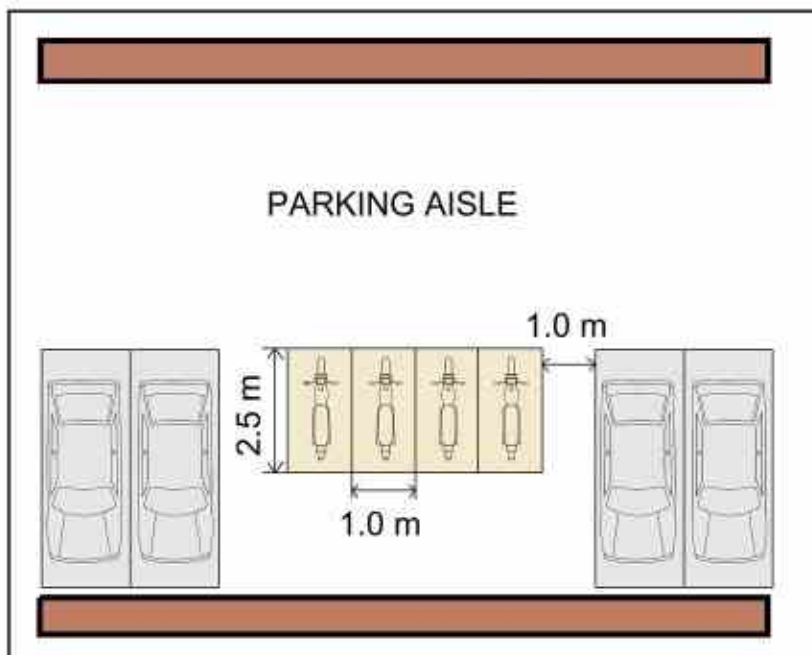


Figure No. 33. Preferred dimensions of motor - cycle stalls



20.3 TRANSPORT VEHICLES

In addition to the car parking spaces provided for mercantile/commercial buildings like offices, markets and department stores and for industrial and storage buildings, parking spaces for transport vehicles shall be provided at the rate of one space for each 2,000 Sq.M of built-up area or fraction thereof exceeding the first 400.00 Sq.M of built-up area. The space shall not be less than 3.75 M x 7.50M in size and more than 6 such spaces need not be insisted upon.

20.4 GENERAL REQUIREMENTS

- a) The parking area as specified in Table No. 32 and Table No. 33 shall be provided and marked on plan. Area proposed exceeding the requirement shall be counted in FSI.
- b) The clear height of parking floor shall not exceed 2.40 M. However, additional height upto 4.20 M may be permitted for allowing stack/sunk parking floors. For heavy vehicle parking, height may be permitted upto 4.50 M.
- c) Parking spaces shall be paved and clearly marked for different types of vehicles.
- d) Off-street parking space must have adequate vehicular access to a street only through entry and exit of the plot.
- e) Parking in stilts: When parking in stilts is proposed, the access to stilt parking shall not be provided directly from road to each road fronting parking space but must be through the entry and exit of the plot, through open spaces of building. No parking in stilt shall be directly accessible from the public road through ramp.
- f) Car lifts: Access to car lift shall not be derived directly from public road but through open space of building through the entry and exit of the plot. Provision for number of car lift shall conform to the requirements of Regulation No.18.6.8 (b) of these Regulations.
- g) Ramps for Basement Parking: Ramps for parking in basements shall conform to the requirements of Regulation No.18.7.3 of these Regulations.

Figure No. 34. Maximum height permissible as headroom for car parking floors

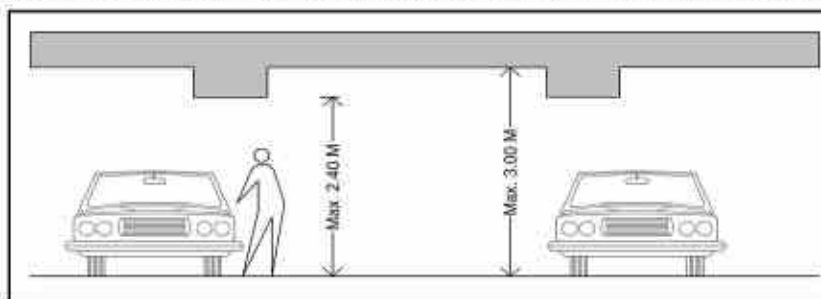
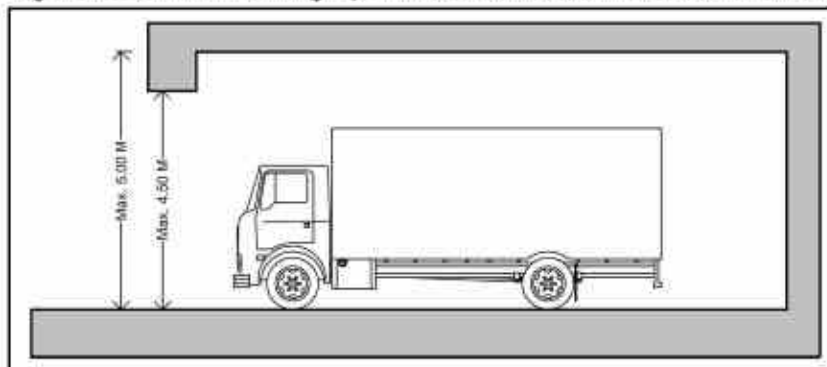


Figure No. 35. Maximum height permissible as headroom for clearance articulated for heavy vehicles



20.5 UNDERGROUND PARKING BELOW RECREATIONAL OPEN SPACES

Underground public parking shall be allowed below the lands reserved or designated for Recreational Open Spaces and to be used at one or more levels below the ground

subject to the conditions as may be prescribed by the Municipal Commissioner.

The area to the extent of 10.00 M along the roadside and within the boundary of the aforesaid reserved and designated Recreational Open Spaces may be used for the purpose of ingress and egress to the underground parking facility. The protruded part of ingress/ egress for the underground parking facility shall not occupy more than 100.00 Sq.M of land area of such recreational open space.

20.6 COMMON PARKING SPACE

If the total parking space as required by these Regulations is provided by a group of property owners for their mutual benefit within a distance 500 meters from their property, such common use of space for parking may be construed as meeting the off-street parking requirements under these Regulations subject to the approval of the Commissioner. If such common parking space is proposed for a group of buildings, the owners of such buildings shall submit a layout thereof and also a registered undertaking stating that the area earmarked for the parking space will not be built upon and will be utilized for parking purpose only. A separate record of such parking spaces shall maintain in order to avoid duplication of claiming same parking spaces multiple proposal

20.7 MULTI LEVEL CAR PARKING/MECHANIZED PARKING/PUZZLE PARKING

When Multi Level Public Car Parking is proposed on a plot as independent activity for commercial public parking facility, the same shall considered with volume to plot ratio. The parameters of FSI shall not be made applicable for the same. The maximum volume to plot ratio shall be 12.0, subject to condition that it satisfies fire and other requirement of these Regulations. Such public purpose parking lot will be permitted on plots fronting roads not less than 18.30 M in width. 10.00% of such area may be allowed to be used for commercial purposes.

21. HELIPAD ON BUILDING

Helipad shall be allowed on the rooftop terrace or such cantilevered structure for personal/private use subject to following:

- i) The location, size & elevation of the helipad shall be according to the regulations prescribed by the Ministry of Civil Aviation & Director General of Civil Aviation (DGCA).
- ii) While constructing helipad on existing buildings, the structural stability certificate from the competent structural engineer shall be submitted.
- iii) The access to the helipad from the building shall be provided from inside the building. The entry door to terrace shall have minimum 4 hours fire resistance.
- iv) Necessary provisions for fire fighting as prescribed by DGCA/CFO for helipads shall be provided.
- v) Fuelling facilities shall not be provided at helipad atop buildings.
- vi) The cantilever structure, if used for helipad shall maintain a distance of 4.50 M from the plot boundary.
- vii) In the case of emergency and for public purposes requirements, unrestricted access shall be made available to Helipads for landing and takeoff as required by the MCGM

and other government agencies.

22. PUBLIC SANITARY CONVENIENCE (PSC BLOCKS)/TOILETS

The PSC shall be constructed, maintained and made available for general public use on all plots which are reserved/designated for any public purpose in the Proposed Land Use Plan and shall also be provided in all Public Buildings in the following manner:

- i) The location of PSC shall be such that the toilets are accessible to general public use.
- ii) The toilets shall be maintained by the user of the plot
- iii) For plots having reservation/designation area more than 2,500 Sq.M, minimum 2 toilets and 2 urinals each for Ladies and Gents shall be constructed.
- iv) For plots having reservation/designation area less than 2,500 Sq.M 1 toilet and 1 urinal each for Ladies and Gents shall be constructed.
- v) Availability of PSC shall be displayed such that it is clearly seen from public street.

23. TEMPORARY CONSTRUCTIONS

The Commissioner may grant permission for temporary construction for period not exceeding six month at a time not exceeding for a period of three years in aggregate. Such permission may be given for the construction of the following:

- a) Structures for protection from the rain or covering of the terraces during the monsoon only;
- b) Pandals for fairs, ceremonies, religious function etc.
- c) Temporary structures for godowns/storage of construction materials within the site.
- d) Temporary site offices and watchmen chowkies within the site only during the phase of construction of the main building.
- e) Temporary on site ready mix concrete plant on sites having area greater than 4,000 Sq.M.
- f) Structure for exhibitions/circus etc.
- g) Structures for storage of machinery, before installation, for factories in industrial lands within the site.
- h) Structures for ancillary works for quarrying operations if permitted, in conforming zones.
- i) Milk booths and telephone booths.
- j) Transit accommodation for persons to be rehabilitated in new construction.
- k) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.
- l) For plots having area more than 2,000 Sq.M., temporary ready-mix concrete plant may be allowed only at construction site for which permission has been granted under these Regulations.

Provided that temporary constructions for structures, etc. mentioned at c), d), e) j), k) and l), may be permitted to be continued temporarily by the Commissioner but in any case not beyond completion of construction of the main structure or building, and that structure in j) may be continued on annual renewable basis by the Commissioner beyond a period of three years.

24. SIGNS AND OUTDOOR DISPLAY STRUCTURES

- a) Display of advertising signs and outdoor display structures on buildings and land shall be in accordance with the policy of MCGM if any or otherwise it shall be in accordance with Part X- Section 2, Signs and Outdoor Display Structures, National Building Code of India as amended from time to time.
- b) No advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetically, historical or heritage importance.
- c) In no case the display structure on buildings shall exceed the height prescribed by the Civil Aviation Authority.

25. OTHER RESTRICTIONS

Distance from electricity lines.- No construction shall be permitted on a site within the distance stated below from any overhead electricity High Tension Line.:

Table No. 34. Distance to be observed from High Tension Electricity Lines for any construction.

| Sr. No. | Type of High Tension Line | Vertical Distance | Horizontal Distance |
|---------|---|--|---|
| (a) | Low and medium voltage lines and service lines | 2.50 M | 1.20 M |
| (b) | High voltage lines upto and including 33,000 V. | 3.70 M | 2.00 M |
| (c) | Extra High voltage beyond 33,000 V. | 3.70 M (Plus 0.30 M for every additional 33,000 V or part thereof) | 2.00 M (Plus 0.30 M for every 33,000 V or part thereof) |

Explanation :- The minimum clearance above shall be measured from the maximum sag for vertical clearance and maximum deflection due to wind pressure for horizontal clearance.

26. GAOTHAN/KOLIWADA

26.1 DEVELOPMENT IN GAOTHAN/ KOLIWADA FOR PLOTS FRONTING ON ROADS BELOW 9.00 M MINIMUM WIDTH

For Development of any property in gaothan/ koliwada areas on plots fronting roads below 9.00 M in width, the permissible development shall be as follows:

- a) Height shall be restricted to ground plus three storey or maximum 12.00 M whichever is more .
- b) The ground coverage of the structure shall be restricted to 75.00% of the plot area.
- c) The marginal open space may be used for laying drainage lines.
- d) One car park per plot having area more than 250.00 Sq.M shall be provided.

26.2 DEVELOPMENT IN GAOTHAN/ KOLIWADA FOR PLOTS FRONTING ON ROADS WIDTH 9.00 M ABOVE

- a) For Development of any property in gaothan/ koliwada areas on plots fronting road width 9.00 M and above, the permissible development shall be in accordance with 26.1 above or the zonal permissible FSI which ever is more.
- b) If the development is proposed with zonal permissible FSI, it shall comply with all the requirements of these Regulations.

26.3 SETBACKS IN GAOTHAN/ KOLIWADA:

Building setbacks in Gaothan/ Koliwada areas shall be as given below except for development under Regulation No 26.2 (b):

Table No. 35. Front set-back from street line/plot boundary (in meters) in Gaothan/Koliwada.

| Sr.No. | Location of plot | Front Set back |
|--------|--|---|
| 1. | Streets less than 6.00 M | Nil, Subject to minimum of 2.25 M from the center line of the access street |
| 2. | Streets 6.00 M and more and less than 9.00 M | 1.00M from plot boundary |
| 3. | Streets 9.00 M and more | 1.50M from plot boundary |

Note: The front set-back as given in Table No. 35 above shall be kept free from any encumbrances and shall be made available for traffic circulation. No compound wall shall be constructed for buildings proposed under this Regulation except for development under Regulation No. 26.2 (b).

26.4 FEATURES PERMITTED IN MARGINAL OPEN SPACES IN GAOTHAN/KOLIWADA AREAS**(A) For plots larger than 250 Sq.M.**

A chajja, cornice, weather shade, sun-breaker; at lintel level only projecting not more than 0.60 M from the face of the building shall be allowed. No chajja, cornice, weather shade, sun-breaker etc. shall reduce the width of the required side open space to less than 1.50M. However, no projection shall be permitted within road line.

(B) For Plots smaller than 250 Sq.M.

A chajja, cornice, weather shade, sun-breaker; at lintel level only projecting not more than 0.30 M from the face of the building shall be permitted. No chajja, cornice, weather shade, sun-breaker etc. shall reduce the width of the required side open space to less than 0.90M. However, no projection shall be permitted within the road line.

8 PART

SPECIAL PROVISIONS FOR PHYSICALLY CHALLENGED

The purpose of this part is to help and guide architects and developers to design barrier-free buildings that are user friendly for the Physically Challenged.



PART 8. DESIGN FOR PHYSICALLY CHALLENGED PEOPLE

27. DESIGN FOR PHYSICALLY CHALLENGED PEOPLE

27.1 APPLICATION

These provisions shall apply to buildings specified in Table No. 36 below. Wherever the word “**Access**” or “**Accessible**” or “**Accessibility**” mentioned in this Regulation shall mean barrier free access for Physically Challenged people

Table No. 36. Buildings requiring barrier free design

| Sr.No. | Types of Buildings | Areas concern for Accessibility |
|--------|--|--|
| 1. | Residential | All common areas and facilities |
| 2. | Office buildings, Residential Hotels, Restaurants and Eating Houses, Schools, Colleges, Universities, Student Hostels, Dormitories/ Dharmashalas, Hospitals, Clinics, Dispensaries, Maternity Hospitals, Nursing Homes, Homes for the Aged, Welfare Centers, Markets, Factories, Workshops, Industrial Buildings, Shops, Shopping Complexes/Malls and Multi-Purpose Complexes. | All areas intended for public access and employees access. |
| 3. | Recreational Open Spaces, Zoo, Sports Complexes, Swimming pools, Public Transport Stations, Passenger Terminals, Taxi/Rickshaw Stands and Bus Shelters, Vehicle Parking Lots | All areas intended for public access and employees access. |

27.2 ACCESS TO BUILDING

The buildings specified in Table No. 37 below shall be provided with at least one **accessible** entrance door through the main entrance of the building served by an approach complying with the followings:

Table No. 37. Accessible Route

| | |
|----------------------|--|
| Provision & Location | <ol style="list-style-type: none"> At least one continuous unobstructed accessible route or accessible path of travel shall be provided which connects all accessible elements and spaces in a building or facility for persons with disabilities. An accessible route shall be provided from public transportation stops, accessible parking, passenger loading zones and public streets or sidewalks to the accessible building entrances and lifts served. Directional signs bearing the symbol shall be displayed at all other non-accessible entrances to direct persons with disabilities to the accessible entrance. A passenger alighting and boarding point be provided at the level of approach for persons with disabilities to alight from and board a vehicle. |
| Dimensions | The width of the accessible entrance door shall not be less than 0.85 M and the width of corridors or passageways leading to and from such access door shall not be less than 1.20 M. |
| Design & Finish | <p>Where transfer has to be made from a vehicular surface to a pedestrian surface, the driveway and the pavement or footway surfaces shall be blended to a common level or ramped.</p> <p>Where the change in vertical rise is more than 0.15 M to 0.20 M ramp shall be provided with following arrangement:</p> <ol style="list-style-type: none"> The ramp and landings shall be painted in contrasting colour; or A coloured band shall be painted across the top and bottom levels of the ramp or slope or Alternatively, tactile warning indicators may be provided in lieu of coloured band. The tactile indicators shall be set back 300 mm from the edge of ramp, as illustrated in Figure No. 26 so that the ramp or slope can clearly be seen and identified. |

| | | |
|-----------------|--|---------------------------|
| Design & Finish | Any change in level of the floor surface, the gradient of the slope shall be as given below: | |
| | Changes in Vertical Rise (mm) | Gradient not steeper than |
| | 0 to 15 | 1:2 |
| | more than 15 upto 50 | 1:5 |
| | more than 50 upto 200 | 1:10 |
| | Exceeding 200 | 1:12 |

Table No. 38. Drop-off Zone

| | |
|----------------------|--|
| Provision & Location | Drop-off zones if provided should be at the same grade as the driveway. |
| Dimensions | a. Min width of drop-off zone 1.50 M, and min length 4.50 M. b. Change in level between the drop-off and the plinth should be through a ramp of maximum gradient 1:12 |
| Design & Finish | The surface of the drop-off zone should be finished with a non-skid material. |

Figure No. 36. Drop-off Zone.

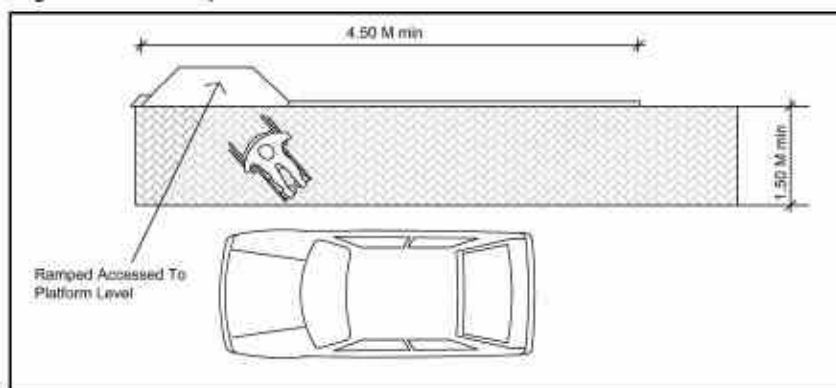
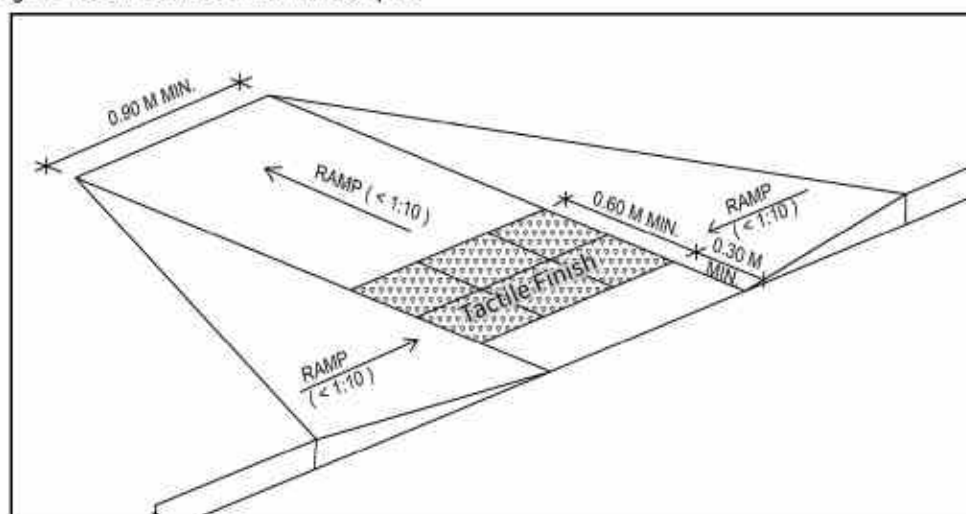


Table No. 39. Curb Cut area.

| | |
|----------------------|---|
| Provision & Location | At right angles to the curb line. Shall be provided at every pedestrian crossings. |
| Dimensions | a. Maximum gradient of the curb ramp 1:12 b. Maximum gradient of the flared sides of the curb ramp 1:10 c. Minimum width of the sloped side towards the curb 1.20 M |
| Design & Finish | a. The curb ramp and curb flares should be finished with a non-slip material. b. Detectable/Tactile (raised texture) warnings shall be provided at the changes to surface angles |

Figure No. 37. Curb Cut with side slopes.



27.3 ACCESS ENABLED PARKING

Table No. 40. Access enabled parking.

| | |
|----------------------|---|
| Provision & Location | <p>a. Number of access enabled parking spaces for vehicles driven by persons with disabilities should be computed as:</p> <ol style="list-style-type: none"> i. For every publicly accessible development – 1 ii. For the first 50 parking spaces – 1 iii. For the next 50 parking spaces – 1 iv. For Every subsequent 200 spaces – 1 <p>b. Access enabled parking spaces should be on the lowest parking level in case of a multi-storied car park, or the highest level in case of a basement car park.</p> <p>c. In all types of parking spaces - multi-storied, basement, or surface parking, the access enabled parking lot should be closest to the pedestrian entry and exit routes.</p> |
| Dimensions | <p>a. Minimum width of access enabled parking space 3.60 M.</p> <p>b. Minimum length of access enabled parking space 7.30 M for parallel parking.</p> |
| Design & Finish | <p>a. A clearly visible vertical signpost announcing the availability of designated access enabled parking (universally accepted handicapped logo), with dimension of at least 0.60 M x 0.60 M, and at height not less than 2.00 M, should be located adjacent to such parking spaces, for identification.</p> <p>b. A square sign (universally accepted handicapped logo) with dimension at least 1.00 M x 1.00 M, denoting designation of access enabled parking space, should be located in the centre of the space.</p> |



27.4 ENTRANCES AND LOBBIES

Table No. 41. Entrances and Lobbies.

| | |
|----------------------|--|
| Provision & Location | Every entry should have a foyer / vestibule / lobby. |
| Dimensions | <p>a. Call bells or information telephone, placed at external / internal entrance doors, should be placed between 0.90 M-1.20 M above finished floor.</p> <p>b. Foyer / vestibule / lobby from an external accessible entrance should have a minimum dimensions of 2.40 M x 1.80 M. Such waiting areas should provide a clear view of the entrance and arrival area for taxis, buses or private vehicles.</p> <p>c. All other internal lobbies within the building should have a minimum size of 1.80 M x 1.80 M.</p> |
| Design & Finish | <p>a. Entrances should provided with basic protection from the weather.</p> <p>b. Directional signage should be provided in entrance lobbies.</p> |

27.5 FIRE EXITS AND EMERGENCY EXIT STRATEGY FOR THE DISABLED

Table No. 42. Requirements for fire exits and emergency exit strategy for disabled.

| | |
|----------------------|---|
| Provision & Location | <p>a. Clear, well illuminated signage indicating the escape routes to be provided in the corridors and at junctions.</p> <p>b. Two wheelchair spaces of size 0.80 M x 1.20 M each to be provided in the refuge area.</p> <p>c. The area of rescue assistance shall not be encroach on any required exit width.</p> <p>d. The total number of such areas per floor shall not be less than one for every 200 persons of calculated occupant load served by the area of rescue assistance.</p> |
| Dimensions | <p>a. All stairs next to the refuge should have clear width of 1.20 M between the handrails.</p> <p>b. Clear width of all required exits which serve as egress from hospital or infirmary section should be 2.00 M. Also, provision of patient-lift shall be included.</p> <p>c. For the external stairs for exit requirements, the width and treads shall have minimum width of 1.25 M and 0.25 M respectively.</p> |

Figure No. 38. Requirements of fire exit and emergency exit



27.6 PLINTH LEVEL ACCESS – RAMPS AND STEPS

Table No. 43. Plinth level access - Ramps and Steps.

| | |
|----------------------|--|
| Provision & Location | The building entrance closest to the site entrance should be provided with a ramp for all changes in levels in the plinth for access from the site level to the building entry level. |
| Dimensions | <ol style="list-style-type: none"> Maximum gradient of any flight / portion of the ramp shall be 1:12 with individual ramp sections shall not be longer than 9.00 M. Minimum width of ramp shall be 1.50 M. A level landing which is atleast 1.80 M long and 1.20 M in width should be provided at the base, mid-landing and top levels. If a door swings out onto this landing the width of the landing shall be extend to atleast 0.30 M beyond each side of the doorway. Steps to access plinth level should not be less than 1.20 M in width. |
| Design & Finish | <ol style="list-style-type: none"> The availability of a ramped access should be clearly announced through directional marking, which is visible from the entrance to the site, leading through to the enable access. The ramp should be of non-slip / non-skid surface. A row of tactile warning blocks should be placed 0.30 M wide at the beginning and end of each run. Ramps may be colour contrasted with landing. Ramp shall be provided with a handrails preferably on both sides; placed at a height of between 0.80 M and 0.90 M above the floor level. Handrail shall extend horizontally for a distance of not less than 0.30 M beyond the top and bottom of the ramp to provide support for persons who may need help to negotiate the ramp; and should not project into another path of travel. Handrails need not be provided if the gradient of a ramp is equal or gentler than 1:25 Ramps shall have a level landing at the top and bottom of each run and also where the run changes direction. Intermediate landings shall be provided at regular intervals for different gradient. However, it need not be provided if the gradient of a ramp is equal or gentler than 1:25 Outdoor ramps and their approaches shall be designed so that water will not accumulate on the walking surfaces. |

27.7 HANDRAILS AND GRAB BARS

Table No. 44. Handrails and grab bars.

| | |
|----------------------|---|
| Provision & Location | On both sides of all ramps, steps, staircases which have a width not more than 1.80 M. |
| Dimensions | <ol style="list-style-type: none"> Handrails should be at two levels, upper at 0.90 M and lower at 0.75 M. Ends of the handrails should be rounded and should extend 0.30 M beyond the top and bottom of the ramp/steps. They should be at a minimum distance of 50 mm from the wall and have an approximate diameter of 40 mm. Handrails shall have a circular section of 35 mm to 45 mm in diameter or an equivalent gripping surface |
| Design & Finish | <ol style="list-style-type: none"> Handrails must be designed to be easy to grasp and to provide a firm and comfortable grip so that the hand can slide along the rail without obstruction. Handrails should contrast with the background to enhance visibility and should be slip free Handrails shall be slip-resistant and free of any sharp or abrasive elements and shall have continuous gripping surfaces, without interruptions or obstructions that can break a hand hold |

27.8 FLOOR SURFACES IN COMMON AREAS

Table No. 45. Details of floor surfaces in common areas.

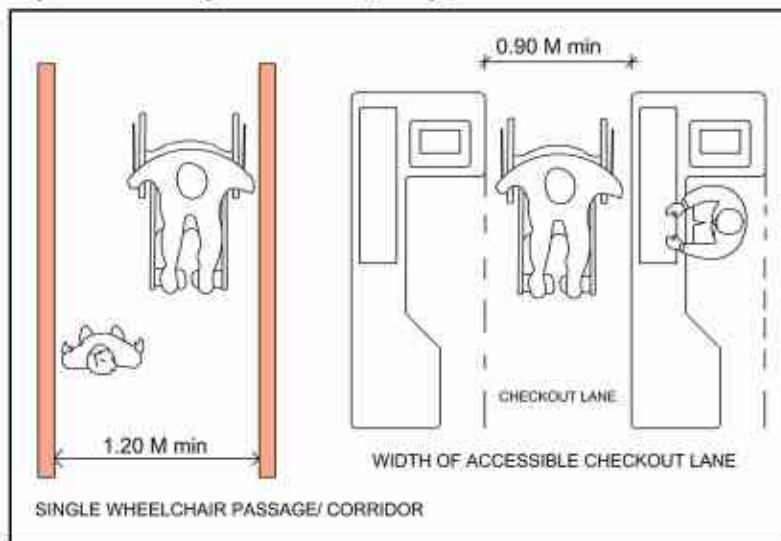
| Sr. No. | Details |
|---------|--|
| 1. | Floor surfaces shall be stable, firm, level and slip-resistant and shall not have any projection, drop or unexpected variation in level. |
| 2. | Floor surfaces shall have colour and tone that are contrasting with the walls, otherwise the skirting must provide a clear distinction between the floor and wall; and |
| 3. | Where there is a change in level, contrasting colour bands/ tactile bands shall be provided to alert the users of the change in level. |

27.9 ACCESS ROUTES/CORRIDORS/PATHWAYS

Table No. 46. Details of access routes, corridors, pathways.

| | |
|----------------------|--|
| Provision & Location | Minimum one from every site entrance to every entrance of every building within the site. The pathway / walkway should be separate from the driveway and should be separated from the adjacent site areas by curbs. |
| Dimensions | <ol style="list-style-type: none"> The minimum width of an accessible route shall be 1.20 M to allow for both a wheelchair user and a walking person to pass as shown in Figure No. 39. Minimum clear width 1.80 M to allow for two wheelchair user and a walking person to pass. Gradient of the pathway should not exceed 1:12. In case of a sloped walkway, a level landing which is equal to the width of the walkway and 1.80 M deep, should be provided at the base and at the top of the sloped length. If a door swings out onto this landing the width of the landing shall extend at least 0.30 M beyond each side of the doorway. <p>Walkways longer than 40.00 M should be provided support rails and with resting areas at every 40.00M, which are either recessed or are clear of the minimum circulation width of 1.20 M to 1.80 M.</p> |

Figure No. 39. Single wheelchair passage/corridor.



27.10 PROTRUDED OBJECTS IN THE COMMON AREAS OR COMMON WAYS

1. Objects or obstructions, with their leading edges at any height above 0.58 M from the floor level shall not protrude more than 0.10 M into pedestrian areas as illustrated in Figure No. 40
2. Objects or obstructions, with their leading edges up to a maximum height of 0.58 M from the floor level, may protrude more than 0.10 M into pedestrian areas as illustrated in Figure No. 40.
3. Free standing objects placed between the height of 0.58 M and 2.00 M from the floor level shall have an overhang of not more than 0.30 M as illustrated in Figure No. 41
4. The maximum height of the bottom edge of free standing objects with a space of more than 0.30 M between supports shall be 0.58 M from the floor level as illustrated in Figure No. 41

Figure No. 40. Limits for protruding objects.

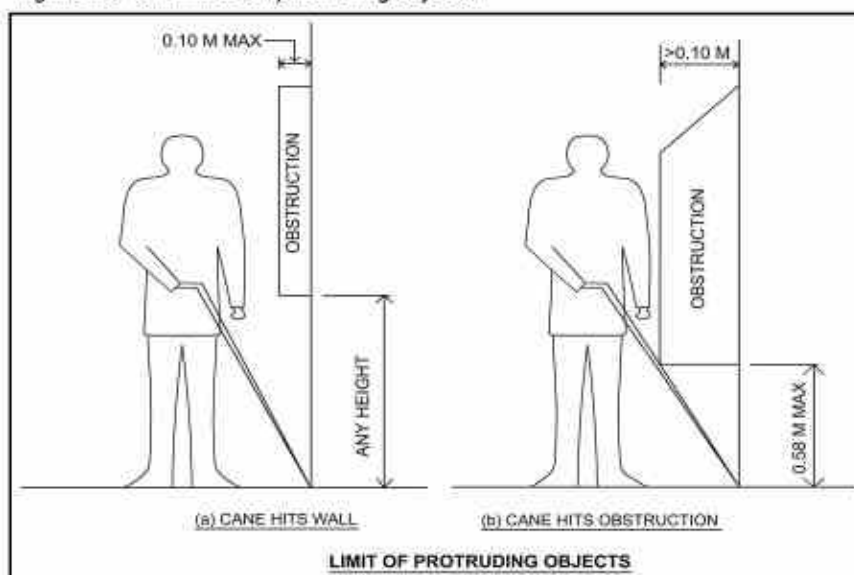


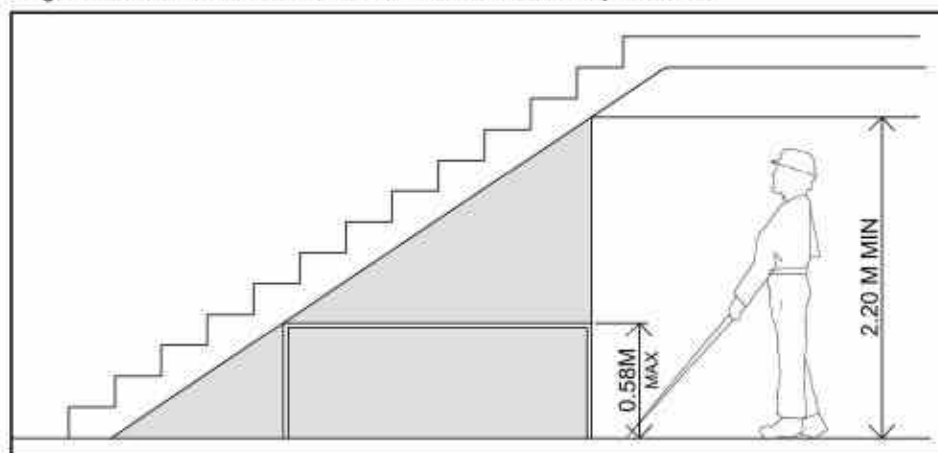
Figure No. 41. Limits for protruding obstructions.



27.11 MINIMUM HEADROOM REQUIREMENTS

1. The minimum clear headroom in pedestrian areas such as walkways, halls, corridors, passageways or aisles shall be 2.20 M.
2. A detectable guardrail or other barrier having its leading edge at or below 580 mm from the floor level shall be provided where the headroom of an area adjoining an **accessible** route is reduced to less than 2.20 M as illustrated in Figure No. 42.

Figure No. 42. Minimum obstruction-free headroom requirements



27.12 REQUIREMENTS OF STEPS AND STAIRS

Table No. 47. Steps and stair requirements

| Provision & Location | At every publicly accessible locations. |
|----------------------|---|
| Dimensions | <ol style="list-style-type: none"> Unobstructed clear width of steps or stairs should be 1.20 M. The rise of a flight between landings must be no more than 1.50 M. There should be no more than 12 risers in one flight run. Landing should be minimum 1.20 M deep, clear of any door swing/window. Steps should be uniform with the tread not less than 0.30 M and the risers not more than 0.15 M. Open riser type of design is not allowed for staircases within publicly accessible buildings. |

| | |
|-----------------|--|
| Design & Finish | <p>a. The surface of the treads and nosing should be slip-resistant, no-reflective, and firmly-fixed</p> <p>b. Tactile warning blocks should be provided at the beginning and at the end of all steps / stairs, having a minimum width of 0.30 M.</p> <p>c. A detectable guardrail or other barrier having its leading edge at or below 0.58 M from the floor level shall be provided where the headroom of an area adjoining an accessible route is reduced to less than 2.20 M as illustrated in Figure No. 42.</p> |
|-----------------|--|

27.13 REQUIREMENTS OF STEPS AND STAIRS

Table No. 48. Details for doors and doorways.

| | |
|----------------------|--|
| Provision & Location | Publicly accessible buildings should preferably have automatic / self-closing doors, instead of manual doors. Manual doors should be easy and light in operation. Revolving doors should be avoided, but, in cases where a revolving door is the single means of entry, adequate space to accommodate wheelchair users should be provided. |
| Dimensions | <p>a. The minimum clear opening of doorways shall be 0.90 M measured between the face of the door and the face of the doorstop with the door open at 90° as illustrated in Figure No. 43.</p> <p>b. Thresholds of doorways should not exceed 25mm. Raised threshold and floor level changes at doorways should be leveled off with a slope on each side of threshold.</p> <p>c. Manual doors should incorporate kick plates 0.30 M - 0.40 M high to withstand impact of wheelchair footrest (this especially important where doors are glazed).</p> <p>d. All doors opening outwards (into a circulation space) should be fitted with vision panels between 0.90 M and 1.50 M from finished floor level.</p> <p>e. The doorway of a one-way swing door shall have maneuvering spaces on both sides for wheelchairs and the following clear spaces shall be provided adjacent to the leading edge of the door as illustrated in Figure No. 44:</p> <ul style="list-style-type: none"> ▶ On Pull Side – Minimum space of 0.60 M ▶ On Push Side – Minimum Space of 0.30 M <p>f. Where two-way swing doors or sliding doors are used, a minimum space of 300 mm adjacent to the leading edge of the door shall be provided on each side of the door.</p> |
| Design & Finish | <p>a. The colour of the door shall contrast with the door frame or the wall.</p> <p>b. Full length glazed doors, windows, partitions, and other space dividing elements, should be made visible by use of colour and tone contrasted warnings such as bands, decorative features, logos, etc.; which is effective from both inside and outside and under any lighting conditions. Such features should be placed between 0.90 M and 1.50 M from finished floor level.</p> <p>c. Guideline: Care should be taken in the selection, placement and setting of door closers so that they do not prevent the use of doors by the physically disabled. Time-delay door closers are recommended. Wheelchair users and other with impaired mobility have difficulty in using self-closing doors. The force required to open them should be reduced as far as possible. Public buildings should preferably have sliding automatic doors.</p> <p>d. Door fittings shall be of</p> <ul style="list-style-type: none"> ▶ push-pull mechanisms that do not require grasping; ▶ lever handles should be used on latched doors; ▶ U-shaped door handles that reduce the risk of catching on clothing or injury from the exposed lever end; and ▶ should contrast with the colour of the door. |



Figure No. 43. Doorway maneuvering space.

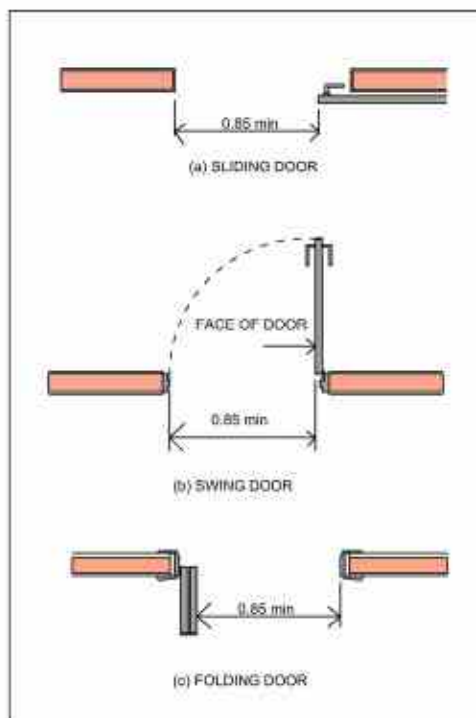
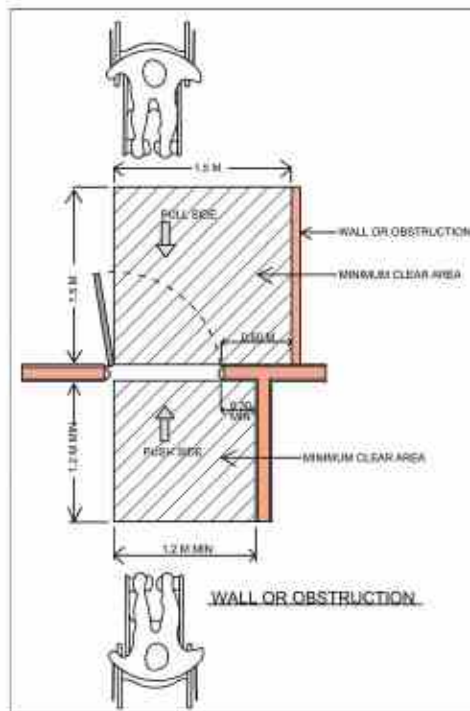


Figure No. 44. Clear doorway widths.

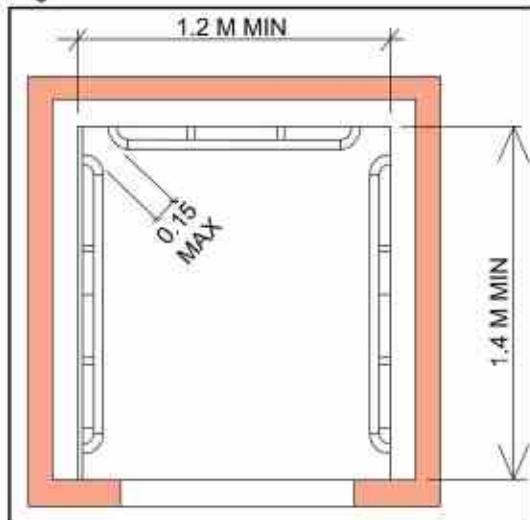


27.14 REQUIREMENTS OF LIFTS

Table No. 49. Requirements of Lifts

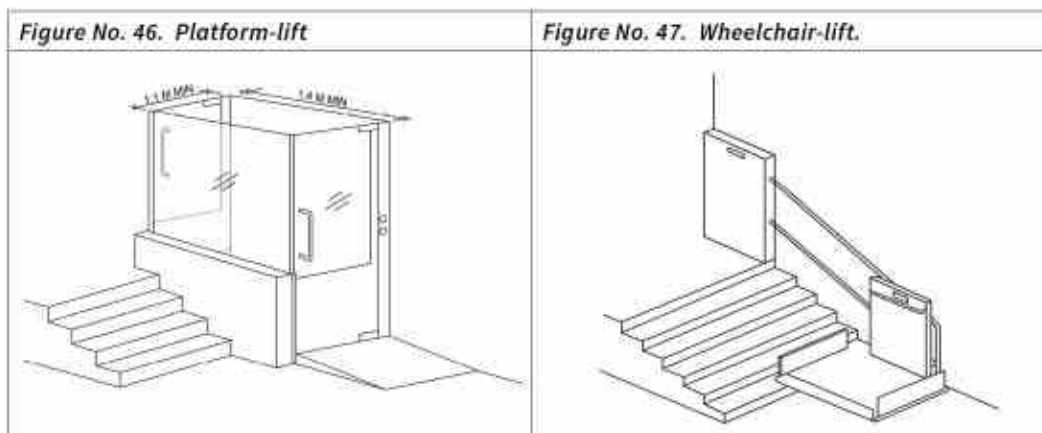
| | |
|----------------------|---|
| Provision & Location | A minimum of one access enabled lift within all publicly accessible buildings shall be provided. |
| Dimensions | <ol style="list-style-type: none"> The unobstructed usable floor area of the lift car should be a minimum of 1.20 M x 1.40 M. The lift car shall have a clear door opening of not less than 0.90 M. The gap between lift floor and floor landing should not be more than 12mm. The call button should be placed between 0.90 M-1.20 M above finished floor. Grab bars shall be placed on all three internal sides of the lift car at a height of between 0.80 M and 0.90 M from the finished floor level. Grab bars should not have a gap wider than 0.15 M at the corners. |
| Design & Finish | <ol style="list-style-type: none"> Call buttons should have highly visible, raised, tactile embossed characters in roman as well as Braille typeset for calling floors. Tactile marking shall have a dimension of between 15 mm to 20 mm high and be raised a minimum of 1 mm with high contrasting color background. Flat touch sensitive buttons should be avoided. Buttons should ideally be large enough to be operable by the palm of the hand if required. The control buttons inside the lift should be positioned on the side wall rather than front wall to allow access from the back and front of the lift car, by mobility aid users like wheelchair users. The control buttons should contrast with their surroundings and illuminate when pressed. Audio announcement system is mandatory within each lift. |

Figure No. 45. Grab-bars inside lift cabin.



27.15 REQUIREMENTS OF STAIR LIFTS

Where it is impracticable to provide a passenger lift or a ramp, a platform lift or a wheelchair stair lift should be considered as a reasonable alternative for vertical circulation within the building.



27.16 REQUIREMENTS OF SANITARY PROVISIONS

At every level of a building/community spaces/Recreational Open Spaces or other public spaces where toilets are provided, at least one individual washroom for wheelchair users, shall be provided for both the male and female; or one water closet compartment for wheelchair users, shall be provided in both the male and female toilets. Signs at washroom entrances shall be clearly visible and have tactile finish.

Table No. 50. Requirements of accessible toilets.

| | |
|----------------------|--|
| Provision & Location | <ul style="list-style-type: none"> a. A minimum of one access enabled toilet / WC should be provided within every publicly accessible building, preferably on the ground floor. b. Designing for Children: 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. |
| Dimensions | <ul style="list-style-type: none"> a. The minimum size of such access enabled toilet / WC should be 1.50 M x 1.75 M. b. Minimum clear opening of the door shall be 0.90 M, and the door should swing out. A sliding door is preferable. c. Horizontal grab bars should be provided on the rear side and a minimum of one other side (different side from the one with wash basin). Drop down vertical grab bars should be provided on both sides of the W.C. Grab bars should have a 50 mm clearance from wall. d. The W.C. seat shall be 0.45 M, from the floor. e. Wash basin should be provided as close to the entrance as possible, and should have a clearance underneath to allow a wheelchair to maneuver in. f. Mirror over the wash basin counter should be provided at a maximum height of 0.90 M from finished floor level. Additionally, a full length mirror on any of the side walls is preferred, and should be so located as is usable by a wheelchair user. g. Toilet paper dispensers, towel dispensers, soap dispensers, electric hand driers, flushing buttons, and other similar accessories should be placed between 0.90 M -1.20 M above finished floor. h. A gentle slope of 10% should provided away from the door and towards a nahani trap, so as to ensure the floor remain free of accumulated water at all times. |
| Design & Finish | <ul style="list-style-type: none"> a. Floors shall have a non-slip surface. b. Grab bars should be slip free. c. An overhead, clearly visible signage denoting the availability & direction of an access enabled toilet should be made at every 40.00 M in a corridor, and on the door of such a toilet. |

Table No. 51. Door for Washrooms and closet compartments.

| | |
|----------------------|---|
| Provision & Location | In every washroom for wheelchair users |
| Dimensions | <ul style="list-style-type: none"> a. Provide a clear opening of at least 0.85 M with the door in the fully open position b. be provided with a horizontal pull-bar- from inside <ul style="list-style-type: none"> (i) at least 0.60 M long on the inside of an out-swinging door; (ii) located so that the end closer to hinge is not more than 0.13 M from the hinged-side of the door; and (iii) fixed at a height between 0.90 M and 1.10 M. c. be provided with a vertical/horizontal pull-bar - from outside <ul style="list-style-type: none"> (i) at least 0.14 M long on the outside near the latch side of the door; (ii) located so that the pull-bar is not more than 130 mm from the latch side of the door; and (iii) placed at a height between 0.90 M and 1.10 M. |
| Design & Finish | Where swing door is provided for bathroom and toilet, the door shall swing outwards. This will aid the rescue operation should the person inside the bathroom or toilet falls and obstructs it. To allow for assistance in case of emergency, locks and latches should allow the door to be opened from the outside with a coin or any simple device. Consideration should be given to the use of sliding or folding doors that are easier to operate and require less wheelchair maneuvering space. |

Table No. 52. Grab-bars in washrooms and closets.

| | |
|----------------------|---|
| Provision & Location | Grab bars shall be provided in individual washrooms or water closet compartments for wheelchair users |
| Dimensions | <ul style="list-style-type: none"> a. Be mounted at a height between 0.28 M and 0.30 M from the top of the water closet seat; b. One horizontal grab bar to be mounted on the side wall closest to the water closet extending from the rear wall to at least 0.45 M in front of the water closet seat; c. One flip-up grab bar to be mounted on the wide side of the compartment adjacent to the water closet and be able to remain at a vertical position when not in use as shown in Figure No. 49; d. One vertical bar to be provided on the side wall closest to the water closet and located between 0.35 M and 0.45 M from the front edge as illustrated in Figure No. 49 and Figure No. 50; and be capable of being locked from the inside by a device that is operable with one hand and activated by a force not more than 22N; e. One horizontal grab bar of at least 0.70 M long, to be mounted on the wall behind the water closet. f. The flip-up grab bar specified in (c) above, when lowered from the wall shall: <ul style="list-style-type: none"> (a) be at a height between 0.28 M and 0.30 M from the top of the water closet seat; (b) extend not more than 0.10 M from the front of the water closet seat; and (c) be 0.38 M to 0.40 M to the center line of the water closet. |

Table No. 53. Details of location of washroom accessories.

| | |
|----------------------|---|
| Provision & Location | In every washroom for wheelchair users |
| Dimensions | <ul style="list-style-type: none"> a. A mirror positioned at a height of not more than 1.00 M from the bottom edge of the mirror to the floor as shown b. Towel and soap dispensers, hand dryer, waste bin and sanitary bin shall be contrast in colour and tone and positioned such that the operable parts and controls are between 1.00 M and 1.20 M from the floor. |

Figure No. 48. Details of accessories in accessible washrooms.

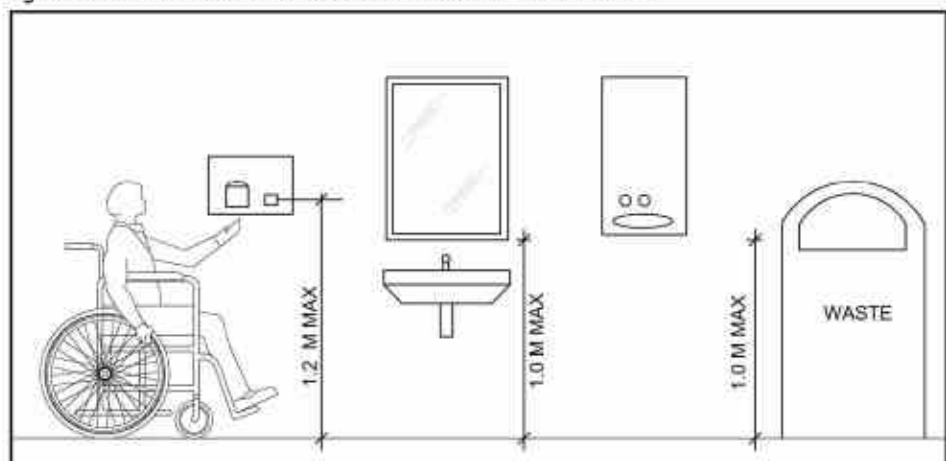


Table No. 54. Emergency call bell in washrooms and closets.

| | |
|----------------------|---|
| Provision & Location | In every washroom and Water Closet compartment for wheelchair users, notice stating "Emergency Call" shall be prominently affixed next to the push-button or pull-chord. |
| Dimensions | <ul style="list-style-type: none"> a. The push-button or pull-chord shall -- <ul style="list-style-type: none"> i. be located at a height between 0.40 M to 0.60 M above the floor level and located between 0.15 M to 0.30 M from either the front or side edges of the water closet as illustrated in Figure No. 49 and Figure No. 50; and ii. have a colour that is contrasting with the background. |

| | |
|-----------------|--|
| Dimensions | b. The call annunciation shall, where appropriate, be provided by – i. a call bell located outside the compartment; or ii. a buzzer in the caretaker's office. |
| Design & Finish | The emergency call bell shall be equipped with a waterproof push-button or pull-chord for activating the bell. |

Table No. 55. Water closet and its compartment for wheelchair users.

| | |
|----------------------|--|
| Provision & Location | In every Water Closet compartment for wheelchair users |
| Dimensions | <p>a. Have clear internal dimensions of not less than 1.50 M x 1.75 M;</p> <p>b. Have a clear space of not less than 0.90 M X 1.50 M adjacent to the water closet;</p> <p>c. Water closet be located between 0.46 M to 0.48 M from the center line of the water closet to the adjacent wall and have a clear dimension of 0.75 M from the front edge of the water closet to the rear wall to facilitate side transfer;</p> <p>d. The top of the water closet seat shall be between 0.45 M to 0.48 M from the floor as shown in Figure No. 49 and Figure No. 50;</p> <p>e. Have no spring-activated seat;</p> <p>f. Have a back support where there is no seat lid or tank. A back support reduces the chance of imbalance or injury caused by leaning against exposed valves or pipes;</p> <p>g. Preferably be of the wall-hung as it provides additional space at toe level.</p> <p>h. Have flush control if hand-operated, be located on the transfer side of the water closet and located at a height of between 0.80 M to 1.10 M from the floor; and be equipped with a self-closing water spray head connected by a flexible hose beside the water closet seat for cleaning purposes.</p> <p>i. Have a toilet roll dispenser mounted below the grab bars and not more than 0.30 M from the front edge of the seat and at a height between 0.05 M to 0.25 M from the top of the water closet seat;</p> <p>j. Be equipped with a coat hook mounted on a side wall not more than 1.30 M from the floor and projecting not more than 0.04 M from the wall</p> |
| Design & Finish | Major problems are encountered by wheelchair users entering and leaving a washroom. Within the washroom, sufficient space is required to allow wheelchair users to move freely to and from the various fixtures as shown in Figure No. 50; |

Figure No. 49. Typical Individual accessible washroom layout.

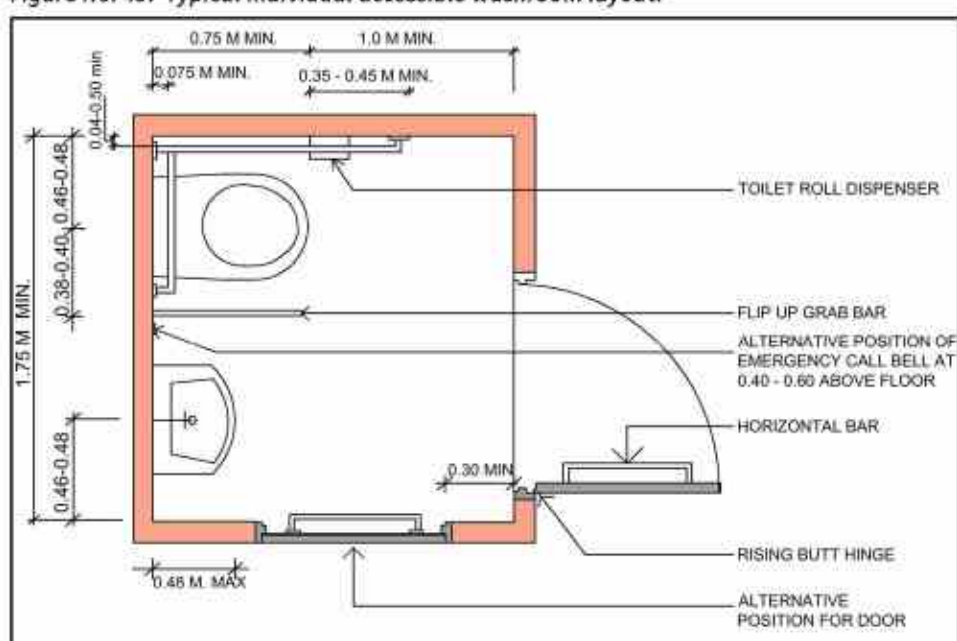
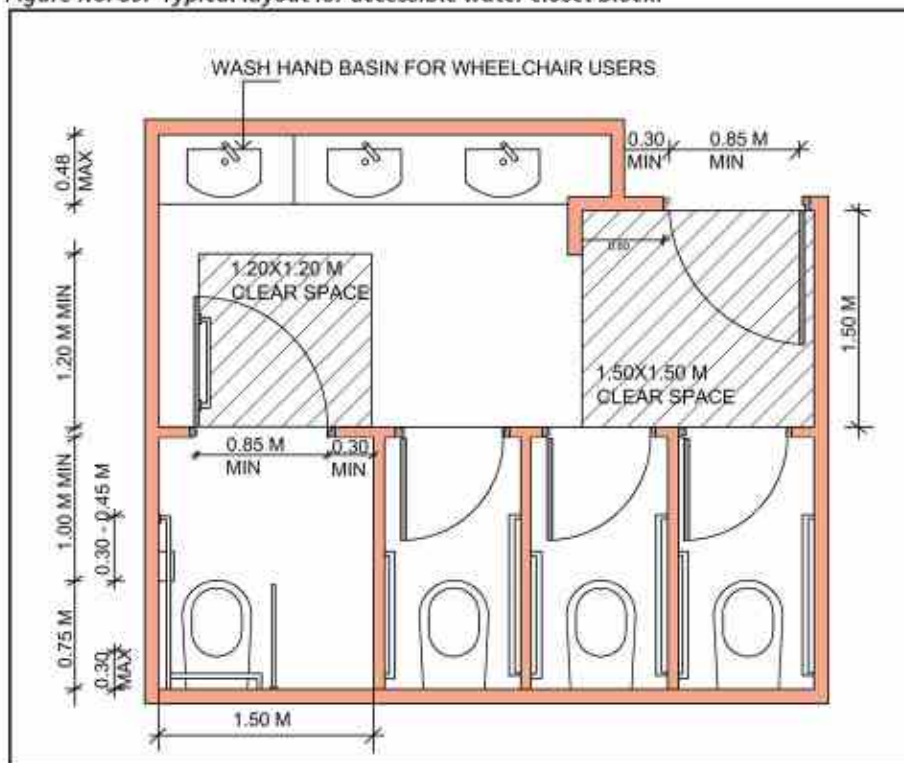


Figure No. 50. Typical layout for accessible water closet block.



27.17 REQUIREMENTS OF DRINKING WATER FOUNTAIN

Table No. 56. Requirements for drinking water fountain.

| | |
|----------------------|---|
| Provision & Location | Drinking water fountains are preferably located near the access enabled toilets. |
| Dimensions | <ul style="list-style-type: none"> a. Drinking water fountains should not be set such that they are usable through an alcove, unless the alcove allows access through a wheelchair. b. Drinking water fountains or water coolers shall be hand-operated. c. The water spout should not be higher than 0.75 M, and shall provide a flow of water at least 0.10 M high. d. Freestanding or built-in drinking fountains not having a knee space should have a clear floor space of at least 1.20 M wide x 0.75 M in front of the unit. |

27.18 SPECIAL REQUIREMENTS AT PUBLIC SPACES

Table No. 57. Requirements at Auditoriums and theatres.

| | |
|----------------------|--|
| Provision & Location | <ul style="list-style-type: none"> a. In cinemas, theaters, concert halls, stadia or other places of public resort where permanent fixed seating arrangement is provided, a minimum of two wheelchair spaces shall be provided where there are 200 seats or less. Additional one wheelchair space shall be provided for every subsequent 200 seats or part thereof. Accessible seating should be distributed and integrated throughout seating areas of assembly rooms with different vantage points available to all persons with disabilities. b. Guideline: All entertainment and assembly areas should be able to accommodate persons using various mobility aids. c. Wheelchair spaces should be an integral part of any seating plan. Efforts must be made to disperse the seating spaces throughout the seating area and in each pricing tier. Arranged so as not to obstruct the view of persons who may be seated behind |
| Dimensions | The wheelchair spaces, each measuring 0.90 M X 1.20 M, shall be located alongside the fixed seats to enable wheelchair users to sit together with their able-bodied or ambulant companion. |

Figure No. 51. Wheelchair position layout in auditorium and theaters.

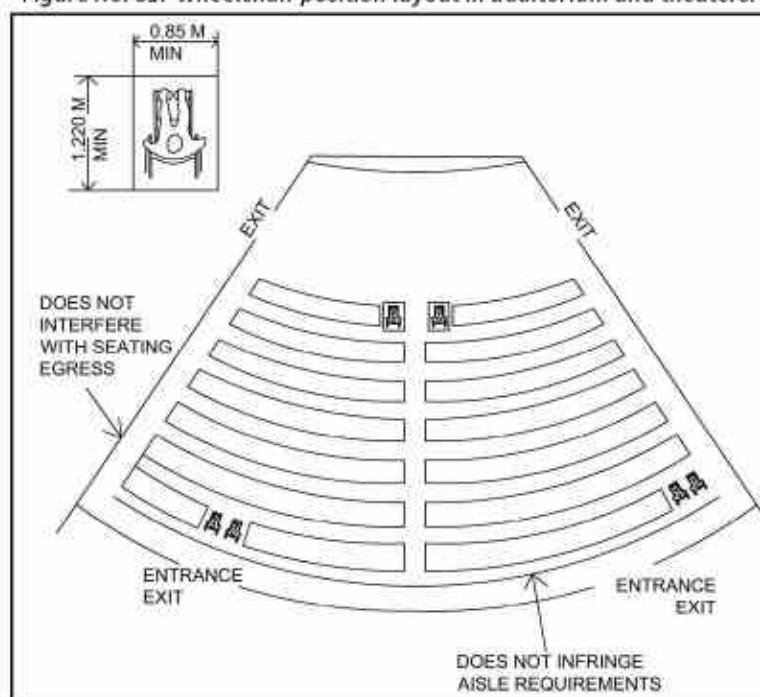


Table No. 58. Requirements at hospitals and other public health care facilities.

| | |
|----------------------|--|
| Provision & Location | <ul style="list-style-type: none"> a. All facilities providing health care services to the general public or to private clients should be fully accessible to persons with varying disabilities. b. All arrival and entrance areas should be fully and autonomously accessible to persons using mobility aids and to persons with visual limitations. c. Each floor should have at least one wheelchair accessible toilet. |
| Dimensions | Specifications for wheelchair accessible toilet as per Table No. 54 and Table No. 55 |

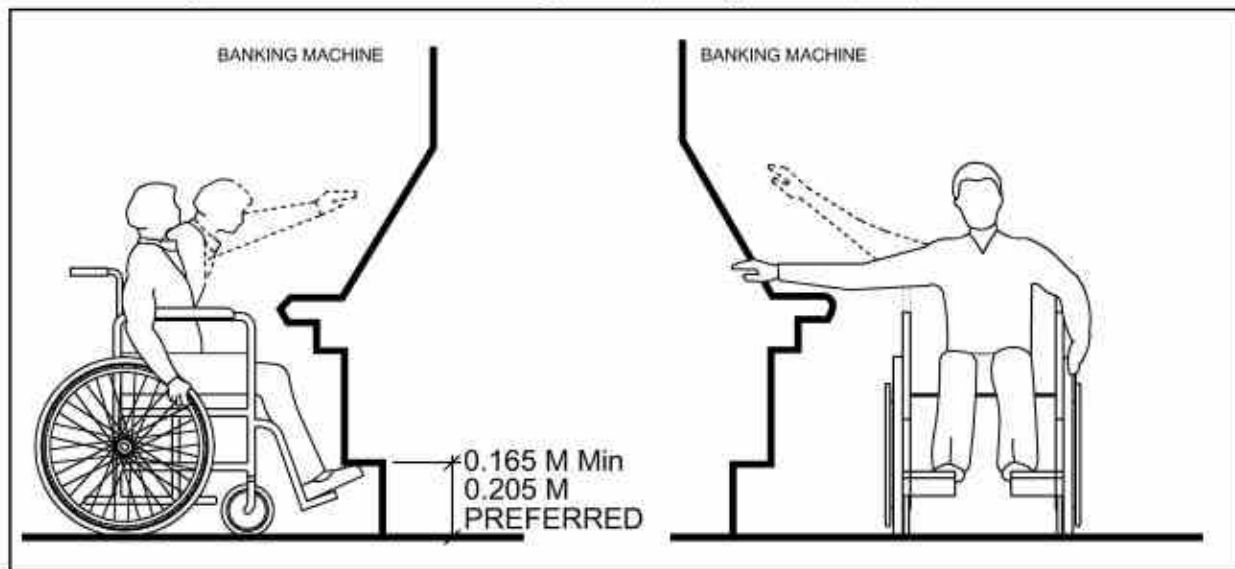
Table No. 59. Requirements at departmental stores.

| | |
|----------------------|--|
| Provision & Location | At least one wheelchair accessible checkout lane and counter shall be provided in every departmental store. |
| Dimensions | <ul style="list-style-type: none"> a. The Aisles between storage racks should be a min of 1.20 M to allow for a person and wheelchair to pass (Figure No. 39) b. Where changing rooms are provided in departmental stores or shopping malls, it is recommended that at least one accessible changing room should be provided with foldable door, swing out doors or curtain. The size of room should have a minimum of 1.00 M X 1.20 M. (Figure No. 39) |

Table No. 60. Requirements at ATMs/Vending Machines/Banks/Post offices etc.

| | |
|----------------------|---|
| Provision & Location | <ul style="list-style-type: none"> a. All ATMs and public buildings should be accessible for transactions. Level differences at the entrance or inside the bank should be mitigated through lifts, stair lifts or ramps. b. Automated Banking Machine controls, switches, depositories, and display terminals should be easy to identify and use by persons with limited vision or dexterity. Display Terminals should include Braille instructions and large print text for persons with limited vision. c. Voice or sound cues should be provided in addition where specific sequences or instructions are to be followed. d. At least one wheelchair accessible service counter shall be provided in banks and ticketing offices |
| Dimensions | Wheelchair accessible service counters in banks shall not be more than 0.80 M from the floor level. Where the service counters do not serve as writing surfaces, the height of the counter may be raised to not more than 0.86 M. |

Figure No. 52. Details of accessibility at ATMs/Vending Machines/Banks/Post offices etc.



9

PART

URBAN SAFETY

The purpose of this part is to lay down the provisions to ensure safety of structures and their occupants against various types of hazards.



PART 9. URBAN SAFETY

28. FIRE SAFETY REQUIREMENTS

28.1 GENERAL

Buildings shall be planned, designed and constructed to ensure fire safety in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Fire Act) and Rules made thereunder as amended from time to time and the provisions of Part IV: Fire Protection, National Building Code, 2005 amended upto date subject to following:

General Requirements:

- a) Provisions of Maharashtra Fire Act and relevant section of National Building code as amended from time to time shall apply to multi-storied buildings above 30.00 M in height and all public buildings and for industrial, storage, assembly and hazardous type building.
- b) For buildings specified in (a) above, Fire Consultant shall be appointed by the applicant/owner/developer for the proposed work. Such Fire Consultant shall be selected from the empanelled list of Fire Consultants as approved by the Director, Maharashtra Fire Services. Such appointed Fire Consultant shall be responsible for the design, implementation and efficient working of the Fire Fighting System of the proposed development and shall obtain NOC from CFO for its compliance. The Licensed Surveyor/Architect of the work shall submit such NOC along with his submission for BCC.
- c) For residential building having height more than 45.00 M, sprinkler system shall be provided in each habitable room.
- d) For buildings with height more than 30.00 M, a clause must be included by the owner/developer in the purchase agreement that the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers shall, in every year but prior to 31st December, submit to the Station Officer of the nearest Fire Station, a Certification of fitness of the Fire Fighting System from the empanelled Fire Consultant.

28.2 CONSTRUCTION MATERIALS

- a) All materials of constructions in stairways and corridors and façades shall be non-combustible.
- b) Materials used for interior finishes shall not have a flame spread ability rating exceeding Class I, Section 3.4.15.2 and 3.4.15.3 of Part 4 of National Building Code.
- c) The staircase shall be ventilated to the atmosphere at each landing and with a vent at the top; the vent openings shall be of 0.50 Sq.M in the external walls and the top.

28.3 EXITS

Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of its occupants in case of fire or other emergency for which the exits shall conform to the following:

28.3.1 Types:

Exits should be horizontal or vertical. A horizontal exit may be a door-way, a corridor, a passage-way to an internal or external stairway or to an adjoining building, a ramp, a verandah or a terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.

28.3.2 General requirements:

Exits from all parts of the building, except those not accessible for general public, shall:

- a) provide continuous egress to the exterior of the building or to an exterior open space leading to the street;
- b) be so arranged that they can be reached without having to cross another occupied unit;
- c) be free of obstruction;
- d) be adequately illuminated;
- e) be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;
- f) be fitted, if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;
- g) be fitted with a fire alarm device, if it is so as to ensure its prompt evacuation;
- h) remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;
- i) be so located that the travel distance on the floor does not exceed the following limits:
 - (i) Residential, educational, institutional and hazardous occupancies - 22.50 M.
 - (ii) Assembly, business, mercantile, industrial and storage buildings - 30.00M

Note :

The dead end travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above.

When more than one exit is required on a floor, the exits shall be as remote from each other as possible. All highrise building and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opening directly to the exterior or interior open space or to any open place of safety.



28.3.3 Requirements of individual exits at each floor

The detailed requirements of individual exits at each floor are given below:

Table No. 61. Requirements of exits at each floor.

| Sr. No. | Type of Exit | Description |
|---------|--------------------|--|
| 1 | Corridors | <p>(a) Exit corridors shall be of a width not less than the total required width of exit doorways leading from them in the direction of travel to the exterior/stairway.</p> <p>(b) Where stairways discharge through corridors, the height of the corridors shall not be less than 2.40 M.</p> <p>(c) Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases.</p> |
| 2 | Doorways | <p>(a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passageway providing continuous and protected means of egress;</p> <p>(b) An exit doorway shall open outwards i.e. away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of a stairway or landing to less than 0.90 M.</p> <p>(c) An exit door shall not open immediately upon a flight or stairs; a landing equal to at least the width of the door shall be provided in the stairway at each doorway; the level of the landing shall be the same as that of the floor which it serves.</p> <p>(d) Exit doorways shall be openable from the side which they serve, without the use of a key.</p> |
| 3 | Revolving doors | <p>(a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies; they shall not constitute more than half the total required door width.</p> <p>(b) When revolving doors are considered as required exit ways</p> <ol style="list-style-type: none"> (i) the multiplier in Table No. 28 shall be increased by 33.33%, and; (ii) revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer. |
| 4 | Internal stairways | <p>(a) Stairways shall be constructed of non-combustible materials throughout.</p> <p>(b) Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.</p> <p>(c) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of fire resistance rating as that for type of construction itself.</p> <p>(d) In high rise and special buildings, access to main staircases shall be 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.</p> <p>(e) No living space, store or other space, involving fire risk, shall open directly into a staircase.</p> <p>(f) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.</p> |

| Sr. No. | Type of Exit | Description |
|---------|-----------------------|--|
| 4 | Internal stairways | <p>(g) In high rise and special buildings, exit signs with arrows indicating the escape route shall be provided at a height of 1.50 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 design that it should not get damaged as a result from moving of furniture or other heavy equipment.</p> <p>(h) Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase. Where the building is served by more than one staircase, one of the staircases may lead to the basement 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. It shall also be cut-off from the basement area at various basement levels by a protected and ventilated lobby/lobbies. Staircase leading from basement shall be terminated at ground floor and then diverted to upper floors.</p> |
| 5 | Additional Staircases | <p>(a) In case of residential buildings having height more than 30.00 M, and less than 70.00 M additional staircase shall be necessary, Provided, however, it will not be necessary, if,</p> <p>(i) Travel distance does not exceed as mentioned in Regulation no. 28.3:2 (i)</p> <p>(ii) If floor area on any floor does not exceeds 500.00 Sq Mt.</p> <p><i>Note:- Staircases shall be of enclosed type having minimum width of 1.50 M.</i></p> <p>(b) Buildings having height 70.00 M or more, shall be provided with two enclosed type staircases, each having width not less than 2.00 M.</p> <p>(c) Whenever two staircases are necessary, both the staircases shall open & terminate at ground floor or to any other place of safety. The staircases shall be as remote as possible from each other.</p> <p>(d) Atleast one of the staircase shall be externally located and shall have adequate natural ventilation.</p> <p>(e) Staircase leading from basement shall be terminated at ground floor and then diverted to upper floors.</p> |
| 6 | Fire Escape Balcony | <p>(a) For industrial buildings, a fire escape balcony not exceeding 1.50 M in width shall be provided at the periphery of every floor level and shall be connected to staircase and shall have a railing / parapet of 1.10 M height on external sides.</p> <p>(b) Fire escape balcony may also be permitted in other than industrial used buildings</p> <p>(c) Requirement of Fire Escape Balcony</p> <p>(i) It shall always be kept free from obstructions & no partitions shall be erected.</p> <p>(ii) It shall be provided with wall type sprinklers at every floor level.</p> |
| 7 | Ramp | <p>(a) All the requirements of Regulation no. 28.3.2 of these Regulations shall apply to any ramp as they apply to a staircase.</p> <p>(b) Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places.</p> <p>(c) In a multi storeyed high rise and special building, access to ramps from any floor shall be through a smoke-stop door.</p> |
| 8 | Lift | <p>(a) Walls of lift enclosures shall have a fire rating of 2 hour. Lifts shall have a vent at the top of area not less than 0.20 Sq.M.</p> <p>(b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.</p> <p>(c) Landing doors in lift enclosures shall have a fire resistance of not less than 1.00 hour.</p> <p>(d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8, A wall of 2.00 hour fire rating shall separate individual shafts in a bank.</p> <p>(e) Lift car door shall have a fire resistance rating of half an hour.</p> <p>(f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1.00 hour.</p> |

| Sr. No. | Type of Exit | Description |
|---------|--------------|---|
| 8 | Lift | <p>(g) Exit from the lift lobby, if located in the core of the building, shall be through a self closing smoke stop door of half an hour fire resistance.</p> <p>(h) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be with self-closing door of half an hour fire resistance.</p> <p>(i) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.</p> <p>(j) Telephone or other communication facilities shall be provided in lift cars for building of 30.00 M in height and above. Communication system for lifts shall be connected to fire control room for the building.</p> <p>(k) Suitable arrangements such as providing slope in the floor of lift lobby shall be made to prevent water used during fire fighting, etc., at any landing from entering the lift shafts.</p> <p>(l) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.</p> |
| 9 | Fire Lift | <p>(a) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1,200 Sq.M of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.</p> <p>(b) The lift shall have a floor area of not less than 1.40 Sq.M. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.80 M width.</p> <p>(c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 V supply.</p> <p>(d) Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.</p> <p>(e) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.</p> <p>(f) The operation of a fire lift is 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 on car control only or on a 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.</p> <p>(g) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.</p> <p>(h) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.</p> |

28.4 REFUGE AREA:

- a) (i) The refuge area shall be provided within building line at floor level.
- (ii) In case of multi storeyed & high rise buildings having height more than 30.00 M, first refuge area shall be provided at 24.00 M or 1st habitable floor, whichever is higher. Thereafter, the refuge area shall be provided at every 7th habitable floor. The refuge area shall be 4.00% of the habitable floor area it serves, and will be free of FSI. If it exceeds 4.00%, the excess area shall be counted in FSI.

- b) for buildings having height upto 70.00 M, as an alternate, Refuge areas can be provided as R.C.C. cantilever projections at the alternate mid-landing level of staircase, free of FSI. Each refuge area at mid-landing shall have a minimum width of 3.00 M and minimum area of 10.00 Sq.M for residential and 15.00Sq.M for non-residential buildings.
- c) In case of multi storeyed & high rise buildings upto 30.00 M height, the terrace floor of the building shall be treated as the refuge area.

28.5 FIRE CHECK FLOOR

A high rise building having height more than 70.00 M, shall be provided with fire check floor (entire floor) at every 70.00 M level. Height of the fire check floor shall not be more than 1.80 M The fire check floor shall not be use for any purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times. Periphery of the Fire Check floor shall not be enclosed. Fire Drencher shall be provided at the periphery of the each fire check floor externally.

28.6 FIRE ESCAPE CHUTES/ CONTROLLED LOWERING DEVICE FOR EVACUATION

- a) High rise building having height more than 70.00 M, shall necessarily be provided with fire escape chute shaft/s for every wing adjacent to staircase as given below:
 - (i) Walls of the shaft shall have 4 hours fire resistance.
 - (ii) One side of the shaft shall be at external face of the building with proper ventilation.
 - (iii) The dimension of the shaft shall not be less than 2.50 M X 1.50 M.
 - (iv) The access to the fire escape chute's shaft shall be made at every floor level from lobby area or from staircase mid-landing with self closing door having fire resistance of at least one hour.
 - (v) The fire chute shall be of staggered type with landing of each section at the vertical height of not more than 21.00 M.

OR

- b) For high rise building having height more than 70.00 M, "Controlled Lowering Device for evacuation" or "External Evacuation System" with minimum capacity of eight persons and accessible from each floor level or each mid-landing level with emergency power back-up provision which can be operated from ground level, as approved by CFO, shall be provided.

28.7 ACCESS FOR FIRE ENGINE AROUND HIGH RISE BUILDING

- a) For the building
 - (i) Fire engine shall have an access having width of about 6m for at least on one side other than roadside. However, for building having frontage from more than one public road the condition of 6.00 M wide side marginal open space shall not be insisted. No ramps for the podium shall be provided in these access widths. Access shall be free from any obstruction & shall be motorable.
 - (ii) Minimum width of ramp accessible to fire engine shall not be less than 4.50 M Gradient of fire engine access shall not be steeper than 1 in 10.

b) Projection of podium

The projection of podium beyond building line shall not exceed 3.00 M on the side where Fire engine has an access and where there is no access for fire engine to reach at podium level. On other sides Podium can be extended up to 1.50 M from plot boundary provided front it shall not extend into required front open space.

If provisions are made to reach fire engine on podium level then the entire area accessible to fire appliances shall be capable of taking the load not less than 48 tonnes.

28.8 ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR HIGH RISE BUILDING

Additional requirements to be complied with for High Rise buildings having height more than 30.00 M shall be as listed in Annexure – 28.1

29. STRUCTURAL DESIGN

The structural design of any element of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part VI Structural Design, Section 1-Loads, Forces and effects, Section 2-Soils and Foundation, Section-3-Timber, Section 4-Masonry, Section 5-Concrete, Section 5A-Plain and Reinforced Concrete, Section 6-Steel, Section 7-Prefabrication, systems building and mixed/composite construction of National Building Code of India, 2005 and as per Codes specified by Bureau of Indian Standards prevalent at the time of execution of the works.

The requirements of submission of structural design and stability certification to any development shall be as specified in Table No. 62 below:

Table No. 62. Design and Structural stability Certification for High Rise Buildings.

| Sr. No. | Building Type | Height of Building | Structural Design and Stability Certification |
|---------|-----------------|------------------------------|---|
| 1. | Low Rise | Up to 30.00 M | Structural design along with structural stability certificate for the proposed building from the Structural Engineer registered with MCGM shall be submitted. |
| 2. | High Rise - I | Above 30.00 M up to 70.00 M | In addition to one above, additional peer review of the structural design along with structural stability certificate for the proposed building shall be submitted from the Structural Engineer registered with MCGM |
| 3. | High Rise - II | Above 70.00 M up to 120.00 M | In addition to one above, peer review of the structural design along with structural stability certificate for the proposed building, one from the structural consultant who had already designed and implemented such structures shall be submitted and one additional peer review from the Structural Engineer registered with MCGM or from Institutes like IIT Bombay or VJTI. |
| 4. | High Rise - III | Above 120.00 M | In addition to one above, peer review of the structural design along with structural stability certificate for the proposed building, from two structural consultants who had already designed and implemented such structures shall be submitted and one additional peer review from the Structural Engineer registered with MCGM or from institutes like IIT Bombay or VJTI. |

The structural design shall comply Indian Standard Codes of structural design for structural safety, seismic safety and against cyclone/wind storms as listed below and as amended upto date:

- a. Indian Standard Code of Practice for Earthquake Resistant Design IS 1893, IS 4326
- b. Indian Standard Seismic Code of Practice for Seismic Design IS 1893 (Part 1) : 2002
- c. Indian Standard Code of Practice for Wind Pressure (IS: 875 Part 3-1987)

30. QUALITY OF MATERIAL AND WORKMANSHIP

- a) All materials and workmanship shall be of good quality conforming generally to accepted standards of Indian Standards Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety of National Building Code of India 2005 as amended from time to time.
- b) All burrow pits dug in the course of construction and repair of buildings, roads, embankments etc., shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain and no person shall create any isolated burrow pit which is likely to cause accumulation of water that may breed mosquitoes.
- c) Alternative materials, method of design and construction and tests: The provisions of these Regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided that any such alternative has been approved. Nothing of the provisions of these Regulations is intended to prevent the adoption of architectural planning and layout conceived as an integrated development scheme. The Commissioner may approve any such alternative if it conforms to the provisions of the relevant parts of the National Building Code, regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, atleast equivalent to that prescribed in these Regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.
- d) The Site supervisor shall carry out necessary tests for material used on site and submit the reports along with his certificate as and when insisted by the Commissioner.
- e) The structural engineer shall carry out tests as specified under IS : 456,1957 code of practice for Plain & Reinforced Concrete from time to time and submit the results along with his certificate to the Commissioner as and when insisted by the Commissioner and prior to grant of his certification for building occupation. The Licensed Surveyor/Architect of the work shall submit such NOC accompanied with Structural Design Basis Report along with his submission for BCC.

31. ELECTRICAL SAFETY AND BUILDING SERVICES

- a) The planning design and installation of electrical installations, air-conditioning and heating work, installation of lifts and escalators in a building shall be carried out in accordance with Part VIII Building Services, Section 1- Lighting and Ventilation, Section 2, Electrical and Allied Installations, Section 3, Air-conditioning and heating, Section-5, Installation of lifts and escalators, as the case may be of National Building Code of India 2005 as amended from time to time.
- b) Maintenance-
 - i. The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorised competent persons at such intervals as the type of equipment and frequency of service demand. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed. A log book

to record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the competent authority/Lift Inspector of the Government of Maharashtra.

- ii. Any accident arising out of operation or maintenance of the lifts shall be duly reported to the competent authority, i.e. Lift Inspector of the Government of Maharashtra.

32. STRUCTURAL SAFETY FOR PROTECTION OF BUILDINGS AGAINST NATURAL HAZARD

In Natural Hazard prone areas viz. Earthquake Prone areas as per IS:1893, the cyclone prone areas as per IS: 1875 Part-33 and flood prone areas as per the Flood Atlas prepared by the Central Water Commission and/or the Disaster Management Department of MCGM, development shall be regulated to ensure special protection from hazards for any type of development irrespective of use of zones.

The supervision certificate and the completion certificate of every such building shall contain a certificate recorded by the Structural Engineer and Architect/Licensed Surveyor that the norms of the National Building Code and I.S. 1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake and compliance with other structural safety and fire safety requirements.





10

PART

ENVIRONMENTAL SUSTAINABILITY

Ensuring environmental sustainability of the development requires conservation of resources, particularly water and energy. Regulations in this part aim to promote sustainable development.



PART 10. ENVIRONMENTAL SUSTAINABILITY

33. RAIN WATER HARVESTING

33.1 GENERAL

The Rain Water Harvesting arrangement shall be provided in case of following development:

- a) Development of plots having an area not less than 2,000 Sq.M in non-gaathan areas shall have one or more Rain Water Harvesting Structures having a minimum capacity as detailed below. Provided that the Commissioner may approve the Rain Water Harvesting Structures of specifications different from those given below, subject to the minimum capacity of Rain Water Harvesting being ensured in each case,
- b) The owner/society of every building mentioned in (a) 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.

33.2 RAIN WATER HARVESTING STRUCTURES

Rain Water Harvesting in a building site includes collecting rainwater falling on the terrace or any paved or unpaved surface within the building site by diverting it to storage pits or to a ground water recharging pit.

The following systems may be adopted for harvesting the rainwater collected from terrace and the paved surfaces.

- a) Open well of a minimum 1.00 M dia and 6.00 M in depth into which rain water may be channelled and allowed to filter 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 car washing, flushing and for watering the garden etc.
- b) Rain Water Harvested from roof top and ground may be used for recharge of ground-water through a bore-well around which a pit of 1.00 M shall be excavated upto a depth of at least 3.00 M and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore-well.
- c) An impervious surface/underground storage tank shall be provided in the setback or other open spaces on a plot at the rate of 50 litres/ tenement for tenement up to 30 tenements and at the rate of 20 litres/ tenement for more than 30 tenements and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic non-portable purposes like car washing, gardening and such other purposes. The storage tank shall be provided with an overflow arrangement.
- d) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 M width X 1.20 M length X 2.00 M to 2.50 M depth. The trenches can be of 0.60 M width X 2.00 to 6.00 M length X 1.50 to 2.00 M depth. Terrace water shall be channelled to pits

- or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials:
- i. 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - ii. 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - iii. Coarse sand as upper middle layer upto 20% of the depth.
 - iv. A thin layer of fine sand as top layer.
 - v. Top 10% of the pits/trenches will be empty.
 - vi. Brick masonry wall is to be constructed around the exposed surface of pits/trenches which can be 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 15.00 cm.
 - vii. Perforated concrete slabs shall be provided on the pits/trenches.
 - viii. 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.
- e) For effective drainage of rain water, the roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from by means of rain water pipes. Such pipes shall be so arranged, joined 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 foundation of the building or those of adjacent buildings.
- f) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth 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 dia. for a roof area of 100.00 Sq. M.

34. SPECIAL PROVISIONS FOR INSTALLATION OF SOLAR WATER HEATING SYSTEM

34.1 APPLICABILITY

This Regulation shall be applicable for following buildings for installation of solar water heating system.

- i) Hospitals
- ii) Hotels
- iii) Guest Houses
- iv) Police/Army barracks
- v) Canteens
- vi) Laboratory and Research Institutions
- vii) Hostels of Schools, Colleges and Other Institutes.

34.2 PROVISIONS

The following provisions shall be made in installation of solar water heating system

- a) Where the hot water requirement is not of continuous nature, the installation for water heating system is optional.

- b) The installation of auxiliary electrical backup system in all location as listed in (a) above for water heating systems shall be provided. However, Where the hot water requirement is not of continuous nature the installation of the electrical backup in such water heating systems is optional.
- c) In order to facilitate the installation of the solar water heating systems following provisions shall be made in new buildings:
- i) All such buildings where solar water heating systems are to be installed shall be provided with open sunny roof area available for installation of solar water heating system.
 - ii) The roof loading adopted in the design of such building should be at least 50 kg; per Sq.M for the installation of solar water heating system.
 - iii) 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 solar energy collector for regular use throughout the year is equal to the local Latitude of the place. The solar energy collector should be facing south. However, for winter use, the optimum inclination of the solar energy collector would be Latitude+15 degrees of the south.
 - iv) All the new buildings of aforesaid installations shall have an installed hot water line from the roof top which shall have insulated distribution pipelines to reach each of the points where hot water is required in the building.
 - v) The capacity of the solar water heating system to be installed in a building shall be decided on the basis of the average occupancy of the buildings. The norms for hospitals, hotels and other functional buildings are given below:

Table No. 63. Solar water heating system requirements for various types of buildings.

| Sr. No. | Type of Buildings | Per capita capacity recommended (litres per day). |
|---------|------------------------------------|---|
| 1 | Hospitals | 100.00 |
| 2 | Hotels | 150.00 |
| 3 | Hostels & other such buildings | 25.00 |
| 4 | Canteen | As required |
| 5 | Laboratory & Research Institutions | As required. |

- vi) An open area of 3.00 Sq.M would be required for installation of a solar energy collector which supplies about 100 liters of water per day. At least 60 per cent of the roof area may be utilised for installation of the system.
- vii) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate solar energy collector conforming to IS No. 12933 shall be used in all such solar water heating systems.

Notes:

- i. The Commissioner may add to the list of buildings mentioned above on which installation of solar water heating systems can be made mandatory.
- ii. The Commissioner may insist on installation of solar energy collectors on the terraces of the buildings for harnessing solar energy for purposes other than water heating as well.

35. WASTE (GREY)-WATER RECYCLING

35.1 APPLICABILITY

All development/redevelopment on plots having an area more than 4,000 Sq.M shall have the provision for recycle and reuse of waste water. The applicant shall along with his application submit the detailed report prepared by his professional on record for "Waste Water Recycling" furnishing details of calculations, references, implementation plan etc. to install adequate size grey water recycling plant, accompanied therewith his commitment to monitor the system for next five years from the date of occupation of the respective building.

35.2 PROVISIONS

The Waste Water Recycling system shall include the following:

- i) Waste water, other than from water closet shall be recycled.
- ii) The system shall not constitute a nuisance of foul gases and/or cause public hazard by implementing such system.
- iii) The waste water recycling system shall be designed considering the anticipated occupancy load and seasonal fluctuations in discharge.
- iv) Separating of Waste Water:
 - (a) The waste water shall be recycled by installing recycling plant.
 - (b) Separate plumbing network shall be installed to collect waste water from kitchens, bath rooms, washing machines and dish washers leading to recycling plant with separate underground and overhead tanks shall be provided for this purpose.
 - (c) The entire connecting network shall be painted in purple blue color.
 - (d) The company/agency appointed for installation of such waste water treatment system shall conform to ISO:14000 and shall monitor the performance for five successive years after grant of occupation certificate to the building.

35.3 REUSE OF WASTE WATER:

- i) The treated waste water shall only be used for gardening, toilet flushing, landscape, irrigation, cooling towers, car washing etc. and in no case for drinking, bathing, washing clothes and utensils.
- ii) The output water quality shall conform to the standards of non-potable water as may be decided by the MPCB/Municipal Laboratory.
- iii) A clause must be included by the owner/developer in the purchase agreement that the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers shall ensure that,
 - (a) the recycled water shall be tested every six months either in Municipal Laboratory or MCGM approved laboratory and the result of which shall be made accessible to the Competent Authority/EHO of the respective Ward Office whenever demanded;
 - (b) any recommendation from testing laboratory for any form of corrective measures that needed to be adopted shall be complied. Copy of any such recommendations shall also be sent by the testing laboratories to the Competent Authority.

- ty/EHO of the respective Ward;
- (c) compliance of the recommendations of the testing laboratory shall be communicated to the Competent Authority/EHO of the respective ward and failure to do so will be treated as nuisance and liable to appropriate action under MMC Act, 1888.

36. SEWAGE TREATMENT PLANT (STP) & DISPOSAL

36.1 APPLICABILITY

For development on plots larger than 4,000 Sq.M or for buildings type High Rise - II and above as given in Regulation No. 29, Table No. 62 of these Regulations, provision for STP of adequate size, along with filtration and disinfection system, shall be provided in order to treat the sewage to the standards for its reuse.

36.2 PROVISIONS

On site sewage treatment plant shall comply with the followings:

- a) STP structure must be of compact design & completely covered plant.
- b) There should not be any foul odour around the STP area or in the ambient environment.
- c) STP shall not require continuous monitoring and operation and shall work well with inconsistent inflow.
- d) Treated water quality shall be of non-potable standards and can be reused for gardening, toilet flushing, landscape, irrigation, cooling towers, car washing etc. in no case for drinking, bathing, washing clothes and utensils.
- e) Treated water shall be environmentally safe to dispose of in Land or Water.
- f) A clause must be included by the owner/developer in the purchase agreement that the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers shall ensure that,
 - i) the recycled water shall be tested every six months either in Municipal Laboratory or MCGM approved laboratory and the result of which shall be made accessible to the Competent Authority/EHO of the respective Ward Office whenever demanded;
 - ii) any recommendation from testing laboratory for any form of corrective measures that needed to be adopted shall be complied. Copy of any such recommendations shall also be sent by the testing laboratories to the Competent Authority/EHO of the respective Ward;
 - iii) compliance of the recommendations of the testing laboratory shall be communicated to the Competent Authority/EHO of the respective ward and failure to do so will be treated as nuisance and liable to appropriate action under MMC Act, 1888.

37. TREE PLANTATION: PROVISIONS FOR LANDSCAPING

- a) The development in any plot of land shall be such as to preserve, as far as practicable existing trees, where trees are required to be felled, double trees shall be planted for every tree to be felled.
- b) Every plot of land shall have at least 1 tree for every 100 Sq.M or part thereof, on the

remaining land excluding the footprint of buildings on the plot. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted. This will not be applicable for developments in Gaothans and Koliwad. 50% of these trees shall be from evergreen category.

- c) Where the Tree Authority having jurisdiction in the area under development, has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall supersede this Regulation.
- d) Trees shall be planted taking care that they shall not obstruct the manoeuvring of fire fighting vehicles during emergency.

38. ENERGY EFFICIENT BUILDINGS

The certification complying the requirements of latest mandatory provisions of Indian Green Building Code (IGBC)/ Energy Conservation Building Code (ECBC) shall be applicable to following developments:

- a) Commercial Buildings
- b) Public Buildings
- c) Buildings including residential buildings having built up area more than 4,000.00Sq.M.

39. SOLID WASTE SEGREGATION

All building shall be provided with separate colour bins to collect dry waste (paper, plastic, metal, glass, etc. and wet waste (Organic waste). Dedicated space shall be allocated for collecting waste before transferring waste for recycling / disposal separately.

Separate bins shall be provided for safe disposal of hazardous waste (batteries, e-waste, lamps, medical wastes, etc.) as provided in hazardous waste management guidelines prescribed by the Ministry of Environment and Forest (MoEF), Government of India.

The planning design, construction and installation of Solid Waste Management System shall be as per the National Building Code of India, Part 9 Plumbing Services, Section 1-Water Supply, Drainage and Sanitation (Including Solid Waste Management) Paragraph 6.

40. ENVIRONMENT IMPACT ASSESSMENT (EIA)

This Regulation shall be applicable to developments as specified in provisions of amended Environmental Impact Assessment Notification No.S.O.1533 dated 01.12.2009 and as may be amended from time to time.

The EIA report as per requirements of provisions of the said Notification shall be submitted and compliance of the requirement of the said notification shall be submitted to MCGM along with proposal.

41. COASTAL REGULATION ZONE (CRZ)

Any development within CRZ areas shall be governed by the amended Coastal Regulation Zone Notification No.S.O.19(E), dated 6th Jan 2011 and as may be amended from time to time, wherever applicable.

42. SPECIAL PURPOSE NOC'S

Following are the special purpose NOC's that are required to be submitted before commencement of the work on site. However, the Commissioner can insist additional NOC's as and when required depending upon the location and type of work.

Table No. 64. List of special purpose NOC's.

| Sr.No. | Authority | Location |
|--------|--------------------|---|
| 1 | Airport | For height of buildings within restricted zone |
| 2 | Police | For Construction of Religious, Assembly and Hospitably buildings and Fuel Stations. |
| 3 | Jail Authority | For development within 182.00 M from Jail Compound Wall |
| 4 | Mahanagar Gas | For disconnection of existing Gas Supply, in case of redevelopment . |
| 5 | Defense | For development in vicinity of Defense Establishments as per the requirements of the Authority. |
| 6 | MCZMA | For development in areas under Coastal Regulation Zone |
| 7 | MHCC | For development related to Heritage Structures and in Heritage Precincts. |
| 8 | MHADA/ R & R Board | For Redevelopment of Cessed buildings. |





Special Development Control Regulations (SDCR)



SDCR 1. REDEVELOPMENT OF CESSED BUILDING

SDCR 1.1 APPLICATION

- a) This Regulation shall apply to redevelopment of following categories of buildings: tenanted Cessed buildings covered by Chapter VIII of the MHAD Act 1976
- b) Existing Municipal Staff Quarters/Police Quarters/Government Staff Quarters.
- c) tenanted non-Cessed building situated on a plot of land that has cessed buildings if included in a composite redevelopment of cessed and such non-cessed buildings. This regulation shall apply in addition to all the relevant provisions of the GDCR. In case of conflict, provisions of this regulation shall prevail.

SDCR 1.2 ELIGIBILITY AND ENTITLEMENT OF THE BENEFICIARIES

- a) No new tenancy created after 13th June, 1996 shall be considered as eligible beneficiary under this Regulation.
- b) Unauthorized constructions made in the building shall not be considered while computing existing builtup area.
- c) Each eligible occupant/tenant shall be rehabilitated and given on ownership basis a reconstructed dwelling unit having carpet area equivalent to the area occupied by such occupant/tenant for residential purpose in the old building subject to the minimum carpet area of 27.88 Sq.M(300.00 Sq.Ft.) and subject to the maximum carpet area stipulated in Sub-Section (2) of Section 92 of MHADA Act 1976 amended upto date. In case of non-residential occupier the area to be given in the reconstructed building will be equivalent to the area occupied in the old building.

SDCR 1.3 INCENTIVE DEVELOPMENT RIGHTS

- a) The incentive development rights against the carpet area required for rehabilitation shall be computed as specified in Regulation No. 15 .4 of the General Development Control Regulations of these Regulations.
- b) For smooth implementation of the redevelopment scheme undertaken by owners and/or Co-operative Housing Society of the occupiers, temporary transit camps may be permitted on the same land or elsewhere in MCGM limits on land belonging to the Promoter/Developer up to Zonal FSI of land where transit camp is proposed to be constructed. Such transit camps should be demolished within one month from the date of occupation certificate granted by the Corporation for the Rehab portion in reconstructed buildings. Till the transit camps are fully demolished, the Commissioner shall not release the incentive development rights for the free sale area in excess of 75% of the total admissible Development Rights under this Regulation.

If any non-cessed buildings is proposed to be retained on plot where development is proposed under this regulation, the zonal FSI as prescribed in these regulations for the proportionate land component of such non-cessed building shall be withheld for the purpose of computation of permissible Development Rights.

SDCR 1.4 DEVELOPMENT APPROVED PRIOR TO COMING INTO FORCE OF THESE REGULATIONS

In the case of redevelopment scheme in progress and such schemes where C.C. has

been issued and if the construction of rehab building is not completed up to plinth level, the owner/Developers /co-operative housing societies may convert the proposal in accordance with these Regulations. However, such conversion is optional and shall not be binding.

SDCR 1.5 CONDITIONS FOR DEVELOPMENT

- a) The new building may be permitted to be constructed only if irrevocable written consent by not less than 70.00% of the occupiers of the old building is furnished along with the application for development permission.
- b) All the occupants of the old building shall be re-accommodated in the redeveloped building.
- c) The list of occupants and area occupied by each of them in the old building shall be certified by the Mumbai Building Repairs and Reconstruction Board (MBRRB) and the irrevocable written consent as specified above shall be certified by the Board within two months from date of submission of the list by concerned owner/ developer/Co Op Hsg Soc/ Architect, failing which the plans for development will be approved by MCGM on the basis of the submission made to MHADA/ MBRRB subject to the condition that certification by MHADA/MBRRB submitted before demolition of existing building or before commencement certificate if the building is already demolished by direction of competent authority.
- d) The tenements in the reconstructed building shall be allotted by the landlord/occupants' co-operative housing society to the occupiers as per the list certified by the Mumbai Repairs and Reconstruction Board.

SDCR 1.6 PLANNING PERMISSION

Proposal formulated under this Regulation shall first seek Planning Permission under Regulation No. 6.6 of GDCR.



SDCR 2. REDEVELOPMENT OF CLUSTER(S) OF BUILDINGS UNDER URBAN RENEWAL SCHEME(S)

SDCR 2.1 DEFINITION

"Urban Renewal Cluster (URC)" means a cluster of buildings and structures over a minimum area of 4,000 Sq. M in the Island City of Mumbai, bounded by existing distinguishing physical boundaries such as roads, nallas, railway lines etc. and accessible by an existing or proposed D.P. road which is at least 18.00 M wide, or URP or a road for which Regular Line of Street has been sanctioned by the Municipal Corporation under MMC Act, 1888."Urban Renewal Scheme (URS)" means a scheme formulated under this regulation for the redevelopment of Urban Renewal Cluster.

SDCR 2.2 APPLICABILITY

This Regulation shall apply to following types of Urban Renewal Clusters (URC) in the Island City of Greater Mumbai, in addition to the GDCRs.

- a) URCs demarcated on the DP ; or
- b) URCs defined in the Urban Renewal Plan (URP) for the concerned area, prepared and notified by the Commissioner, after publication of these Regulations; or
- c) Urban Renewal Scheme proposed by a promoter for URC not covered by (a) or (b) above, , subject to approval of the Commissioner.

SDCR 2.3 SCHEMES TO BE UNDERTAKEN BY:

URS can be undertaken by:

- a) the Maharashtra Housing & Area Development Authority(MHADA) or
- b) the Municipal Corporation of Greater Mumbai (MCGM) either departmentally or through any suitable agency or
- c) by MHADA/MCGM, jointly with land owners and/or Co-op. Housing Societies of tenants/occupiers of buildings and/or Co-op. Housing Society of hutment dwellers therein, or
- d) by landowners and/or Co-op. Housing Society of tenants/occupiers of buildings and/or Co-op Housing Society of hutment dwellers, independently or through a Promoter/Developer.

SDCR 2.4 GUIDELINES FOR FORMULATION OF URS

- a) Every URS shall inter alia include an Impact Assessment Study evaluating the impact of the proposed development on the city and local level infrastructure and amenities as well as traffic and environment and a plan of mitigating the adverse impacts if any.
- b) The land under URS, Irrespective of the tenure of the plots comprised therein, shall be treated as one plot for the purpose computing permissible development rights and computation of marginal distances.
- c) In specific cases where URS is not bounded by roads, nallas and Railway lines, the boundary of the Cluster may be decided by the Municipal Commissioner.
- d) The Urban Renewal Cluster may consist of a mix of structures of different characteristics primarily comprising Cessed buildings in Island City, which attract the provisions

of MHADA Act,1976 and

- i) Buildings of at least 30 years of age and acquired by MHADA under MHADA Act, 1976
 - ii) Authorised buildings of at least 30 years of age
 - iii) Buildings for Service Industrial Estates, Industrial galas, Industrial sheds of more than 30 years prior to the date of submission of the proposal.
 - iv) Any other authorized structures which in the opinion of the Commissioner necessary to be included in the cluster for better planning.
 - v) Buildings belonging to the Central Government, the State Government, Semi-Government Organisations and the Municipal Corporation of Greater Mumbai(MCGM), as well as institutional buildings, office buildings, tenanted municipal buildings and buildings constructed by MHADA, that are at least 30 years of age. Provided that in case of buildings or lands belonging to the Central Govt., the State Government, Semi-Government Organisations and MCGM or MHADA, prior consent of the concerned Department shall have to be obtained for including such buildings or lands in any proposal of Urban Renewal Scheme.
 - vi) Other buildings which by reasons of disrepair or because of structural /sanitary defects, are unfit for human habitation or by reasons of their bad configuration or the narrowness of streets are dangerous or injurious to the health or safety of the inhabitants of the area, as certified by the Officer or the Agency designated for this purpose by MHADA / MCGM or Mumbai Repair & Reconstruction Board.
 - vii) Slum areas declared as slums under Section 4 of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 or slums on Public lands existing prior to 1.1.2000 or such other reference date notified by the Government, provided such slum areas do not constitute more than 50% of the area of Urban Renewal Cluster.
 - viii) If some areas are previously developed or are being developed under provisions of the Regulations in force prior to these Regulations, such areas can be included in the urban renewal cluster only for planning purposes. However, such areas shall be excluded for calculation of FSI under this Regulation and the admissible FSI shall be calculated as per the relevant provisions of the DCR under which such areas are developed or are being developed. However, it shall be necessary to obtain consent of owner/owners of such areas for becoming part of the Urban Renewal Cluster.
- e) Redevelopment under URS may be permitted in pursuance of an irrevocable registered written consent by not less than 70 percent in aggregate of the eligible tenants/occupiers of all the authorised buildings on entire holding involved in the URS or as provided in MHAD Act, 1976. However consent of at least 50 percent of eligible tenant/occupier of authorized buildings on each plot shall be necessary. Consent as aforesaid of such 70% tenants /occupiers for redevelopment shall not be required, when MHADA/MCGM/any other appropriate Govt./Semi Government Authority undertakes redevelopment, on its own land.
- f) All the eligible occupants/tenants of the buildings undergoing redevelopment shall be rehabilitated in the redeveloped buildings.



SDCR 2.5 ELIGIBILITY OF OCCUPANTS FOR REHABILITATION UNDER URS

SDCR 2.5.1 FOR BUILDINGS

- a) Occupants in tenancies existing as on the 13th June 1996 in the Cessed/De-cessed/ Tenanted Buildings shall be considered as eligible for URS under this Regulation. Further, unauthorized construction made in buildings for creating new tenancy after 13th June 1996 shall not be considered while computing existing FSI. A certified extract of the inspection report of the Assessment Department of MCGM for the year 1995-96 or Court Order proving the existence of tenancies prior to 13th June 1996 shall be considered adequate evidence to establish the number of eligible tenements. However, the Commissioner, may issue comprehensive guidelines for determination of eligibility of occupiers and tenants therein.
- b) For other than Tenanted buildings number of tenements shall be considered as per the sanctioned building plan. However in case of non-availability of sanctioned building plan, number of tenements shall be considered as per true inspection extract of Assessment department of MCGM for the year 30 years prior to the date of submission of the proposal. The list of occupants in other buildings excluding slums and the area occupied by each of them and the irrevocable written consents as specified in clause SDCR 2.4(e) of this Regulation shall be certified by the Mumbai Building Repair & Reconstruction Board.
- c) The list of occupants and the area occupied by each of them in municipal buildings and their irrevocable written consents shall be certified by the MCGM.
- d) Authorized Mezzanine floors or Mezzanine floors constructed/tolerated prior to 15th August, 1997 or any other datum line prescribed by the Commissioner and regularized subsequently shall be eligible for rehabilitation and incentive FSI.

SDCR 2.5.2 FOR SLUMS

- a) All the protected Occupiers as defined in Chapter IB of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971 and orders issued thereunder shall be considered.
- b) A structure shall mean all the dwelling areas of all persons who are enumerated as living in one numbered house in the electoral roll of the latest date, up to 1st January 2000 or such other reference date Notified by the Govt, and regardless of the number of persons, or location of rooms or access.
- c) The eligibility of the participants will be certified by the Competent Authorities as notified under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.

SDCR 2.6 LAND AMALGAMATION FOR URS

The MCGM/MHADA or any other agency approved by them or the Promoter of URS shall try to pool lands belonging to various categories of landholders including Public lands by obtaining their consent for including their lands in the proposed URS, by resorting to any of the following methods of land pooling.

- a) Purchase of lands, including buildings, if any, standing thereupon. Provided that if the Promoter wishes to purchase any building or land belonging to the State Government or MCGM or MHADA or any Agency under the control of State Government (hereinafter

collectively referred as "Public Authority"), then he shall make a written request in this regard to the Municipal Commissioner. The Commissioner shall examine the request made by the Promoter in terms of the need and desirability of making the land belonging to a Public Authority available for URS and would decide the terms of transfer of such land to the Promoter for the purpose of implementing URS in consultation with the land owning Public Authority. In case the land sought by the Promoter belongs to an authority created by or under a statute, the decision shall be subject to ratification/ approval by such Authority.

- b) Exchange of such land with a suitable land of at least equivalent value as per the land rates given in the A.S.R.;
- c) Procurement of development rights over such land, by way of registered document by the Promoter;
- d) Transfer of all lands included in the URC to a legal entity (e.g. Registered Society or Company, Co-operative Housing Society, Charitable Trust, etc.) to be created by the Promoter for implementing the Urban Renewal Scheme where different landholders have stakes proportionate to their share in the total land under URS or
- e) Acquisition of lands, provided that the Promoter has purchased or procured development rights over at least 70% land comprised in a cluster of the URS and if the additional land required from part of the cluster already marked on the proposed land use plan or if there are dangerous buildings, declared as such by the Competent Authority, on the balance lands contained in the URS. In such a situation the Promoter may approach the Commissioner for recommending the proposal to the Government for acquisition of such balance lands. Upon receipt of such request, the Commissioner may, after due examination, recommend to the Government as to which lands are required to be acquired for the purposes of URS. The Government thereafter, shall take necessary steps to acquire such balance lands under the provisions of the relevant law. viz MRTP Act, 1966 or Land Acquisition Act and transfer the same to the Promoter only for the purpose of implementing URS after executing an agreement with him in this regard, subject to the Promoter depositing with the Government necessary amount of money for the land acquisition. For the purpose of land acquisition, URS shall be regarded as public purpose.

SDCR 2.7 REHABILITATION ENTITLEMENTS UNDER URS

SDCR 2.7.1 BASIC ENTITLEMENT

Each eligible occupant/tenant shall be rehabilitated and given on ownership basis, a dwelling unit having carpet area equivalent to the area occupied by such occupant/tenant for residential purpose in the old building subject to the minimum carpet area of 27.88 Sq.M (300 Sq.Ft.) and subject to the maximum carpet area stipulated in Sub-Section (2) of Section 92 of Maharashtra Housing and Area Development Act, 1976 amended upto date. In case of non-residential occupier the area to be given in the reconstructed building will be equivalent to the area occupied in the old building.

This shall be called the "basic entitlement" of an eligible occupant.

SDCR 2.7.2 INCENTIVE FSI

The incentive FSI against the carpet area required for the rehabilitation of existing tenements shall be as stipulated in Regulation No. 15.4 of the GDCRs.

For the purpose of calculating the permissible development rights, the entire area of the layout excluding the developed public amenities shall be considered. Development of reservations, designations, amenity spaces and roads shall be as given in Regulation No. 11.4 of the GDCRs. Sub-division of plots shall be permissible on the basis of the public purpose land uses such as roads, reservations, designations, amenity spaces etc. as per the provisions of these Regulations.

SDCR 2.7.3 ADDITIONAL ENTITLEMENT

- a) In addition to the basic entitlement, there shall be additional entitlement for the rehabilitation of Residential Occupants governed by the size of the URC in accordance with the table below:

Table No. 65. Additional entitlement for URS

| Sr. No. | Area under URS | Additional Entitlement as % of original carpet area |
|---------|----------------------------------|---|
| 1. | Above 1 Hectare up to 2 Hectare | 15.00 % |
| 2. | Above 2 Hectare up to 5 Hectare | 25.00 % |
| 3. | Above 5 Hectare up to 10 Hectare | 35.00 % |
| 4. | Above 10 Hectare | 45.00 % |

The additional entitlement shall be calculated with reference to the carpet area of any occupant/tenement in the old building ("X" Sq.M). Excess area included in the 'Basic Entitlement' shall not be considered for the computation of additional entitlement under this clause.

- b) Eligible slum dweller in the scheme shall be entitled to a tenement of carpet area of 27.88 Sq.M. (300 Sq.Ft) for Residential and in case of Non- Residential area occupied by the slum dweller shall be entitled to tenement of carpet area equivalent to area occupied by the slum dweller subject to maximum 20.90 Sq.M.
- c) Rehabilitation entitlement of any occupant of a Non- Residential establishment, who is allowed by the Commissioner to be rehabilitated in a residential tenement in lieu of his Non- Residential establishment, shall also be governed by the aforesaid provisions applicable to the residential occupants in these regulations.
- d) Provided further that if any new area is allowed to be added to or deleted from the URS after such Scheme has been approved and if there is change in the slab prescribed above due to addition or deletion of such area, the incentive FSI for the total area of the revised Scheme shall be determined as per the new slab. Provided further that due to any deletion of area from URS, the total area under URS shall not be reduced below the minimum area requirement for formulation of URS under this Regulation and such deletion does not break the contiguity of the area under URS and any new area that is added to a URS shall not be less than 75% of the minimum area required for URS. However, there shall be no revision of individual entitlements as a result of such amalgamation of area if construction of rehabilitation component is already commenced.

SDCR 2.7.4 TOTAL PERMISSIBLE FSI UNDER URS

- a) The total permissible development rights for an URC shall be equal to BUA required for the "Basic Entitlement" plus the Incentive development rights plus the BUA required for "Additional Entitlement". Consumption of permissible development rights shall be governed as per Regulation No. 15.5 of the GDCRs provided that, if the total of permis-

sible development rights accounts for FSI less than the Total Zonal Permissible FSI, then the Balance development rights over and above total permissible development rights up to the limit of Zonal Permissible FSI shall be shared in terms of built up area between MHADA and the Promoter/Developer in accordance with Table No. 66 given below:

Table No. 66. Sharing of excess area between Promoter/Developer and MHADA.

| Basic Ratio (LR/RC)* | Sharing of Balance Area | |
|---------------------------|--------------------------|-------------|
| | Promoter/Developer Share | MHADA Share |
| Above 6.00 | 53.00% | 70.00% |
| Above 4.00 and up to 6.00 | 35.00% | 65.00% |
| Above 2.00 and up to 4.00 | 40.00% | 40.00% |
| Up to 2.00 | 45.00% | 55.00% |

Where LR is the Land Rate and RC is the Construction Cost of RCC construction as per ASR.

- b) Provided that at the option of or with the approval of MHADA, the tenements coming to the share of MHADA can also be provided by the Promoter/Developer elsewhere within the Island City as per the following formula.

$$A = B \times \frac{\text{LR of A}}{\text{LR of B}}$$

Where:

A = Area of tenements proposed to be given as MHADA's share at other location in the Island City

B = Area of tenements required to be given as MHADA's share in URS

LR of A = Land rate as per ASR value of location 'A'

LR of B = Land rate as per ASR value of location 'B'

- c) Provided further that the tenements so received by the MHADA under its share shall be first offered free of cost to the MCGM and MMRDA for use as PAP tenements or as transit accommodation for other URS etc. If the MCGM and MMRDA do not require such tenements for PAP's or as transit accommodation then the tenements received under its share shall be used by MHADA for PAP's or Transit Accommodation or shall be sold as affordable housing with prior permission of the Government.
- d) In case of Urban Renewal Scheme is on land out of which at least 50 percent or more is in possession/owned by MCGM or other Public Authority, such aforesaid PAP tenement share shall be directly handed over to MCGM or other Public Authority instead of MHADA by Co-Op Hsg Soc/Promoter/Developer.
- e) "Tolerated Structures" encroaching upon the roads in nearby vicinity shall be allowed to be included in the Urban Renewal Scheme and its built up area shall be included in rehabilitation area, provided such structures are permanently removed.
- Explanation: The term "tolerated structure" means the structure used for residential or non-residential purpose and existing prior to 1-1-2000 on similar lines of slum structures.*
- f) It shall be permissible to implement the sanctioned URS in phases provided the area of URS is more than 8,000 Sq.M. (2 Acres) the development in each phase is strictly in conformity with the Master Plan/Layout Plan approved for the entire URS. Subject to the master plan for the whole cluster being followed, phase-wise implementation of URS may be allowed, with pro-rata utilization of the total admissible FSI.
- g) Provided, further that, while giving permission for phased implementation of the Ur-

ban Renewal Scheme, the time frame for implementation of each phase shall also be given. The minimum area for each phase shall be 4,000 Sq.M.

- h) Provided further that, while giving permission for phased implementation of URS, the incentive FSI shall be first released as may be admissible for the given phase and the additional entitlement for FSI shall be released thereafter as per the phased programme approved.

SDCR 2.7.5 GRANT OF TDR UNDER URS

From the total FSI available under Regulation No. 2.7.3, entire FSI towards rehabilitation component and MHADA's share shall have to be utilized on plot/plots under the Scheme subject to other Regulations of GDCRs of these Regulations. In case a part of permissible FSI under this Regulation cannot be utilized due to other regulatory requirements of GDCRs on the same plot, the benefit of TDRs as provided in Regulation No. 15.5 of the GDCRs shall be granted.

SDCR 2.8 GENERAL PROVISIONS

- a) The approving/sanctioning authority for the building plans under the URS shall be the Municipal Commissioner as per the MMC Act and MRTP Act, 1966 even if the URS partly consists of declared slums/slums on Municipal/Government, lands existing prior to 1st January 2000 or such other reference date notified by the Government.
- b) All the permissions required under these Regulations before grant of C.C. shall be granted at once under Planning Permission as per Regulation No. 6.6 of the GDCRs.
- c) C.C. will be given as per the phased programmed as required under Regulation No. 6.10 of General Development Control Regulations of these Regulations and the work will be monitored as per the said phased program and other requirements of General Development Control Regulations of these Regulations.
- d) Any reservation/designation/amenity space/roads that are required to be handed over to MCGM or the Appropriate Authority shall be developed and handed over to MCGM or the Appropriate Authority as per the requirements, free of costs. However, existing developed amenities/reservations/designations/roads shall not be included in URS for the purpose of FSI calculation. However, such developed amenities/reservations/designations/roads can be relocated or realigned as the case may be for better planning of URS, as per provisions of Regulation No.17.4 of General Development Control Regulations of these Regulations, subject to their reconstruction as directed by the MCGM or the Appropriate Authority.
- e) The temporary transit camps may be permitted in the same URS or elsewhere in MCGM limits on land belonging to the Promoter/Developer up to Zonal FSI of land where transit camp is proposed to be constructed or proposed rehab area in URS whichever is more. Such transit camps shall have to be demolished after full occupation certificate is granted to the Rehabilitation Component by the Corporation for the reconstructed building. Till the transit camps are fully demolished, the Commissioner shall not release development rights for the free sale area under the URS in excess of 75.00% of the total admissible FSI under this Regulation.
- f) Non-conforming Activities - All activities which are existing shall be allowed to be re-accommodated regardless of the nonconforming nature of such activities excepting those which are hazardous and highly polluting and those where alternative accommodation has to be provided elsewhere by the Promoter/Developer.

- g) All other requirements of General Development Control Regulations of these Regulations shall be applicable.
- h) Existing authorized religious structures on the site of URS prior to redevelopment shall retained and if required to be redeveloped then it shall follow in accordance with the guidelines issued by the Government from time to time.
- i) Restriction on transfer of tenements shall be governed by the provisions of Maharashtra Rent Control Act, till Co-op. Housing Society is formed and thereafter the same shall be governed by the provision of Maharashtra Co-op. Societies Act. However, tenements constructed for slum rehabilitation shall not be transferable for a period of 10 years.
- j) Any ongoing scheme sanctioned under any Regulation in force prior to coming in to these Regulations, which fulfils the criteria under this Regulation can be converted in a proposal under this Regulation for approval as URS subject to compliance of all the requirements under this Regulation and provisions of General Development Control Regulations of these Regulations.
- k) Heritage buildings of Grade-I and II as well as authorized and structurally sound retainable buildings may be included in the Urban Renewal Cluster, but have to be kept as they are, along with land appurtenant, and this area shall be counted towards the Slab of Incentive FSI, but shall not be considered for FSI under this Regulation. Provisions under this Regulation shall apply to Heritage Buildings of Grade-III and heritage precincts. However, before granting approval for such buildings, the opinion of the Heritage Conservation Committee may be obtained.



SDCR 3. REDEVELOPMENT OF EXISTING HOUSING SCHEMES OF MHADA

SDCR 3.1 APPLICATION

This Regulation shall apply to redevelopment of existing Housing schemes of MHADA.

SDCR 3.2 ENTITLEMENT

Redevelopment entitlement for Residential and Commercial occupants of existing buildings in Housing Schemes of MHADA undertaken by co-operative housing societies or occupiers of such buildings or lessees of MHADA shall be as follows:

SDCR 3.2.1 REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDINGS

Redevelopment of existing buildings in Housing Schemes of MHADA, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of:

A basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 27.89 Sq.M and

An additional entitlement, governed by the size of the plot under redevelopment, in accordance with the Table No. 67 below:

Table No. 67. Additional entitlement for Redevelopment Schemes of MHADA.

| Sr. No. | Area of the Plot under Redevelopment | Additional Entitlement (As % of the Carpet Area of the Existing Tenement) |
|---------|--------------------------------------|---|
| 1. | Upto 4000 sq.M. | Nil |
| 2. | Above 4000 sq.m to 2 Ha. | 15.00% |
| 3. | Above 2 Ha. to 5 Ha. | 25.00% |
| 4. | Above 5 Ha. to 10 Ha. | 35.00% |
| 5. | Above 10 Ha. | 45.00% |

Explanation: The plot under redevelopment means the land demarcated by MHADA for redevelopment.

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed by the Government as applicable on the date of approval of the redevelopment project.

SDCR 3.2.2 REDEVELOPMENT OF EXISTING AUTHORIZED COMMERCIAL/AMENITY BUILDINGS

Redevelopment of existing buildings in Housing Schemes of MHADA, the entitlement of rehabilitation area for an authorized Commercial/Amenity Buildings shall be equal to the carpet area of the existing unit plus 20.00% thereof.

SDCR 3.2.3 ENTITLEMENT IN CASE OF REDEVELOPMENT BY MHADA

Entitlement in case of redevelopment of housing schemes undertaken by MHADA or jointly by MHADA along with co-operative housing societies or occupiers of such buildings or lessees of MHADA:

- Where redevelopment of buildings in the existing Housing Schemes of MHADA is undertaken by MHADA or jointly by MHADA along with the housing societies or the occu-

plers of such building or by the lessees of MHADA, the Rehabilitation Area Entitlement shall be increased by 15% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in 2.1 above, subject to the maximum of the size of MIG prescribed by the Government in the Housing Department.

- b) For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

SDCR 3.3 INCENTIVE FSI

- a) The incentive development rights against the carpet area required for rehabilitation shall be computed as specified in Regulation No. 15.4 of the General Development Control Regulations of these Regulations.
- b) For the purpose of calculating the FSI, the entire area of the layout excluding the developed public amenities shall be considered. Development of reservations, designations, amenity spaces and roads shall be as given in Regulation No. 11.4 of the General Development Control Regulations of these Regulations. Sub-division of plots shall be permissible on the basis of the public purpose land uses such as roads, reservations, designations, amenity spaces etc. as per the provisions of these Regulations.

SDCR 3.4 SHARING OF THE BALANCE FSI:

- a) The incentive development rights and the resultant FSI shall be governed as per Regulation No. 15.5 of the General Development Control Regulations of these Regulations provided that, if the total of rehabilitation FSI plus incentive FSI is less than Zonal Permissible FSI, then the Balance FSI over and above total of "rehabilitation FSI plus incentive FSI" up to the limit of Zonal Permissible FSI shall be shared in terms of built up area between MHADA and the Cooperative Housing Society in accordance with Table No. 68 given below:

Table No. 68. Ratio of sharing balance FSI between MHADA and Co-Op. Hsg. Society.

| Sr. No. | Basic Ratio (Land Rate/ Construction Rate) | Sharing of Balance FSI | |
|---------|--|---------------------------|-------------|
| | | Cooperative Society Share | MHADA Share |
| 1. | Above 6.00 | 30% | 70% |
| 2. | Above 4.00 and up to 6.00 | 35% | 65% |
| 3. | Above 2.00 and up to 4.00 | 40% | 60% |
| 4. | Up to 2.00 | 45% | 55% |

SDCR 3.5 PARTICIPATION BY OCCUPANTS:

- a) In any Redevelopment Scheme where the Co-operative Housing Society/ Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA/ Mumbai Board, thereby sanctioning additional balance FSI with the consent of 70.00% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers / members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment .
- b) In case of failure to vacate the existing tenements, the provisions of Section 95 A of the Maharashtra Housing and Area Development Act, 1976, mutatis mutandis shall apply

for the purpose of getting the tenements vacated from the non co-operative members.

- c) For redevelopment of buildings in any existing Housing Scheme of MHADA under Clause 3.2 herein above, by MHADA, the consent of the Cooperative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under Section 95(A) of the Maharashtra Housing and Area Development Act, 1976 may be taken by MHADA.

SDCR 3.6 DEVELOPMENTS APPROVED PRIOR TO COMING INTO FORCE OF THESE REGULATIONS

The Redevelopment proposals where NOC has been issued by Mumbai Board or Offer Letter has already been issued prior to the date of coming into force of this Regulations, and which is valid, shall continue to be governed by the Regulation applicable prior to these Regulations.

SDCR 4. REDEVELOPMENT OF SLUMS THROUGH OWNERS/DEVELOPERS/CO-OPERATIVE HOUSING SOCIETIES

SDCR 4.1 APPLICATION

This Regulation shall apply to redevelopment/ construction of accommodation for hutment/ pavement-dwellers through owners/ developers/ co-operative housing societies of hutment/ pavement-dwellers/ public authorities such as MHADA, MIDC, MMRDA etc./ Non-Governmental Organisations anywhere within the limits of Greater Mumbai. (NGO should be registered under the Maharashtra Public-Charitable Trusts Act, 1961 and the Societies Registration Act, 1960 at least for the last five years or be certified by Nirmala Niketan College of Social Work subject to NGO's name should also be got approved by SRA.)

- a) For this purpose, slums shall mean those censused, or declared and notified, in the past or hereafter under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971. Slum shall also mean area/pavement stretches hereafter notified [or deemed to be and treated] as Slum Rehabilitation Areas.
- b) Any area where a project under Slum Rehabilitation Scheme has been approved by CEO (SRA) shall be a deemed slum rehabilitation area.
- c) If any area fulfills the condition laid down in Section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 to qualify as slum area and has been censused or declared and notified shall be deemed to be and treated as Slum Rehabilitation Areas.
- d) Any area required or proposed for the purpose of construction of temporary or permanent transit camps and so approved by the Slum Rehabilitation Authority shall also be deemed to be and treated as Slum Rehabilitation Areas, and projects approved in such areas by the Slum Rehabilitation Authority shall be deemed to be Slum Rehabilitation.

SDCR 4.2 ELIGIBILITY CRITERIA

- a) The eligibility of a person including a transferee, under a scheme of Slum redevelopment shall be established in accordance with Chapter IB of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971 and orders issued thereunder.
- b) Subject to the foregoing provisions, only the actual occupants of the hutment shall be held eligible, and the so called structure-owner other than the actual occupant if any, even if his name is shown in the electoral roll for the structure, shall have no right whatsoever to the reconstructed tenement against that structure.
- c) Joint ownership with spouse: The reconstructed tenement shall be of the ownership of the hutment dweller and spouse conjointly, and shall be so entered and be deemed to be so entered in the records of the co-operative housing society, including the share certificates or all other relevant documents.

SDCR 4.3 ENTITLEMENT OF ELIGIBLE RESIDENTIAL BENEFICIARIES

- a) Hutment-dwellers, in the slum or on the pavement, eligible in accordance with the provisions of this Regulation shall in exchange for their structure, be given free of cost a residential tenement having a carpet area of 25.00 Sq. M.

- b) Even those structures having residential areas more than 25.00 Sq.M will be eligible only for 25.00 Sq.M of carpet area.
- c) All eligible hutment dwellers taking part in the Slum Rehabilitation Scheme shall have to be rehabilitated according to the provisions of this regulations in-situ and in the same plot as far as possible.
- d) Pavement-dwellers and hutment dwellers in the slum on lands required for vital urgent public utility/purpose or on the hazardous location shall not be rehabilitated in-situ but in other available plots and in accordance with these Regulations.

SDCR 4.4 ENTITLEMENT FOR ELIGIBLE BENEFICIARIES FOR COMMERCIAL/ OFFICE/ SHOP/ ECONOMIC ACTIVITY

- a) The eligible existing area under commercial/ office/ economic activity shall be computed on actual measurement/ inspection, and/or on the basis of official documents such as License under the Shops and Establishment Act, Electricity bills, photo-pass etc.
- b) In the rehabilitation component, the built-up area for commercial/ office/ shop/ economic activity that existed prior to 1st January 1995 subject to the provisions in this regulation shall be given. Where a person has both residential and commercial premises without common wall between residential and commercial premises, for commercial/ office/ shop/ economic activity in the slum/ pavement, he shall be held eligible for a residential unit and also for built-up area for commercial/ office/ shop/ economic activity, both free of cost.
- c) Built up area for commercial/ office/ shop/ economic activity up to 20.90 Sq.M carpet area or actual area whichever is less shall be provided to the eligible person free of cost as part of the rehabilitation project. Any area in excess of 20.90 Sq.M to the extent of existing area may, if required, be sold on preferential basis at the rate for commercial area in the free-sale component.
- d) Such area may be allowed on any side of the plot abutting the accesses and pathways and abutting open space. Back-to-back shopping on ground floor shall also be allowed for the purpose of rehabilitation. After exhausting these provisions it may be allowed on the first floor to the extent necessary.

SDCR 4.4.1 NON-CONFORMING ACTIVITIES:

All activities which were previously existing shall be allowed to be relocated regardless of the non-conforming nature of the activities, except those which are hazardous and highly polluting, and except in cases where the alternative accommodation has already been allotted elsewhere by the Municipal Corporation.

SDCR 4.4.2 SHOPPING IN FREE-SALE COMPONENT:

Shopping in the free-sale component shall be permitted along the layout roads.

SDCR 4.5 INCENTIVE COMMERCIAL AREAS FOR SOCIETY AND NGO:

- a) The scheme, when undertaken by a Co-operative Housing Society of slum dwellers, may provide an additional 5.00 % built-up area on the rehabilitation area free of cost for commercial purpose. This area will be at the disposal of the Cooperative Housing Society of the hutment-dwellers. The corpus amount shall not be spent, but the in-

come from the property/ corpus alone shall be used by the Society for maintenance of the building and premises, and such other purposes as may be laid down by the Slum Rehabilitation Authority.

- b) Where the scheme is undertaken by a Non-Government Organisation, [Govt. or Public Authority or Govt. Company] additional 5.00 % built-up area on the rehabilitation area may be given free of cost for commercial purpose. This area shall be at the disposal of the Non-Governmental Organisation [Govt. or Public Authority or Govt. Company] in consultation with the cooperative housing society.

SDCR 4.6 PROCEDURE:

- a) An individual agreement shall be entered into by the owner/ developer/ co-operative housing society/ NGO with the eligible hutment-dwellers of each structure in the slum/ pavement.
- b) The individual agreement entered into between hutment-dweller and the owner/ developer/ co-operative housing society/ NGO shall be in the joint names of pramukh hutment-dweller and spouse for every structure.
- c) Hutments having a physically handicapped person, or female-headed households shall be given first preference in allotment of tenements. Thereafter lots shall be drawn for allotment of tenements from the remaining tenements to the other hutment-dwellers. The details about the specific tenement allotted should be given to the hutment-dwellers preferably before shifting them to the transit tenement.
- d) Automatic cancellation of Vacant Land Tenure - If any land or part of any land on which slum is located is under vacant land tenure the said tenure/ lease created by MCGM or Municipal Commissioner shall stand automatically terminated as soon as slum rehabilitation scheme, which is a public purpose, on such land is prepared and submitted for approval to the Slum Rehabilitation Authority. Any arrears of dues to be collected by MCGM shall not be linked to the issue of any certificate or NOC relating to the Slum Rehabilitation Project.
- e) Recovery of pending dues such as assessment, compensation, occupational charges, non-agricultural tax/ dues etc. pending with public authorities such as State Government, MHADA, and/or Municipal Corporation shall be dealt with separately and not be linked to grant of approval or building permission to the slum rehabilitation projects.
- f) A Slum Rehabilitation Project shall be considered preferably when submitted through a proposed or registered co-operative housing society of hutment dwellers on site. The said society shall include all the eligible hutment dwellers on site when applied and other eligible hutment dwellers as may be directed by the Slum Rehabilitation Authority, as members of the society.
- g) Where 70 % or more of the eligible hutment-dwellers in a slum or pavement in a viable stretch at one place agree to join a rehabilitation scheme, it may be considered for approval.

Provided that nothing contained herein shall apply to Slum Rehabilitation Projects undertaken by the State Government or Public authority or as the case may be, a Govt. company as defined in Sec. 617 of the Companies Act 1956 and being owned and controlled by the State Government.

- h) In respect of those eligible hutment-dwellers on site who do not join the Project willingly the following steps shall be taken:

- i) Provision for all of them shall be made in the rehabilitation component of the scheme.
- j) The details of the actual tenement that would be given to them by way of allotment by drawing lots for them on the same basis as for those who have joined the Project will be communicated to them in writing by the Managing Committee of the Cooperative Housing Society [if it is registered or the developer, and in case of dispute, decision of the CEO, SRA shall be final and binding on all the parties concerned.]
- k) The transit tenement that would be allotted to them would also be indicated along with those who have joined the Project.
- l) If they do not join the scheme within 15 days after the approval has been given to the Slum Rehabilitation Project on that site, then action under the relevant provision including Sections 33 and 38 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 as amended from time to time, shall be taken and their hutments will be removed, and it shall be ensured that no obstruction is caused to the scheme of the majority of persons who have joined the scheme willingly.
- m) After this action under the foregoing clause is initiated, they will not be eligible for transit tenement along with the others, and they will not be eligible for the reconstructed tenement by lots, but they will still be entitled only to what is available after others have chosen which may be on the same or some other site.
- n) The Managing Committee of the proposed as well as registered Cooperative housing society of hutment dwellers shall have women to the extent of one-third of the total strength and actual members on the committee at any time.
- o) Restriction on Transfer of Tenements: The tenement obtained under this scheme cannot be sold/ leased/ assigned or transferred in any manner for a period of ten years from the date of allotment/possession of the tenement. In case of breach of conditions, except transfer to legal heir, the tenement will be taken over by Slum Rehabilitation Authority.
- p) Premium for ownership and terms of lease – The part of Government/ MCGM/ MHADA land on which the rehabilitation component of the Slum Rehabilitation Scheme will be constructed shall be leased to the Co-operative Housing Society of the slum-dwellers on 30 years lease at the lease rent of Rs.1,001/- for 4,000 Sq.M of land or part thereof and renewable for a further period of 30 years. The same conditions shall prevail for the land under the free sale component and the land shall be leased directly to the Society/ Association of the purchasers in the free sale component and not through the society of hutment dwellers, and pending the formation of the Society/ Association of the purchasers in the free sale component, it shall be leased to the Developer. The said lease deed shall be executed within 60 days from the date of building permission being issued. In addition to above, the Developer/ Co-op. Housing Society shall pay premium at the rate of 25.00% in terms of Ready Reckoner in respect of slum Rehabilitation Scheme proposed to be undertaken on lands owned by Government, Semi-Government undertakings and Local Bodies.
- q) Amalgamation/ Subdivision of plots: Any land declared as slum rehabilitation area or on which slum rehabilitation project has been sanctioned, if it is spread on part or parts of C.S. Nos. or CTS Nos. or S. Nos. or F.P.Nos. shall be treated as natural amalgamation/ subdivision/s of that C.S. or CTS or S. No. or F.P. No. for which no separate approval for amalgamation/ subdivision of land would be necessary.
- r) Boundaries and the measurement of plot areas of the Slum Rehabilitation Area shall

- be declared by the competent authority after actual measurement of plot area on site and the same shall be adopted for planning purpose for calculation of density and floor space index.
- s) The Chief Executive Officer, Slum Rehabilitation Authority may if required, adjust the boundary of the plot declared as slum rehabilitation area so as to suit the building design and provide proper access to the Project.
 - t) After approval is given to the Slum Rehabilitation Project, the area may be further subdivided if necessary to earmark separate plots for the rehab component and the free-sale component. The Plot area and the built-up area in terms of Sq.M on the said plot shall be separately mentioned in the lease agreements and Record of Rights.
 - u) The Settlement Commissioner, Maharashtra State on payment of such fees as may be decided by the Government ensure that the City Survey sheet and property cards are corrected accordingly and fresh property cards are opened for each of the plots giving details regarding the area of the plots and the total area of the floors of the built-up property and TDR given that is, the FSI used on that plot before grant of O.C. for the sale component.
 - v) Declaration of Additional Areas as Difficult Category: The Slum Rehabilitation Authority may consider declaring additional areas as difficult and publish it in the Maharashtra Government Gazette, provided the following criterion/ criteria are fulfilled.
 - w) Overcrowding, High density, and Unhygienic conditions, or
 - x) To vacate land required for implementation of reservations for essential public purposes, or
 - y) Required for rehabilitation to avoid loss of human life:
 - z) Provided, for difficult areas to be declared on account of overcrowding, high density and unhygienic conditions, the area required shall not be less than 40.00 Ha. in one contiguous area fulfilling the conditions mentioned above.

SDCR 4.7 TEMPORARY TRANSIT CAMPS

- a) The temporary transit camp shall be provided on the site itself or close to the site.
- b) On the slum site itself approved for rehabilitation, multi-storied temporary transit tenement may be allowed to be constructed.
- c) The area of temporary transit tenements shall be excluded from the computation of FSI, but the safety of the structure shall be ensured.
- d) Such building permission shall be given within 15 days from the date of application and after approval to the project by Slum Rehabilitation Authority, failing which it shall be deemed to be given.
- e) If a site reserved in Development Plan for any buildable public purpose is vacant or partly encumbered, or it happens to be the unused portion of cemetery or other such public purpose for which it is reserved, or is occupied by a public building such as market or library etc. at ground level, temporary construction of transit tenements in such sites and on top of such existing public buildings may be allowed wherever possible.
- f) On any nearby vacant site without any reservation in the Development Plan construction of temporary transit tenements with the consent of the landowners, made of light material shall be allowed to the extent of permissible base FSI. Temporary materials

shall mean made of detachable material such as tubular/ prefabricated light structure capable of providing desired strength, stability and security of the occupants.

- g) In all such cases where the temporary transit camp is erected, the condition shall be that the structures shall be demolished by the Developer/ Society/ NGO within 30 days of granting Occupation Certificate to the rehab buildings and the site should be brought back to the original state. Till the transit camps are fully demolished, development rights for the free sale area shall not be permitted to be used in excess of 75.00% of the total admissible free sale area permissible under this Regulation.

SDCR 4.8 BUILDING PERMISSION FOR SLUM REHABILITATION PROJECTS

- a) The proposal for each Slum Rehabilitation Project shall be submitted to the Slum Rehabilitation Authority with all the necessary documents, no-objection certificates, and the plans as may be decided by the Slum Rehabilitation Authority from time to time.
- b) The approval to the Project shall be given by the Slum Rehabilitation Authority within a period of 30 days from the date of submission of all relevant documents. In the event of a failure by Slum Rehabilitation Authority to do so, the said approval shall be deemed to have been given, provided the Project is in accordance with the provisions in this regulation.
- c) The Slum Rehabilitation Authority while giving the approval may lay down terms and conditions as may be necessary.
- d) The Slum Rehabilitation Authority shall adopt the procedure laid down in the Maharashtra Regional and Town Planning Act, 1966 for giving building permission to any Slum Rehabilitation Project under this Scheme.
- e) On compliance with the terms and conditions, the building permission shall be given, in accordance with the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 to the Project under the Slum Rehabilitation Scheme, first to the Rehabilitation component and thereafter to the 'free-sale component' subject to the provisions in clauses below:
- i) Correlation between Rehabilitation and free-sale components: Building permission, for 10.00 % of built up areas of both the rehab and free-sale components may be given simultaneously and thereafter proportionately or as may be decided by the Chief Executive Officer, Slum Rehabilitation Authority
 - ii) Where there is no builder-developer but the Project is implemented directly by an NGO of established reputation, Chief Executive Officer, Slum Rehabilitation Authority may sanction 20.00 % of the free-sale component right in the beginning without waiting for any expenditure on the rehabilitation component, but the approval for remaining part of free-sale component will be given only after at least 30.00 % of rehabilitation component is completed on site.
 - iii) As soon as the approval is given to the Project, the no objection certificate, for building permission, of the landowning authority shall be given in respect of that slum located on lands belonging to any department, undertaking, agency of the State Government including MHADA, or any local self-Government such as the Municipal Corporation within 30 days after the intimation of such approval to the Project is communicated. In the event of its not being given within the period, it shall be deemed to have been given.
 - iv) Occupation certificate shall not be held up only for want of lease documents to

be executed, in all slum rehabilitation projects taken up on lands belonging to any department, undertaking, agency of the State Government, including MHA-DA, and any local self-Government such as the Municipal Corporation.

SDCR 4.9 RELAXATION IN BUILDING AND OTHER REQUIREMENTS

- a) A multi purpose room shall be allowed with size up to 12.50 Sq.M with a minimum width of 2.40 M.
- b) Separate kitchen shall not be necessary. Cooking space (alcove) shall be allowed without any minimum size restrictions. Where a kitchen is provided, the minimum area shall be 5.00 Sq.M provided the width shall be at least 1.50 M.
- c) There shall be no size restriction for bath or water closet unit. Moreover for bathroom, water closet or kitchen, there shall be no stipulation of one wall abutting open space, etc. as long as artificial light and ventilation through any means are provided..
- d) In water closet, flushing cisterns shall not be essential and toilets without this provision may be permitted. Water closet seat shall be of a minimum length of 0.46 M.
- e) The staircase/s shall be of doglegged type. If a single flight staircase is accepted, the flight width shall not be less than 1.50 M. However, if two or more staircases are provided the flight width may be reduced to 1.20 M in such case, provided that both the staircases shall be interconnected by means of common passage/corridors, so as to serve as alternate means of access/escape in the event of emergency.
- f) A composite bldg. shall contain at least 50.00 % of the built up area as rehabilitation components provided it may be reduced to 40.00 % for the projects in difficult areas.
- g) Access through existing pathways including the roads maintained under section 63K of the Mumbai Municipal Corporation Act, 1888 but not less than 3.60 M. in width, shall be considered adequate for any slum rehabilitation project, containing buildings having height less than 24.00 M including stilts.

SDCR 4.10 FSI PERMISSIBLE

- a) The incentive development rights against the carpet area required for rehabilitation shall be computed as specified in Regulation No. 15.4 of the General Development Control Regulations of these Regulations.
- b) For the purpose of calculating the FSI, the entire area of the Slum Scheme/Layout excluding the developed public amenities shall be considered. Development of reservations, designations, amenity spaces and roads shall be as given in Regulation No. 11.4 of the General Development Control Regulations of these Regulations. Sub-division of plots shall be permissible on the basis of the public purpose land uses such as roads, reservations, designations, amenity spaces etc. as per the provisions of these Regulations.
- c) The incentive development rights and resultant FSI and their on site permissibility shall be governed by Regulation No. 15.4 of the General Development Control Regulations of these Regulations.
- d) Notwithstanding anything contained in these Regulation, on account of constraints such as height restrictions, uneconomical site conditions, etc. if the full permissible FSI cannot be used on the same site, TDR may be allowed as may be necessary even without consuming the full permissible FSI on the same site. However, any TDR in Slum Scheme may be allowed only when the frame work for one complete building in rehab

component is constructed or when 10.00% of the rehab component has been constructed on site and the said TDR will not exceed 50.00% of the construction of rehab component at any point of time till the total rehab component has been completed. On completion of the total rehab component balance TDR will be allowed.

- e) The rehabilitation component shall mean all residential tenements as well as non-residential built-up premises given free of cost in accordance with the provisions of the Slum Rehabilitation scheme outlined in this Regulations and excluding built-up area given for buildable Development Plan reservations.
- f) If rehabilitation project of a slum located on land belonging to public authority and needed for a vital public purpose, is taken up on an unencumbered plot in addition to the rehabilitation and free-sale components as laid down herein above, TDR for the area of the land spared for this purpose shall also be sanctioned for the owner of the said unencumbered plot. [Provided that the State Govt. or Public authority or a Govt. Company as defined in Sec. 617 of the Companies Act 1956 and owned and controlled by the State Govt. (herein after referred as the Agency) may undertake Slum Rehabilitation Project on its own land and be eligible for the benefits under this Regulation subject to following conditions:
 - a) The Rehabilitation Project is approved by the Slum Rehabilitation Authority.
 - b) The tenements so constructed in execution of the Project are offered to slum dwellers located on land belonging to Govt. or Public Authority and needed for vital public purpose and within 270 days from the date of issue of LOI the Agency shall identify the slum dwellers.
 - c) If the Agency fails to identify the slum dwellers needed to be shifted for a vital public purpose, as above, then the tenements so constructed shall be offered.
 - i) to the slum dwellers located on land belonging to Government or Public Authority within a distance of 2.00 km. from the land on which the Project is undertaken, or
 - ii) to the slum dwellers located anywhere in Greater Mumbai on lands belonging to Govt. or Public Authority, or
 - iii) to the slum dwellers located on private lands if the land owner pays the entire cost of tenements as determined by the Agency.

Provided further that in all the three categories of (i), (ii) & (iii) referred above slum TDR of land component shall not be given and the construction TDR shall be released only after identification of eligible slum dwellers.
- g) Further provided that in all above cases the relocation of slum dwellers in any case will be undertaken not with reference to individuals but reference to assembly of slum dwellers for the purpose of releasing the plot of land wholly from slums and not only the patches of land.
- h) Provided that notwithstanding anything mentioned above, project affected persons under Mumbai Urban Transport Project (MUTP) being resettled as per the provisions contained in Government Resolution, Housing and Special Assistance Department, by order no. 700/CR 31/ slum-2 dated 12/12/2000 and certified by the Project Director, MUTP will also be eligible for redevelopment scheme under this Regulation amended from time to time.

SDCR 4.11 DEVELOPMENT PLAN RESERVATIONS

- a) For redevelopment of Slums situated in lands falling under various reservations in the Development Plan, the provisions of Development plan shall be strictly followed.
- b) Any modification/ realignment/ relocation of D.P. Roads/ reservations shall be as per provisions of Regulation No. 17.4 of the General Development Control Regulations.

SDCR 4.12 PAYMENTS TO BE MADE TO SRA AND INSTALLMENTS:

- a) An amount of Rs. 20,000 or such an amount as may be decided by the Government from time to time per tenement and also in the case of permanent transit camp tenements will have to be deposited by the owner/ developer/ society with the Slum Rehabilitation Authority, in accordance with the time-schedule for such payment as may be laid down by the Chief Executive Officer, Slum Rehabilitation Authority. However, by the time of completion of construction for occupation of tenements by the hutment dwellers, the total amount at the rate of Rs. 20,000 per tenement completed should have been deposited in full. The building permission for the last 25 percent of the free-sale component would be given only after the entire required amount is deposited in full with Slum Rehabilitation Authority.
- b) An amount of Rs. 840 per sq. m shall be paid by the Owner/ Developer/ Society/ NGO for the built-up area over and above the normally permissible FSI, for the rehabilitation and free-sale components. Similarly, it shall be paid for the built-up area for construction of transit camps. This amount shall be paid to the Slum Rehabilitation Authority in accordance with the time schedule for such payment as may be laid down by the Chief Executive Officer, Slum Rehabilitation Authority, provided the installments shall not exceed beyond the completion of construction. This amount shall be used for Schemes to be prepared form the improvement of infrastructure in slum or slum rehabilitation areas. [Provided that out of Rs. 840/- per Sq. mt. Infrastructural charges, 90.00% amount shall be the share of the MCGM & 10.00% amount shall be share of SRA.]



SDCR 5. DEVELOPMENT OR REDEVELOPMENT OF LANDS OF COTTON TEXTILE MILLS

SDCR 5.1 CATEGORIES FOR DEVELOPMENT OF LANDS OF COTTON TEXTILE MILLS

The proposals for development of lands of cotton textile mills shall be considered under the following three categories:

- (a) Category – I
Lands of sick and/or closed cotton textile mill where a package of measures as recommended by the BIFR for the revival/rehabilitation of a potentially viable sick and/or closed mill.
- (b) Category – II
Land of cotton textile mill for purposes of modernization
- (c) Category – III
Land of cotton textile mill which is shifted or proposed to be shifted outside Greater Mumbai but within the State of Maharashtra with the permission of the competent authority.

SDCR 5.2 PLANNING PERMISSION FOR DEVELOPMENT

In all the above cases, the owner/developer shall seek 'Planning Permission' of the Commissioner under Regulation No. 6.4 of General Development Control Regulations. In addition to the accompaniments listed in Annexure 6.4, the following shall be submitted along with the application for 'Planning Permission'.

- a) Existing layout of the mill land showing existing structures, their use and built-up area. This layout shall also clearly depict the proposals of the Development Plan including roads, reservations and designations.
- b) Structures used for non-mill purposes including structures used for residential purposes and those Cessed under the MHADA Act, 1976 being distinctly shown.
- c) Layout indicating the area proposed to be contributed to MCGM and MHADA under Regulation No. 11.4 of these Regulations, as if the entire land will be redeveloped.
- d) Proposed phase-wise development including demolition of existing structures and construction of built-up area mandated under this Regulation, including program of handing over of land and/or built-up area to be handed over to respective beneficiaries under these Regulations.
- e) Copies of the decisions of BIFR in case of Category – I above and decisions of other competent authorities in case Category – II and Category – III

SDCR 5.3 CONTENT OF THE PROPOSAL

Proposals under the three categories mentioned in SDCR 5.1 above shall be formulated according to the provisions mentioned below, in addition to all other relevant provisions of the General Development Control Regulations:

- (a) The proposals under Category-I shall be in accordance with the orders or directives of the BIFR.

- (b) The proposals under Category-II shall follow the following provision:

The land available for development in the case of modernization shall be arrived at by deducting the area under structures to be retained for continuing the modernized cotton textile mill along with their curtilage as required under the GDCR No. 18.3 of these Regulations, from the total area of the plot. The land thus available for development shall be developed according to these Regulations as if it were a separate and independent plot. Balance Development Rights of existing retained structures will not be permitted to be used on such separated independent plot. Modernization of mill in the retained structures with required redevelopment will be permitted, considering the existing mill structures along with curtilage as a separate plot.

- (c) The proposals under Category-III shall follow the following provision:

The proposal for development of land of a cotton textile mill proposed is to be shifted out side Greater Mumbai but within the State, with prior permission of the competent authorities, and in accordance with a scheme approved by Government, shall be formulated with the conditions stipulated in such approval.

- (d) For all the categories mentioned above, the provisions of Regulation No. 13.3.3 of GDCR shall be applicable and where construction in addition to the existing built-up area is proposed but open land is not available for the DP Roads, Reservations and Amenity Space required under Regulation No. 11.4, land will be made open by demolishing the existing structures to the extent necessary and made available accordingly.

On obtaining the Planning Permission, the owner will apply for the "Building Permission" as specified in General Development Control Regulations.

SDCR 5.4 USE OF EXISTING STRUCTURES

In case of Category – I and Category – II the existing non-residential structures proposed to be retained shall be utilized

- a) For the same cotton textile mill or related user or
- b) For diversified industrial user in accordance with the Industrial Location Policy of Government of Maharashtra or
- c) For commercial and office purposes, as permitted under these Regulations;

Existing residential structures if proposed to be retained must be continued to be used for existing occupants

SDCR 5.5 COMPUTATION OF PERMISSIBLE DEVELOPMENT RIGHTS

Computation of permissible Development Rights on the plot of cotton textile mills shall be in accordance with the Part 5 of the GDCR.



SDCR 5.6 REDEVELOPMENT OF EXISTING BUILDINGS UNDER RESIDENTIAL OCCUPANCY

The residential occupancy on the plot of cotton textile mill may be in the following three forms.

- i) Buildings owned by the cotton textile mill and occupied by its present or erstwhile workers or their descendants that have not been Cessed
 - ii) Buildings owned by the cotton textile mill that are Cessed
 - iii) Buildings that have been leased with or without land to the Cooperative Societies, which may or may not have been Cessed
- a) Following regulations shall apply to redevelopment of residential buildings in case of the categories mentioned above:
- i) If on the plot of cotton textile mill there existed any built-up area occupied for residential purposes on or before 1st January, 2000, it shall be obligatory on the part of the land owner to provide to the occupants in place of every existing dwelling unit, an alternative reconstructed dwelling unit of minimum carpet area of 27.88 sq. m. or the existing carpet area occupied by him whichever is more subject to a maximum carpet area up to 70 sq. m. free of cost in case of existing non-residential occupants, existing prior to 1st January 2000, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided that no such occupant shall be evicted till such time, he/she is provided with alternate accommodation proposed in the approved scheme.
 - ii) In case of Cessed buildings under any of the three categories mentioned in SDCR 5.1 above, the eligibility and entitlement of the existing occupants of the Cessed Buildings shall be as specified in SDCR 1 of these Regulations.
 - iii) The total Development Rights required for rehabilitation of existing occupants will be computed as provided above. Such Development Rights divided by the permissible FSI shall determine the required plot area. Such plot area will be distinctly marked on the proposed layout submitted for seeking 'Planning Permission'

SDCR 5.7 EMPLOYMENT TO MILL WORKERS OR TO A MEMBER OF THEIR FAMILY

- a) If and when a cotton textile mill is shifted or the mill owner establishes a diversified industry or mill owner undertakes development / redevelopment for any Industrial / commercial purpose, he shall offer on priority in the relocated mill or the diversified industry or in new industrial / commercial establishment, as the case may be, employment to the worker or at least one member of the family of the worker in the employ of the mill on the 1st January 2000 who possesses the requisite qualifications or skills for the job;
- b) for purposes of clause (a) above, the cotton textile mill owner shall undertake and complete training of candidates for employment before the recruitment of personnel and starting of the relocated mill or diversified industry takes place.

SDCR 5.8 MONITORING THE DEVELOPMENT OF COTTON TEXTILE MILLS.

- a) Funds accruing to a sick and/or closed cotton textile mill or a cotton textile mill requiring modernization or a cotton textile mill to be shifted, from the utilization of built up

areas as provided under this Regulation or from the sale of Transferable Development Rights in respect of the land as per Regulation No. 11.4, of these Regulations or from the development by the owner of the land as permissible under these Regulations, shall be credited to an escrow account to be operated as hereinafter provided.

- b) The funds credited to the escrow account shall be utilized only for the revival / rehabilitation or modernization or shifting of the cotton textile mill, as the case may be, provided that the said funds may also be utilized for payment of workers dues, payments under Voluntary Retirement Schemes (VRS), repayment of loans of banks and financial institutions taken for the revival / rehabilitation or modernization of the cotton textile mill or for its shifting outside Greater Mumbai but within the State.
- c) In order to oversee the due implementation of the package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR) for the revival / rehabilitation of a potentially sick and / or closed textile mill, or schemes approved by Government for the modernization or shifting of cotton textile mills, and the permissions for development or redevelopment of lands of cotton textile mills granted by the Commissioner under this Regulations, the Government shall appoint a Monitoring Committee under the chairmanship of a retired High Court Judge with one representative each of the cotton textile mill owners, recognized trade union of cotton textile mill workers, the Commissioner and the Government as members.
- d) The Commissioner shall provide to the Monitoring Committee the services of a Secretary and other required staff and also the necessary facilities for its functioning.
- e) Without prejudice to the generality of the functions provided for in clause (a) of this Sub-Regulation, the Monitoring Committee shall:
 - i) lay down guidelines for the transparent disposal by sale or otherwise of built up space, open lands and balance FSI by the cotton textile mills;
 - ii) lay down guidelines for the opening, operation and closure of escrow accounts;
 - iii) approve proposals for the withdrawal and application of funds from the escrow accounts;
 - iv) monitor the implementation of the provisions of this regulation as regards housing, alternative employment and related training of cotton textile mill workers.
- f) The Monitoring Committee shall have the powers of issuing and enforcing notices and attendance in the manner of a Civil Court.
- g) Every direction or decision of the Monitoring Committee shall be final and conclusive and binding on all concerned.
- h) The Monitoring Committee shall determine for itself the procedures and modalities of its functioning.



SDCR 6. CONSERVATION OF HERITAGE

SDCR 6.1 APPLICABILITY

This Regulation will apply to those buildings, artefacts, structures and/or precincts of historical and/or aesthetical and/or architectural and/or cultural value (hereinafter referred to as Listed Buildings/Heritage Buildings and Listed precincts/ Heritage precincts) as marked on the Land Use Plan.

SDCR 6.2 RESTRICTION ON DEVELOPMENT/REDEVELOPMENT/REPAIRS, ETC.

- a) No development or redevelopment or engineering operations or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said listed / heritage buildings or listed/ Heritage precincts shall be allowed except with the prior written permission of the Commissioner in consultation with the Heritage Conservation Committee to be appointed by Government (hereinafter called "the said Heritage Conservation Committee"). The Commissioner may overrule the recommendations of the said Heritage Conservation committee by recording reasons in writing.
- b) In relation to religious buildings in the said list, the changes, repairs, additions, alterations and renovations required on religious grounds mentioned in sacred texts or as a part of holy practices laid down in religious codes shall be treated as permissible, subject to their being in accordance and consonance with the original structure and architecture designs, aesthetics and other special features thereof. Provided that before arriving at his decision, the Commissioner may take into consideration the recommendations of the Heritage Conservation Committee.
- c) Provisions of this Regulation shall be applicable only in Grade-II category of heritage Buildings for reconstruction and redevelopment of buildings undertaken under these Regulations.
- d) In case of redevelopment of heritage building/ sites from Grade-III and precincts, special permission from the Commissioner, may be obtained if the height of the building exceeds 30.00 M.

SDCR 6.3 POWER TO ALTER, MODIFY THE LIST OF HERITAGE BUILDINGS AND HERITAGE PRECINCTS

The said list of buildings, artefacts, structures and precincts of Historical, and/or aesthetical and/or architectural and/or cultural value to which this Regulations applies may be supplemented, altered, deleted or modified from time to time by Government on receipt of proposals from the Commissioner or by the Government suo-moto subject to the provisions of Section 37 of the MR&TP Act, 1966, as amended upto date.

SDCR 6.4 GRANT OF TRANSFERABLE DEVELOPMENT RIGHTS IN CASE OF LOSS OF DEVELOPMENT RIGHTS –

If any applications for development is refused under this Regulations and conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed development rights, the said owner/lessee shall be compensated by grant of Development Right Certificate in terms of TDR as provided in the General Development Control Regulations No.16 of these Regulations. The extent of TDR permissible

will be difference between the permissible development rights on the plot and the consumed BUA of the heritage structure. The grant of TDR shall be subject to a contract between the owner/lessee and MCGM binding the owner/ lessee to conserve the heritage building in a prescribed manner.

SDCR 6.5 MAINTAINING SKY-LINE

Buildings included in Listed Heritage Precincts shall maintain the sky-line in the precincts as may be existing in the surrounding area, or as may be decided by the Commissioner in consultation with the Heritage Conservation Committee so as not to diminish or destroy the value and beauty of the said listed Heritage buildings/ Heritage Precincts. The development within the precincts shall be in accordance with the guidelines framed by the Commissioner in consultation with Heritage Conservation Committee.

SDCR 6.6 RESTRICTIVE COVENANTS

Restriction existing as on date of this notification imposed under covenants, terms and conditions on the leasehold plots either by the State Government or by Mumbai Port Trust or by the MCGM shall continue to be imposed in addition to these Regulations. However in case of any conflicts with heritage preservation interest, this Regulations shall prevail.

SDCR 6.7 REPAIR FUND

Non-cessed buildings included in the said list shall be repaired by the owners/ lessees of the said buildings themselves or if they are cessed buildings, those can be repaired by MHADA or by the owner or by the Co-operative Society of the owners and/or occupiers of the building. With a view to give monetary help for such repairs, a separate fund may be created, which would be kept at the disposal of the Commissioner who may consult the Heritage Conservation Committee while disbursement of such funds. Provisions for such a fund may be made through District Planning and Development Council Budget.

SDCR 6.8 GRADING OF THE LISTED BUILDINGS/ LISTED PRECINCTS

In the last column of the said list of Heritage Building, Heritage precincts, "Grades" such as I, II, or III have been indicated. The meaning of these Grades and basic guidelines for development permissions are as follows:



Table No. 69. Grading of the Listed Buildings/ Listed Precincts

| Sr.No. | Grade- I | Grade - II | Grade - III |
|--------|--|---|---|
| 1 | Definition - Heritage Grade - I comprises of buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage; they may be associated with a great historical event, personality, movement or institution. They have been and are, the prime landmarks of the City. | Scope - Heritage Grade II comprises building/ precincts, of regional or local importance, possessing special architectural or aesthetical merit or cultural or historical value, though of a lower order than that of Heritage Grade I. They are local landmarks contributing to the image and identity of the city. They may be the work of master craftsmen or may be models of proportion and ornamentation, or designed to suit particular climate. Heritage Grade II buildings within the premises (open space/compound) of which independent/separate additional building(s) /structure(s) may be permitted to be constructed, owing to the availability of adequate surrounding open space and unconsumed FSI, have been assigned Grade II-B. The remaining Grade II buildings have been assigned Grade -IIA. | Heritage Grade -III - Comprises of buildings and precincts of importance for town scape, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade - II. These contribute to determine the character of the locality, and can be representative of a life style of a particular community or region and may also be distinguished by setting of a streetline or special character of the façade and uniformity of height, width and scale. |
| 2 | Objective - Heritage Grade - I - richly deserve careful preservation. | Objective- Heritage Grade - II deserves intelligent conservation. | Heritage Grade III - Deserves protection of unique features and attributes. |
| 3 | Scope for Changes - No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part or features thereof. For these purpose, absolutely essential and minimum changes would be allowed and they must be in accordance with the original. | Scope for development - Grade II A; In addition to the scope for development permissible for Grade -I, internal changes, and adaptive reuse may be generally allowed. In certain circumstances, extension of a Grade II A heritage building may also be allowed; provided that such extension shall be in harmony with (and shall not detract from) the Grade II A heritage building concerned or precinct, especially in terms of height and/or façade. External changes too may be permitted, subject to strict scrutiny. Care should be taken to ensure the conservation of all special aspects/features of Grade - II A building concerned. Grade -II (B):- In addition to above, additional building(s) in the same plot or compound may, in certain circumstances, be allowed; provided that, such additional building(s) shall be in harmony with (and shall not detract from) the Grade-II(A) heritage building(s) or precinct, especially in terms of height and/or facade and such buildings shall be termed as Grade II(B) heritage buildings. | External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions / additional buildings in the same plot or compound provided that extension / additional building is in harmony with and does not detract from the existing heritage building / precincts especially in terms of height and/or facade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible FSI and no option other than reconstruction is available. Reconstruction may also be allowed in case of those buildings which attracts the provisions of SDCR Reconstruction may be allowed in those buildings being repaired/ reconstructed by MHADA. However, unless absolutely essential, nothing should spoil or destroy any special features or attributes for which it is placed in the Heritage List. |

| | | | |
|---|---|--|--|
| 4 | Procedure: Development permission for the changes would be given by the Planning Authority. | Procedure: Development permission would be given by the Municipal Commissioner in consultation with MHCC. | Development permission would be given by the Commissioner in consonance with guidelines to be laid down by Government in consultation with MHCC. |
| 5 | Vistas/Surrounding Development - All the development in the areas surrounding Heritage Grade - I shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from Heritage Grade - I. | | |



SDCR 7. SPECIAL DEVELOPMENT CONTROL REGULATIONS FOR STREETSCAPES

SDCR 7.1 APPLICABILITY

These regulations shall apply to the cases given below in addition to GDCR. Where there is conflict the SDCR will override the GDCR. The purpose of Special Regulations for Streetscapes is to promote walkability, improve legibility and aesthetic value of urban places and provide safety, accessibility and comfort on the street.

SDCR 7.2 FORM

Following types of streetscapes are proposed:

S.S. 01: Streets requiring Arcades

S.S. 02: Streets where developments do not require any front setback

S.S. 03: Mandatory existing building line

SDCR 7.3 STREETS REQUIRING ARCADES

SDCR 7.3.1 LOCATION

All streets marked as S.S.01 on the FSI map shall have arcades

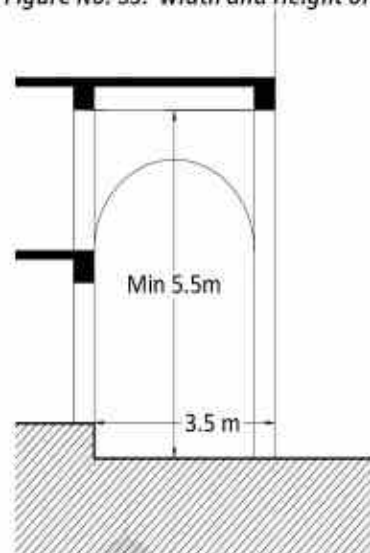
SDCR 7.3.2 WIDTH

The width of the arcade shall be 3.50 M (as shown in Figure No. 53)

SDCR 7.3.3 HEIGHT:

The minimum clear height of the arcade shall be 5.50 M from flooring of the arcade to the soffit of the beam. (as shown in Figure No. 53).

Figure No. 53. Width and Height of the Arcade

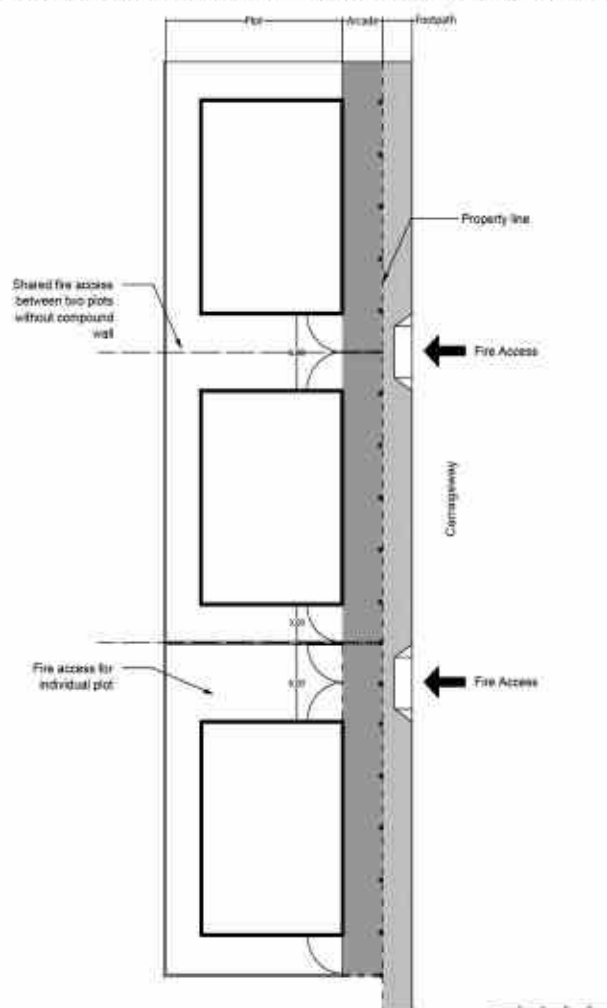


Note: All dimensions for figures below in meters.

SDCR 7.3.4 FIRE ACCESS:

The side setbacks/ open spaces shall be free from encumbrances for ease of manoeuvring of fire engines. Supporting columns of arcade shall not obstruct the movement of fire engine. (as shown in Figure No. 54)

Figure No. 54. Provision for fire access: Minimum 6m access for plots with shared fire access/ within individual plot

**SDCR 7.3.5 STEP BACKS:**

Building step-backs for streets proposed for arcades shall be as given below and as illustrated in Figure No. 55 to Figure No. 58.

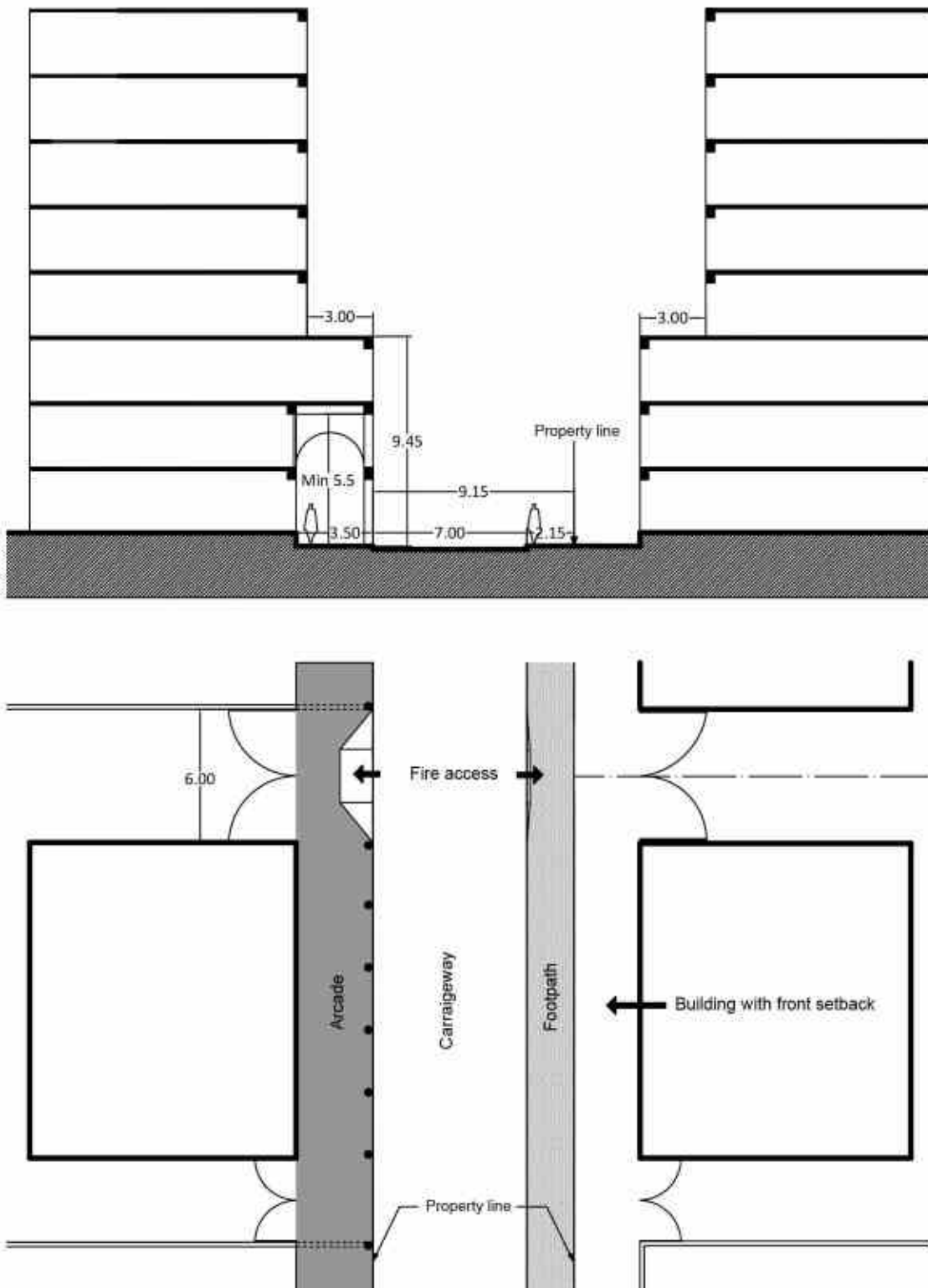
Table No. 70. Front step back for plots fronting roads

| Sr. No. | Right of Way | Location of arcade | Front step back |
|---------|-------------------|------------------------------------|--|
| 1. | 9.15 M | Arcade on side without footpath | At height of 9.00 M or at the top level of third slab level from ground whichever is more on both sides of the street. Step back of width 3.00 M |
| 2. | 12.20 M | Arcade on both sides of the street | At height of 12.00 M or at the top level of fourth slab level from ground whichever is more. Step back of width 3.50 M |
| 3. | 18.30 M and above | Arcade on both sides of the street | At height of 15.00 M or at the top level of fifth slab level from ground whichever is more. Step back of width 3.50 M |

Note: Footpath widths as per GDCR No. 10.1 of these Regulations.

Right of Way 9.15 M – (i) Arcaded street on one side of the road and building having mandatory front setback on the opposite side.

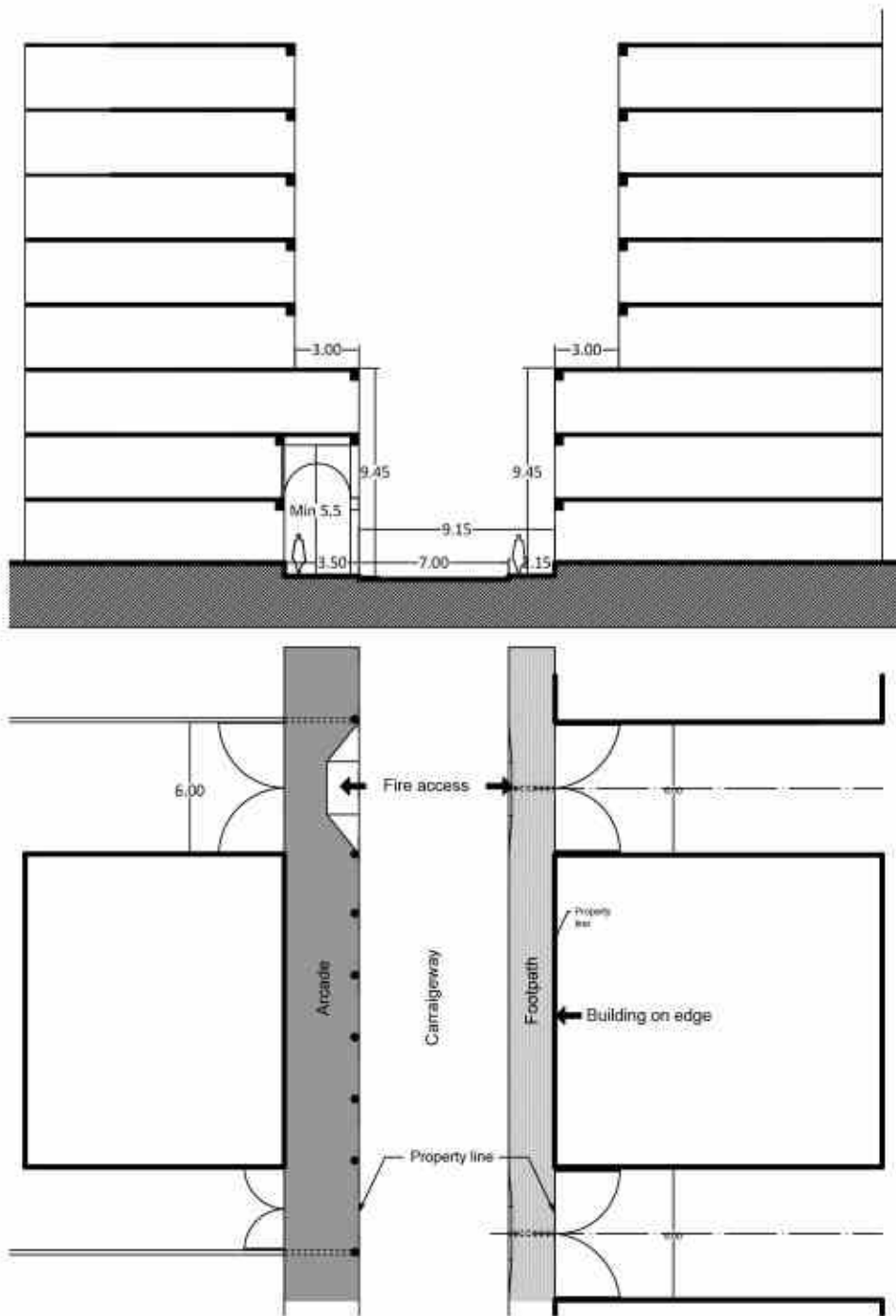
Figure No. 55. Section and Plan for street with ROW 9.15 M (i)



SDCR

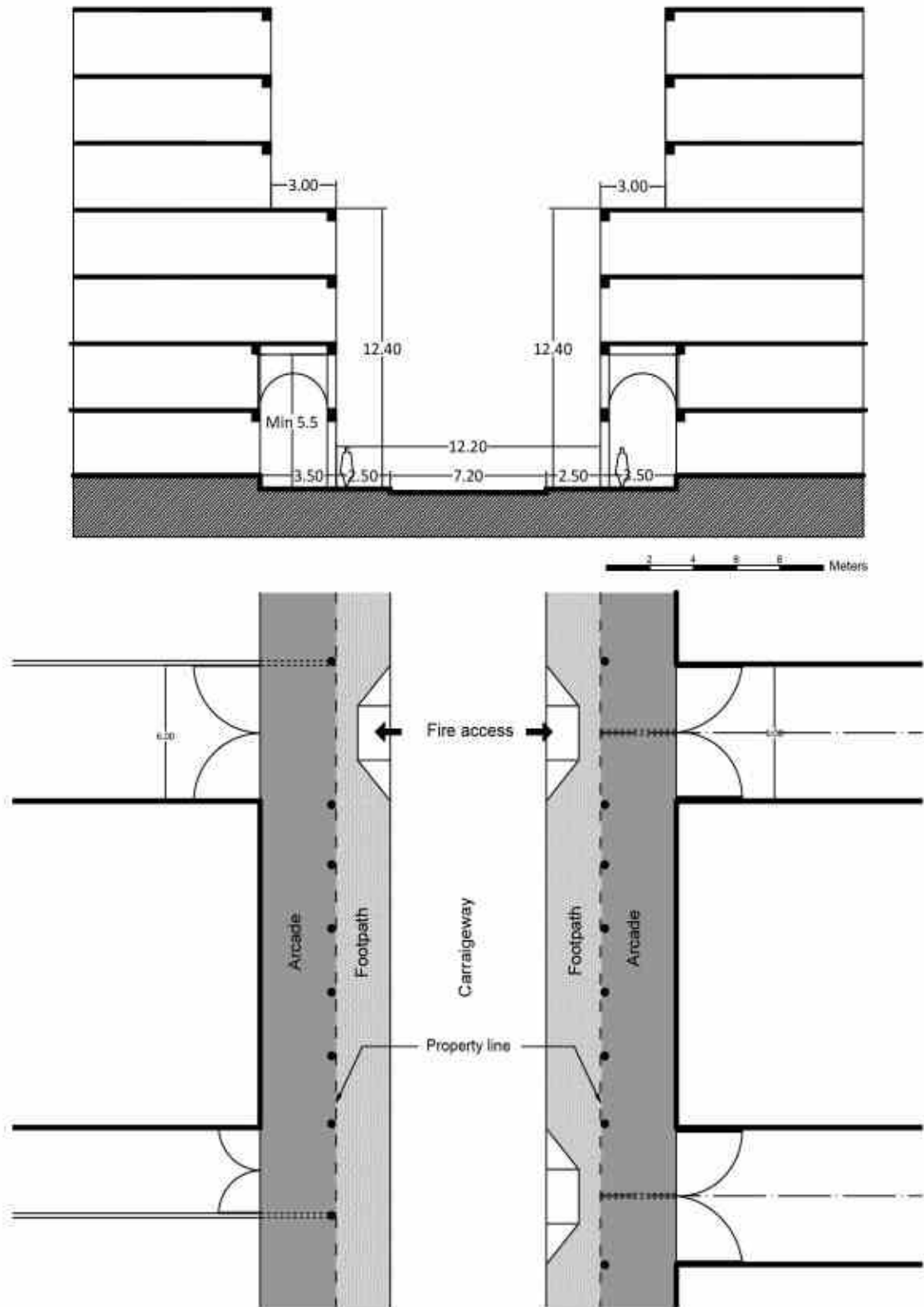
Right of Way 9.15M – (ii) Arcaded street on one side of the road and developments having zero front setback on the opposite side.

Figure No. 56. Section and Plan for street with ROW 9.15 M (ii)



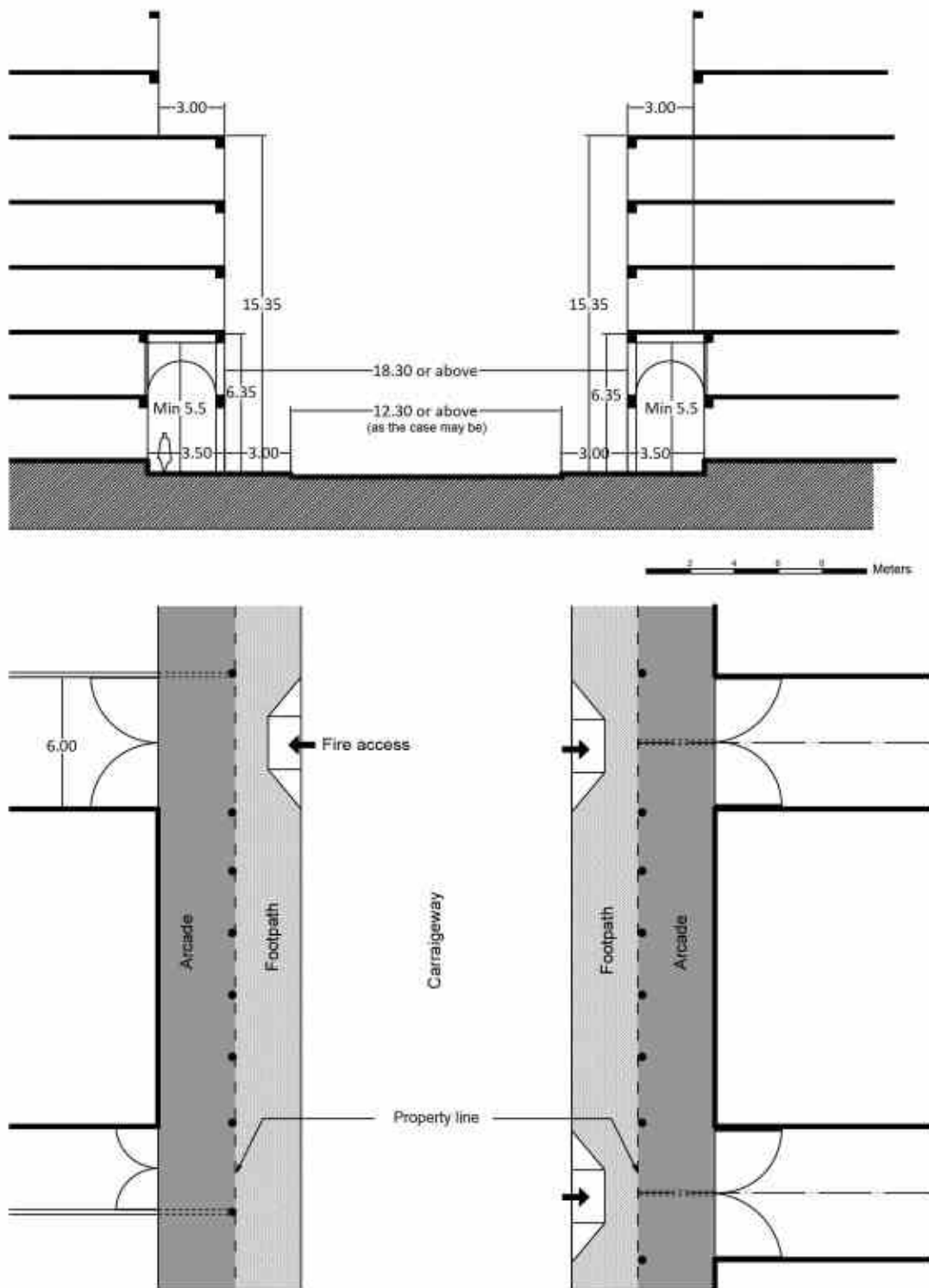
Right of Way 12.20 M

Figure No. 57. Section and Plan for street with ROW 12.20 M



Right of Way 18.30 M and above

Figure No. 58. Section and Plan for street with ROW 18.30 M and above



SDCR 7.3.6 CORNER ARTICULATION:

Street corners of buildings with arcades shall be as illustrated in Figure No. 59: to Figure No. 66:

Condition 1: Arcaded street meets arcaded street

Figure No. 59. Corner articulation-option (i)

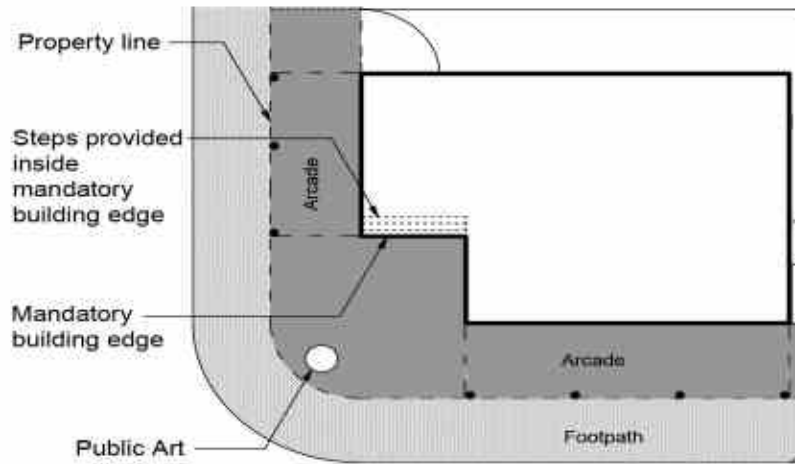
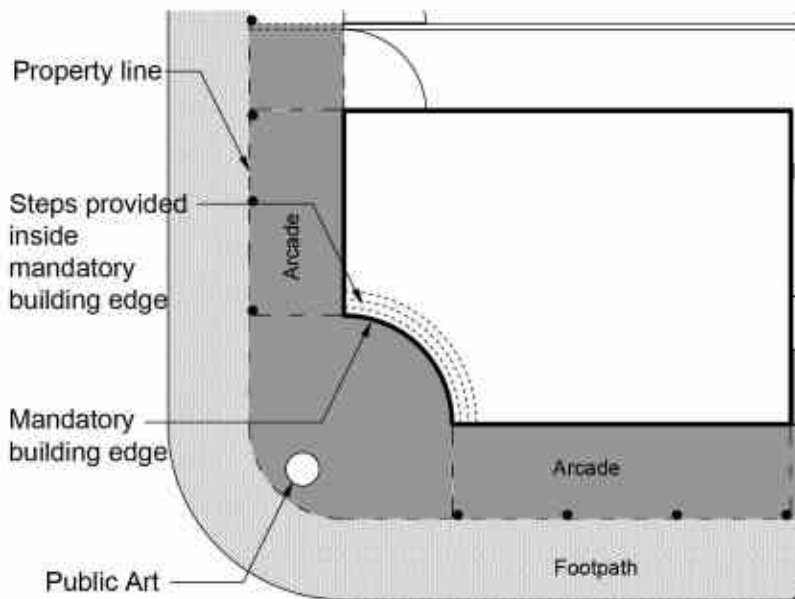
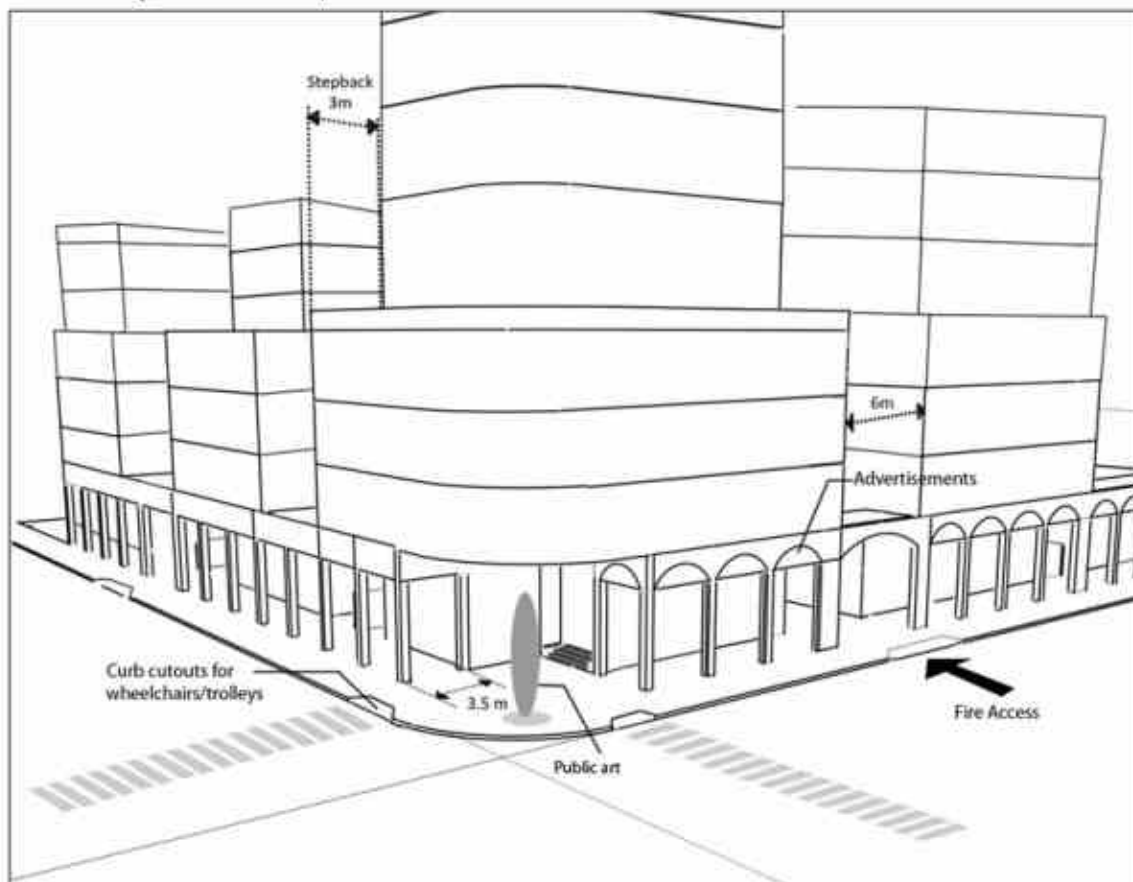


Figure No. 60. Plan- Corner articulation-option (ii)



Carraigeway

Figure No. 61. Perspective view of the corner articulation where arcaded street meets arcaded street



Condition 2: Arcaded street meets street with mandatory building line

Figure No. 62. Plan- Corner articulation-option (i)

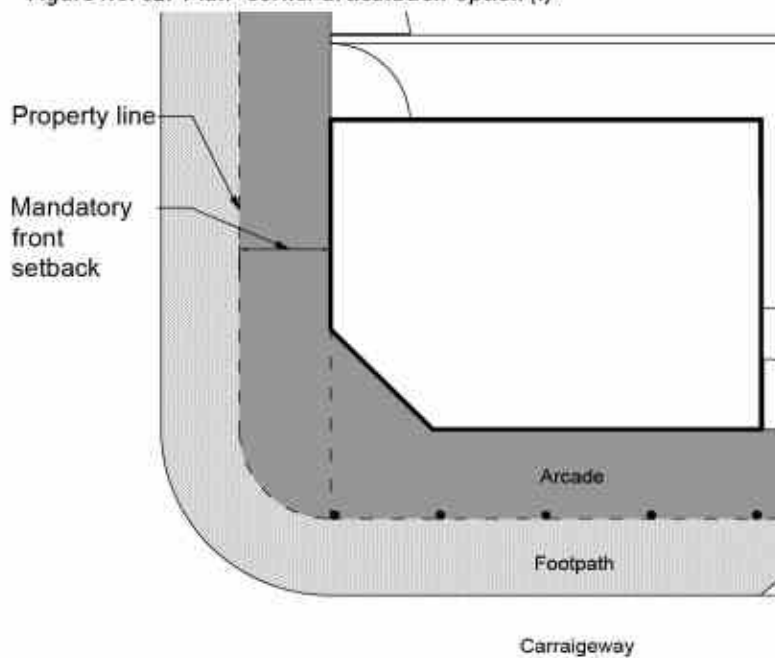
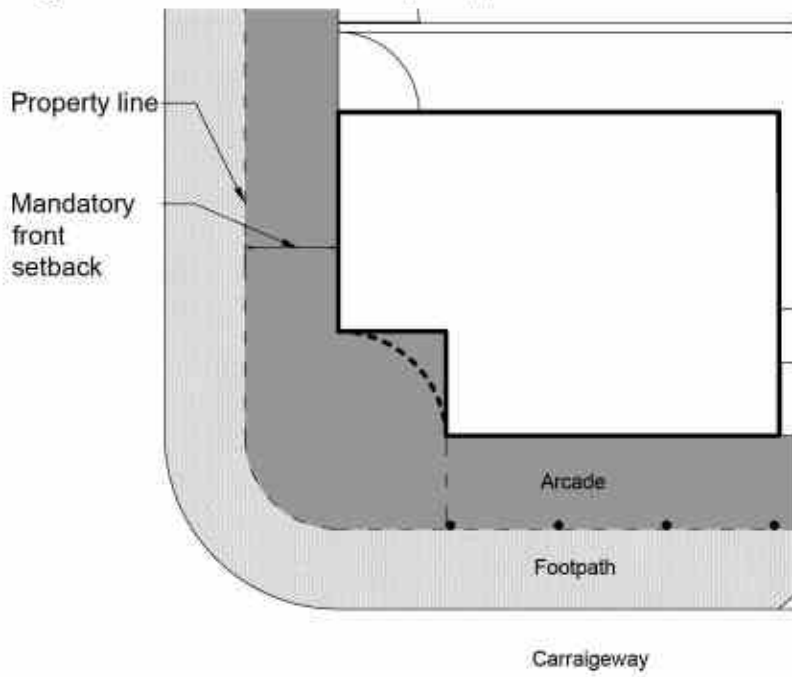


Figure No. 63. Corner articulation-option (ii)



Arcaded street meets street with zero front setback

Figure No. 64. Corner articulation-option (i)

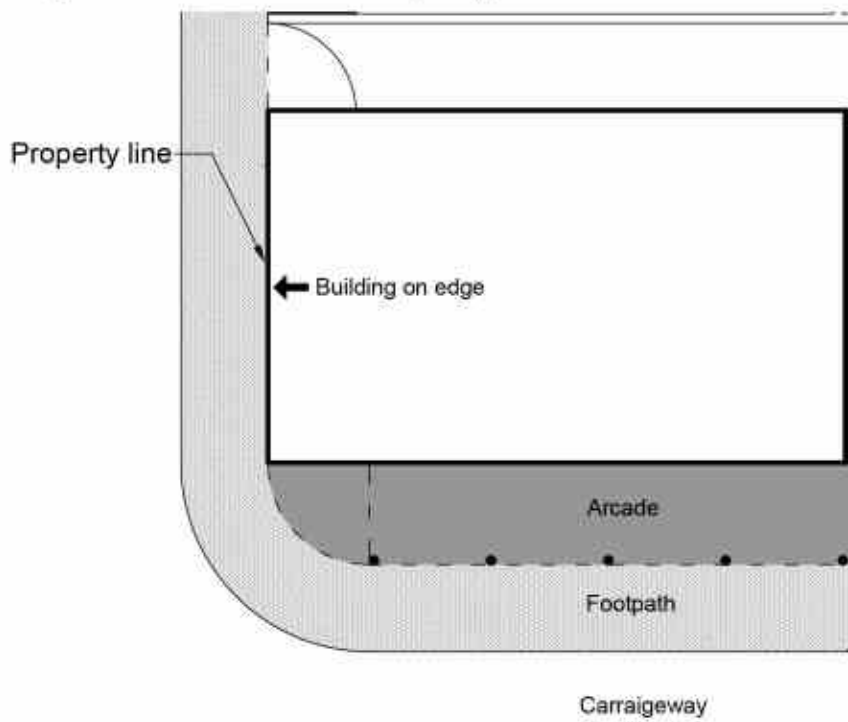


Figure No. 65. Plan- Corner articulation-option (ii)

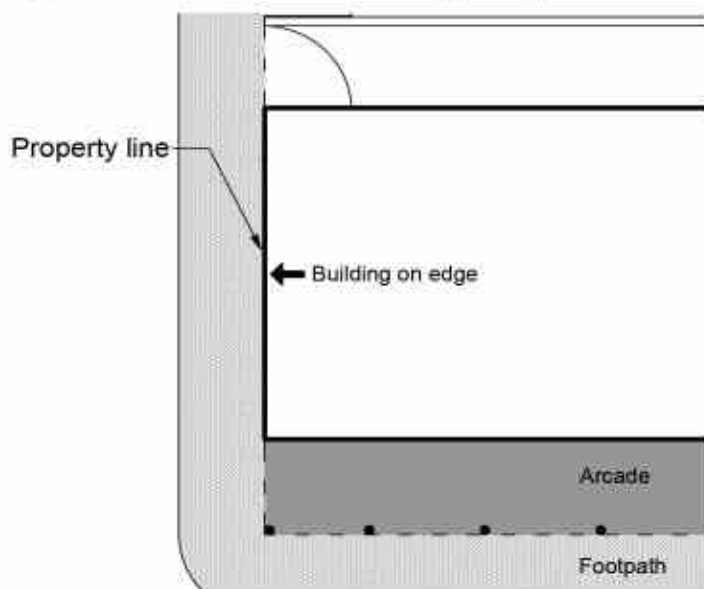
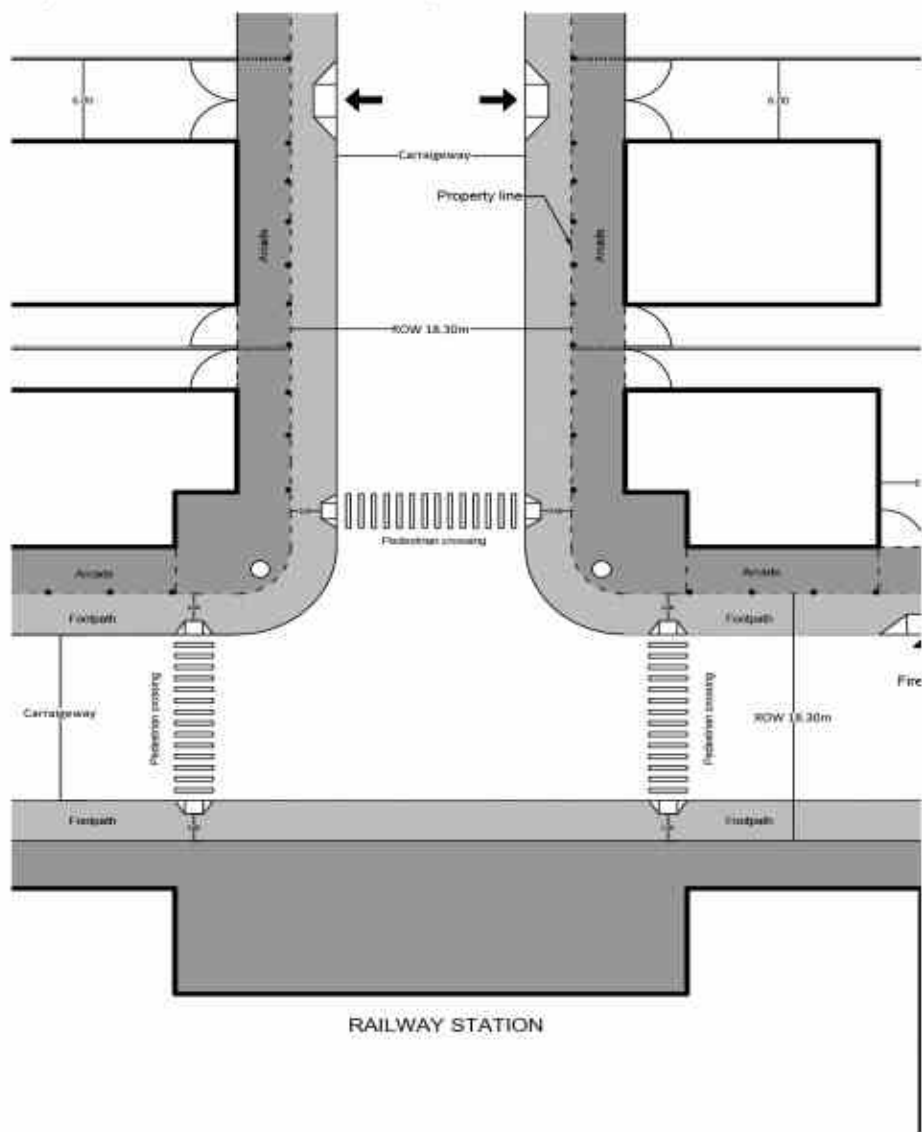


Figure No. 66. Corner condition at a T-junction



SDCR 7.3.7 REGULATIONS APPLICABLE TO ALL STREETS REQUIRING ARCADES:

- a) All arcades shall have free access to pedestrians.
- b) No compound wall shall be permitted on the edge of the plot where arcade is proposed.
- c) The flooring of the arcade shall match the level of footpath and they shall not have any level difference.
- d) The arcade shall continue upto plot boundary for continuity of arcade with adjoining plot and shall not confine upto building edge.
- e) Ramps or steps provided from flooring of arcade to access plinth of the building shall not be constructed in the arcade's width and shall be constructed within building line so as to provide unobstructed pathway in arcade.
- f) Flooring of the arcade shall be provided of the material which is non-slippery

SDCR 7.4 STREETS WHERE DEVELOPMENTS DO NOT REQUIRE ANY FRONT SETBACK

- a) All developments on the streets marked as SS-02 on the Streetscape Map shall have a zero front setback.
- b) This regulation shall not be made applicable for streets having width less than 12.20 M.

SDCR 7.5 MANDATORY BUILDING LINE

All developments on the streets marked as SS-03 on the Streetscape Map shall follow existing dominant front setback.





Annexures



ANNEXURE – 5.1 DEFINITIONS OF TERMS AND EXPRESSIONS

A

1. "Access" means a clear approach to a plot or a building.
2. "Accessory building" means a building separated from the main building on a plot, and put to one or more accessory uses.
3. "Accessory/ ancillary use" means use of the building/premises subordinate incidental to the principal use and customarily incidental to the principal use.
4. "Accommodation Reservation" means a plot of land reserved for public purpose where land-owner has an option of handing over part of land along with required builtup area to MCGM for intended public purpose and developing land permissible Development Right for the entire plot.
5. "Act" in these Regulation as the context requires means MR&TP Act i.e. The Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) or MMC Act i.e. The Mumbai Municipal Corporation Act, 1888 (Mumbai Act No. III of 1888).
6. "Advertising sign" means any surface or structure with characters, letter or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or giving information regarding or to attract the public to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the limits of Greater Mumbai i.e. City, suburbs or extended suburbs as defined in section 3 of the MMC Act, and area specified in Part II to IV of Schedule 'A' to the Greater Mumbai Laws and Mumbai High Court (Declaration of Limits) Act, 1945.
7. "Air-conditioning" means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.
8. "Addition and/or alteration" means a change from one occupancy to another, or a structural change, such as addition to the area or height, or the removal of part of a building, or a change to the structure, such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing or any required means of ingress or egress, or change to fixtures or equipment, as provided in these Regulations without demolishing the existing structures.
9. "Amenity Space" means space proposed for public amenities such as Recreational Open Spaces, Markets, Welfare Centres/ Aadhar Kendra, Police Chowkies, Public Sanitary Conveniences, Municipal Library, Reading Rooms for Students, Gymkhanas/Gymnasiums, Municipal Chowkies, Shelter for Destitute, Night Shelters, Old Age Homes, Pumping Stations, Citizen Facilitation Centre, Municipal Dispensaries, Facility for Solid Waste Management, Fire Stations, Fuel Stations, Electric Sub-Station etc., either for single facility or for multiple facilities, as specified in these Regulations.
10. "Appropriate Authority" means any public authority on whose behalf land is designated for a public purpose in any plan or scheme and which it is authorised to acquire;
11. "Approved" means Approved by the Authority having jurisdiction.
12. "Architect" means an architect duly registered with the Council of Architecture under the Architects Act, 1972.
13. "Automatic sprinkler system" means an arrangement of pipes and sprinklers, automatically

operated by heat and discharging water on fire, simultaneously setting an audible alarm.

14. "Authority Having Jurisdiction" means the Authority which has been created by a statute and which, for the purpose of administering the Code/Pint, may authorize a committee or an official or an agency to act on its behalf hereinafter called the 'Authority'.

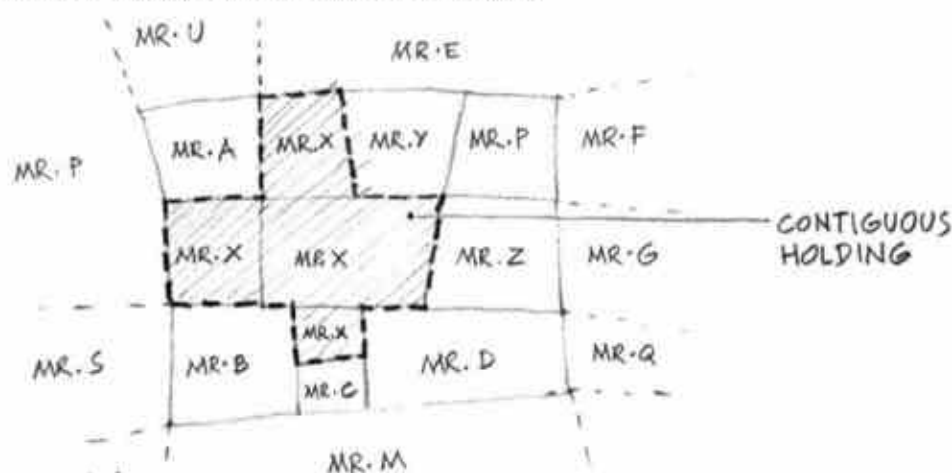
B

15. "Balcony" means a horizontal projection, including a parapet, hand-rail balustrade, to serve as a passage or sitting out place.
16. "Basement or Cellar" means the lower storey of a building below or partly below the ground level.
17. "Biotechnology Unit" means a unit certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf as the BioTechnology Unit.
18. "Building " means a structure, constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes-
- i. Foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms;
 - ii. Verandahs, balconies, cornices, projections;
 - iii. part of a building or anything affixed thereto;
 - iv. any wall enclosing or intended to enclose any land or space, signs and outdoor display structures;
 - v. tanks constructed for storage of chemicals or chemicals in liquid form;
 - vi. all types of buildings defined in "Part 7. Building Design Regulations", Regulation No. 18 of these Regulations except tents, shamianas and tarpaulin shelters erected for temporary purposes for ceremonial occasions, with the permission of the Commissioner, shall not be considered to be "buildings".
19. "Temporary Building " means any building which is constructed principally of mud, leaves, grass, cloth, thatch, wood, corrugated iron or asbestos cement sheets or such other material and includes a building of whatever size constructed of whatever material which the Commissioner has allowed to be built as a temporary measure.
20. "Building line" means the line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, if any, in any scheme and/or development plan. The building line may change from time-to-time as decided by the Authority.
21. "Mandatory Building Line" means the mandatory building line as prescribed in these regulations.
22. "Built-up area" means the area covered by a building on all floors including cantilevered portion, if any, but excepting the areas excluded specifically under these Regulations for the purpose of computation of FSI.
23. "Building operations " includes erection or re-erection of a building or any part thereof, roofing or re-roofing of any part of a building or of any open space, any material alteration or enlargement of a building, any such alteration of a building as is likely to affect an alteration of its drainage or sanitary arrangement or materially affect its security or the construction of a door opening on any streets or land not belonging to the owner.

24. "Buffer" means a line/ distance given by appropriate authority around or along the premises to have controlled development such as A line on either side of the of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority etc.

C

25. "Cabin" means a non-residential enclosure constructed of non-load bearing partitions.
26. "Canopy" means a projection over any entrance.
27. "Carpet area" of room means the net usable floor area excluding that covered by the walls.
28. "Chief Fire Officer" means the Chief Fire Officer or any other fire officer by whatever designation called, in charge of the fire-brigade maintained by a local authority or a planning authority.
29. "Chimney" means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.
30. "Chajja" means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance.
31. "Chowk" or Courtyard means a space permanently open to the sky, enclosed on sides fully or partially by building and may be at ground level or any other level within or adjacent to a building.
32. "Chowk, Inner" — A chowk enclosed on all sides.
33. "Chowk, Outer" — A chowk one of whose sides is not enclosed.
34. "Chute" means a vertical pipe system passing from floor to floor provided with ventilation and inlet openings for receiving refuse from successive floors and ending at the ground floor on the top of the collecting chambers.
35. "Contiguous Holding" means a contiguous piece of land under one ownership irrespective of separate property register cards /record of rights.



36. "Conversion" means the change of occupancy or premises to any occupancy or use requiring development permission.
37. "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.

38. "Corridor" means a common passage or circulation space including a common entrance hall.
39. "Covered Area" means area covered by the building immediately above the plinth level. The area covered by the following in the open spaces is excluded from covered area:
- i. Garden, rockery, well and well structures, plant nursery, waterpool, swimming pool (if uncovered), platform round a tree, tank, fountain, bench, CHABUT- with open top and unenclosed on sides by walls and the like;
 - ii. drainage culvert, conduit, catch-pit, gully pit, chamber, gutter and the like;
 - iii. compound wall, gate, unstoreyed porch and portico, slide, swing, uncovered stair-cases, ramp areas covered by Chajja and the like;
 - iv. and watchman' s booth, pump-house, garbage shaft, electric cabin or sub-stations, and such other utility structures meant for the services of the building under consideration.

NOTE – For the purpose of this part, covered area equals the plot area minus the area due for open spaces in the plot.

40. "Curb Cut" is a small solid (usually concrete) ramp that slopes down from the top surface of a sidewalk to the surface of an adjoining street. It is designed for ease of access for pedestrians, bicyclists and physically disabled people. In comparison with a conventional curb which is finished at a right angle above the street surface, a curb cut is finished at a slope that connects both surfaces.

D

41. "Designation" means a plot of land used for public purpose or partially used for public purpose by virtue of development under accommodation reservation or land in possession of appropriate authority for the public use and as such shown on the Development Plan.
42. "Developer/Bullder/Project Proponent" means the person who is legally empowered to carry out the development.
43. "Development" with its grammatical variations means the carrying out of holdings, engineering, mining or other operations in or over or under, land or the making of any material change, in any building or land or in the use of any building or land or any material of structural change in any heritage; demolition of any existing building, structure or erection or part of such building, structure of erection; and reclamation, redevelopment and lay-out and sub-division of any land; and "to develop" shall be construed accordingly.
44. "Development Plan" means a plan for the development or re- development of the area within the jurisdiction of a Planning Authority and includes revision of a development plan.
45. "Development Right" means right to carry out development or to develop the land or building or both, and shall include the transferable development right in the form of right to utilise the Floor Space Index of land utilisation either on the remainder of the land partially reserved for a public purpose or elsewhere, as the Development Control Regulations in this behalf provide
46. "Dharmashala" means a building used as a place of religious assembly, a rest house a place in which charity is exercised with religious or social motives, or a place wherein a certain section of people have a right of, or are granted, residence without payment or with nominal payment.
47. "Drain" means a system or a line of pipes, with their fittings and accessories such as man-holes, inspection chambers, traps, gullies, floor traps used for drainage of buildings or yards

appurtenant to the buildings within the same curtilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.

48. "Dwelling Unit/Tenement" means an independent housing unit with separate facilities for living, cooking and sanitary requirements.

E

49. "Eating-house" means any premises to which the public; are admitted and where any kind of food is prepared or supplied for consumption on the premises for the profit or gain of any person owning or having an interest in or managing such premises.
50. "Enclosed staircase" means a staircase separated by fire resistant walls and door from the rest of the building.
51. "Escape route" means any well ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.
52. "Existing building" means a building or structure existing authorisedly before the commencement of these Regulations.
53. "Existing Land Use Map " means a map indicating the use to which lands in any specified area are put at the time of preparing the map.
54. "Existing use" means use of a building or structure existing authorisedly before the commencement of these Regulations or at the time of seeking development permission involving change of use.
55. "Exit" means a passage channel or means of egress from any building, storey or floor area to a street or other open space of safety; horizontal outside and vertical exits having meanings at (i), (ii) and (iii) respectively as under:
- i) "Horizontal exit" means an exit which is a protected opening through or around a fire wall or a bridge connecting two or more buildings.
 - ii) "Outside exit" means an exit from a building to a public way, to an open area leading to a public way or an enclosed fire resistant passage leading to a public way.
 - iii) "Vertical exit" means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.
56. "External wall" means an outer wall of a building not being a party wall even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.
57. "Escalator" - A power driven, inclined, continuous stairway used for raising or lowering passengers.

F

58. "Fire and/or emergency alarm system" means an arrangement of call points or detectors, sounders and other equipments for the transmission and indication of alarm signals, Working automatically or manually in the case of fire or other emergency.
59. "Fire lift" means a special lift designed for the use of fire service personnel in the event of fire or other emergency.
60. "Fire proof door" means a door or shutter fitted to a wall opening, and constructed and erect-

ed with the requirement to check the transmission of heat and fire for a specified period.

61. "Fire Pump" means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having desired pressure as per requirement of Fire Act.
62. "Fire Booster pump" means a mechanical/electrical device which boosts up the water pressure at the top level of multistoryed/high rise building and which is capable of a pressure as per requirement of Fire Act.
63. "Fire prevention and life safety measures" means such measures as are necessary in accordance with the building bye-laws/ regulations or as required by or under the provisions of any law or the National Building Code of India, 2005, for the time being in force, for the prevention, control and fighting of fire and for ensuring the safety of life and property in case of fire.
64. "Fire resistance" means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809-1966 Fire Resistance Test of Structure.
65. "Fire separation" means the distance in metre measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building..
66. "Fire service inlet" means a connection provided at the base of a building for pumping up water through in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer.
67. "Fire tower" means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire-resisting doors and open to the outer air.
68. "Floor" means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with an access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.
69. "Floor space index (FSI)" means the quotient of the ratio of the combined gross floor area of all floors, excepting areas specifically exempted under these Regulations, to the total area of the plot, viz. :- .

$$\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Gross Plot area}}$$

70. "Premium FSI" means the FSI available by payment of amount of premium.
71. "Permissible FSI" means the maximum permissible FSI on the plot comprising permissible Base FSI, TDR and Premium FSI.
72. "Base FSI" means the FSI available for development without using TDR and without payment of premium as permitted by these Regulations
73. "Footing" means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
74. "Foundation" means that part of the structure which is in direct contact with and transmitting loads to the ground. .

75. "Front open space" means the space between the boundary line of a plot abutting the means/ of access/ road/ street and the building line. Plots facing two or more means of accesses/ roads/ streets shall be deemed to front on all such means of accesses/roads/streets.

G

76. "Gallery" means an intermediate floor or platform projecting from a wall of an auditorium or a hall, providing extra floor area, and/or additional seating accommodation. It also includes the structures provided for seating in stadia.
77. "Gaothan" is portion of the land or the village which is ordinarily used for settlement. The extent of area of Gaothan shall be as defined in Land Revenue codes.
78. "Grey water" means waste water from kitchens sinks, tubs, showers washing machines and dish washers excluding the waste water from water closets(W.C.)

H

79. "Habitable room" means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen , but excluding a bath-room water closet compartment, laundry, serving and storing pantry, corridor, cellar, attic, store-room, poo-ja-room and spaces not frequently used.
80. "Hazardous material" means- (MOEF circular) radio active substances; material which is highly combustible or explosive and/or which may produce poisonous fumes or explosive emanations or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids; other liquids or chemicals producing flame, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition. Or as defined by the Ministry of Environment and Forests from time to time.
81. "Height of a building" means the vertical distance measured, in the case of flat roofs, from the average level of the ground around and contiguous to the building to the highest point of the building and, in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and, in the case of gables facing the road, the mid-point between the eaves level and the ridge.
82. "Height of a room" means the vertical distance measured, from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.
83. "Heritage building" means a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the Planning Authority in whose Jurisdiction such building is situated.
84. "High Rise Buildings": With reference to the height of building they are catagorised as below.

| BUILDINGS | With Building Height |
|---------------|----------------------------|
| Low Rise | Up to 30.00 M |
| High Rise-I | Above 30.00M up to 70.00M |
| High Rise-II | Above 70.00M up to 120.00M |
| High Rise-III | Above 120.00M |

85. "Home occupation" means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a mem-

ber of the family residing in the premises without employing hired labour, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes.

86. "Information Technology Establishment" means an establishment which is in the business of the developing either software or hardware and providing IT Enabled services.

L

87. "Licensed Surveyor/Engineer/Structural Engineer/Supervisor" means a qualified surveyor, engineer, structural engineer or supervisor, licensed by the Commissioner.
88. "Lift or Elevator" means a mechanically operated car, platform for transport of persons and materials between two or more levels in a vertical or substantially vertical direction.
89. "Lift Landing or Lobby" means a portion of a building or structure used for discharge of passengers or goods or both into or from a lift car.
90. "Lift Pit" means the space in the lift well below the level of the lowest lift landing served.
91. "Lift Well" means the unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counterweight(s), including the lift points automatically close their doors and proceed on pit and the space for top clearance.
92. "Loft" means an intermediate floor between two floors or a residual space in a pitched roof above normal level constructed for storage.

M

93. "Mall" means a large enclosed shopping area.
94. "Masonry" means an assemblage of masonry units properly bound together by mortar. .
95. "Masonry unit" means a unit whose net cross-sectional areas in every plane parallel to the bearing surface is 75 percent or more of its gross cross-sectional area measured in the same plane. It may be either clay, brick, stone, concrete block or sand-lime brick.
96. "Mezzanine floor" means an intermediate floor, not being a loft, between the floor and ceiling of any storey. .
97. "Multi-level Parking" means a multi-storey car park (also called a parking garage, parking structure, parking ramp, or parking deck) is a structure designed specifically to be for automobile parking and where there are a number of floors or levels on which parking takes place. It can be a stacked car park or mechanically stacked parking.
98. "Multiplex" means a complex with an integrated entertainment and shopping centre/complex having at least three cinema halls with total minimum seating capacity of 450 seats, set up in a plot having an area of 3,500 Sq.M. or above. The multiplex may include retail outlets, showrooms, restaurant, fast food outlet, video games parlours, bowling alleys, health spa / centres and other recreational activities.

N

99. "Non-combustible" means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS-3808-1966 Method of Test for Combustibility of Building Materials. .
100. "Non-conforming User" means any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.

O

101. "Occupancy" or "Use" means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy buildings being those in which more than one occupancy are present in-different portions of the buildings.
102. "Occupier" includes a tenants an owner in occupation of, or otherwise using his land, a rent-free tenant in any land, and any person in lawful possession of any land who is liable to pay to the owner compensation for the use and occupation of the land; .
103. "Office" a room, set of rooms, or building used as a place of business for non-manual work and administrative work.
104. "Open space" means an area forming an integral part of a site left open to the sky.
105. "Marginal Open Space" means the minimum distance measured between the front, rear and side of the building and the respective plot boundaries.
106. "Owner" means any person for the time being receiving or entitled to receive rent or profits of the property in connection with which it is used, for the use of the land or building or would be entitled to do so if it were let, and includes :
- an authorised agent or trustee who receives such rent on behalf of the owner;
 - a receiver, executor or administrator, or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner;
 - an agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes; and
 - a mortgagee in possession.
107. "Operational Construction" means any construction whether temporary or permanent, which is necessary for the operation, maintenance, development, or execution of any services related Government department.
108. "Overlay Zone" means a zone prescribed by a land-use plan or by a statutory authority where regulations in addition to these Regulations with respect to use of land and buildings, FSI, height of buildings etc. may prevail as stipulated by such statutory authorities.

P

109. "Parapet" means a low wall or railing built along the edge of the roof or a floor.
110. "Parking space, means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles. .
111. "Partition" means an interior non-load bearing divider one storey or part storey in height.
112. "Professionals on Record" means the persons educationally, technically and experiancially qualified to perform a designated skilled job and who are appointed and are responsible for the work carried out by his/ her subordinate or team. Such as Architect, Engineer, Structural Engineer, Fire Protection Consultant, etc registered with the Competent Authority and undertaking the responsibility for the particular work as prescribed by the Appropriate Authority in these regulations.
113. "Permission " means a valid permission or authorisation in writing by the competent authority to carry out development or a work regulated by the Regulations. .

114. "Plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
115. "Plinth area" means the built-up covered area measured at the floor level of the basement or of any storey. .
116. "Plot" means a parcel or piece of land enclosed by definite boundaries. .
117. "Podium" means a raised open to sky platform with wider base of a building used for parking and providing other services as prescribed under these Regulations and other habitable purposes.
118. "Porch" means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building. .
119. "Proposed Land use Plan (PLU)" means a plan showing proposed land uses as a part of Development Plan.
120. "Public Building" means a building used or intended to be used either ordinarily or occasionally by the public such as:
- a. offices of Central or State Government or any public sector undertaking or statutory authority or local authorities;
 - b. a church, temple, chapel, mosque or any place of public worship;
 - c. Any public or private college, school, library, or places of educational facilities;
 - d. Cinema, public concert hall, drama theatre, auditoriums, sports complex, sports facilities, theatre for cultural activities;
 - e. public hall, welfare centres, exhibition hall, or any other place of assembly;
 - f. hospital, maternity home, post partem centres or any other place of medical facility;
 - g. market, shopping centre, departmental stores or malls with or without multiplex or any other place of retail merchandise;
 - h. Railway station, Metro/mono-rail stations, Bus stations, or any other public transport terminal.

R

121. "Reservation" means a plot of land proposed to be developed for a public purpose and so depicted on the Proposed Land Use Plan or as provided under the Regulations.
122. "Residence" includes the use for human habitation of any land or building, or part thereof including gardens, grounds, garages, stables and outhouses, if any; appertaining to such land or building.
123. "Retention activity" means an activity or use which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.
124. "Road/Street" means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and hedges, retaining walls, fences, barriers and railings within the street lines.
125. "Road/Street level or grade" means the officially established elevation or grade of the centre

line of the Street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.

126. "Road/Street line" means the line defining the side limits of a road/street.
127. "Road width" or "Width of road/street" means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction of such road.
128. "Room Height" means the vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided, the underside of the joists or beams or tie beams shall determine the upper point of measurement for determining the head room. (NBC).
129. "Row housing" means a row of houses with only front, rear and interior open spaces. .
130. "Refuge Area" means an area where persons can take refuge and await instructions or assistance till evacuation during fire.

S

131. "Sanctioned or Approved Plan" means the set of plans and specifications submitted in connection with a building or development and duly approved and sanctioned by the Authority.
132. "Semi-detached building" means a building detached on three side with open spaces as specified in these Regulations. .
133. "Service road" means a road/lane provided at the front, rear or side of a plot for service purposes.
134. "Site/Plot" means a parcel or piece of land with definite boundaries.
135. "Site, Corner" means a site at the junction of land fronting on two or more roads or streets.
136. "Site, Depth of" means the mean horizontal distance between the front and rear site boundaries.
137. "Site with double frontage" means a site having a frontage on two streets other than a corner plot.
138. "Site, Interior or Tandem" means a site access to which is by a passage from a street whether such passage forms part of the site or not.
139. "Smoke-stop door" means a door for preventing or checking the spread of smoke from one area to another.
140. "Stair -cover "means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather and not used for human habitation.
141. "Stilt" means a framework of columns, beams and slabs without enclosing walls. over which the building rests. It is used for parking purposes as provided under these Regulations.
142. "Storey" means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it. .
143. "Solar assisted water heating system" means a device to heat water using solar energy as heat

source.

T

144. "Tenement" means an independent dwelling unit with a kitchen or a cooking alcove.
145. "Theatre" means a place of public entertainment for the purpose of exhibition of motion picture and/ or dramas and other social or cultural programmes.
146. "Travel distance, " means the distance from the remotest point on a floor of a building to a place of safety be it vertical exit or a horizontal exit or an outside exit measured along the line of travel.

U

147. "Unsafe building" means a building which-
- a. is structurally unsafe,
 - b. is insanitary,
 - c. is not provided with adequate mean of egress,
 - i) constitutes a fire hazard,
 - ii) Is dangerous to human life,
 - d. in relation to its existing use' constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

V

148. "Ventilation" means supply of outside air into, or the removal of inside air from an enclosed space.
149. "Volume to plot ratio (V.P.R.)" means the ratio expressed in meters of the volume of a building measured in cubic meters to the areas of the plot measured in square meters.

W

150. "Water closet (W.C.)" means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.
151. "Water course " means a natural channel or an artificial channel formed by training or diversion of a natural channel meant for carrying storm and waste water.
152. "Water course, Major" means a water course which carries storm water discharging from a contributing area of not less than 160 hectares, the decision of the Commissioner on the extent of the contributing area being final. A minor water course is one which is not a major one.
153. "Window" means an opening other than a door, to the outside of a building which provides all or part of the required natural light, ventilation or both to an interior space.



ANNEXURE – 6.1 DETAILS OF THE QUALIFICATION, DUTIES, RESPONSIBILITIES AND REGISTRATION PROCESS OF THE PROFESSIONALS ON RECORD

| SR.NO | PROFESSIONALS | QUALIFICATION & Registrations | REGISTRATION | DUTIES | RESPONSIBILITIES |
|-------|---------------------|---|---|--|--|
| 1 | Architect | The Architect must hold a valid registration with the Council of Architecture, India, issued as per the provisions of the Architects Act, 1972, The Architect must have a minimum of two years of experience in a practice of architecture. | Registration with the Council of Architecture, India, issued as per the provisions of the Architects Act, 1972. | To design and carry out work related to development permission as given below and to submit- a. Submission of all plans/ documents/ information/ area certification & other details as specified in these DCR connected with development permission; b. Work Start Notice Certificate of plinth completion Certificate of supervision Completion certificate for building with Plans. | The Architect shall be responsible for designing the building in conformity with these Regulations, for authentication of documents submitted and for ensuring that the development is carried out as per approved plans, else get amended plans approved and intimating the Authority. |
| 2 | Licensed surveyor | The "Licensed Surveyor" shall be licensed by the Municipal Corporation with the valid licence issued as per the procedure adopted by MCGM. The "Licensed Surveyor" must have a minimum of two years of experience in a practice of architecture. | Registration with Municipal Corporation with the valid licence issued as per the procedure adopted by MCGM. | | |
| 3 | Structural Engineer | The "Structural Engineer" must hold atleast a degree in Civil Engineering and shall be licensed with the Municipal Corporation with the valid license issued as per the procedure adopted by MCGM. The "Structural Engineer" must have a minimum of two years of experience in a practice of Structural Engineer. | Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM. | To carry out work related to development permission as given below and to submit- a. all Structural plans and related information connected with development permission; b. Structural details and calculations of all parts of building c. Certificate of plinth completion d. Certificate of supervision and Completion Certificate for building with completion plans. | The Structural Engineer shall be responsible for the structural safety and stability of development carried out on site. He shall ensure that the development is as per the structural requirements given by him. Further the structural designs given shall match with approved plans. If he notices any difference he shall be responsible for intimating the Authority, |

| | | | | | |
|---|---------------------------------|--|--|---|--|
| 4 | Advocate or Solicitor on record | <p>The Advocate or Solicitor on Record must hold a valid registration with the Bar Council of India.</p> <p>The Advocate or Solicitor on Record must have a minimum of three years of experience in a practice of Land related matters.</p> | <p>Registration with the Bar Council of India.</p> | <p>To render services related to development permission and to submit- Title Clearance Certificate for the Land under development after exercising the procedure of search etc. at the time of submission of proposal, ownership for each CTS No. along with all rights on proposed development at the time of submission of proposal.</p> <p>To submit details of any earlier court matters related to Land at the time of submission of proposal.</p> | <p>Advocate or Solicitor shall be responsible for certification of title of the land certifying the authentication of rights of the owner/ developer to carry out development on the land concerned</p> |
| 5 | Site Supervisor | <p>The "Site Supervisor" must hold a diploma in Civil Engineering or any other qualification in the field of Civil Engineering recognised by the board / universities in Maharashtra and shall be licensed with the Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.</p> <p>The "Site Supervisor" must have a minimum of two years of experience in Supervision.</p> | <p>Registered with the Municipal Corporation with the valid licence issued as per the procedure adopted by MCGM.</p> | <p>To carry out work in accordance with the development permission and approved plans and to submit- Certificate of supervision of buildings and to carry out material testing on site and ensuring the quality of work as per the specifications, NBC & relevant Code of Practice.</p> | <p>The Site Supervisor shall be responsible for the workmanship and material quality and tests of material required in development carried out on site. The failure of test results shall be intimated to MCGM. He shall ensure that the development is as per the structural design and approved plans and If he notices any difference he shall be responsible for intimating the Authority,</p> |
| 6 | Licensed Plumber | <p>The "Licensed Plumber" must hold a diploma in Civil Engineering or any other qualification in the field of Civil Engineering recognised by the board / universities in Maharashtra and shall be licensed with the Municipal Corporation with the valid license Issued as per the procedure adopted by MCGM.</p> <p>The "Site Supervisor" must have a minimum of two years of experience in Supervision.</p> | <p>Registered with Municipal Corporation with the valid licence issued as per the procedure adopted by MCGM.</p> | <p>To carry out plumbing work related to development permission and approved plans and to submit- Certificate of supervision of buildings for Plumbing & water supply and to carry out details and calculations of all parts of building w.r.t. Plumbing & bye law 4(c) according to approved development permission and to submit Plumbing Completion Certificate along with plans.</p> | <p>The Licensed Plumber shall be responsible for the workmanship and material quality and tests of material required for plumbing and water supply. The failure of test results shall be intimated to MCGM. He shall ensure that the plumbing layout proposed is as per approved plans and If he notices any difference he shall be responsible for intimating the Authority,</p> |



| | | | | | |
|---|--|--|--|--|---|
| 7 | Consultants for Rain Water Harvesting | <p>The Consultant for Rain water Harvesting (RWH) must hold a valid Diploma/ Degree in Civil Engineering and Masters degree in Environment.</p> <p>The Consultant for Rain water Harvesting on Record must have a minimum of two years of experience in the field practice in RWH.</p> | | <p>To carry out work related to Rain water Harvesting and to submit-</p> <ol style="list-style-type: none"> 1. Certificate & all related information connected with development permission for Rain water Harvesting; 2. Details for Rain water Harvesting Plant with proposal/ plans. 3. To submit Completion Certificate with respect to Rain water Harvesting for building stating the plant has been installed & tested. | <p>The Consultants for Rain Water Harvesting shall be responsible for the work of Rain Water Harvesting carried out on site as per approval. He shall ensure that the work is carried out as per approval and if he notices any difference he shall be responsible for intimating the Authority,</p> |
| 8 | Consultants for Grey Water Recycle | <p>The Consultant for Grey water Recycle must hold a valid Masters degree in Environmental/ Public Health Engineering.</p> <p>The Consultant for Grey water Recycle on Record must have a minimum of two years of experience in a field practice in gray water recycling.</p> | | <p>To carry out work related to Grey Water Recycle and to submit-</p> <ol style="list-style-type: none"> 1. To submit certificate & all related information connected with development permission for Grey water Recycling; 2. To submit details for Grey water Recycling Plant with proposal / plans. 3. To submit Completion Certificate with completion plan respect to Grey water Recycling for building stating the plant has been installed & tested. | <p>The Consultants for Grey Water Recycle shall be responsible for the work of Grey Water Recycle carried out on site as per approval. He shall ensure that the work is carried out as per approval and if he notices any difference he shall be responsible for intimating the Authority,</p> |
| 8 | Consultants for Conservation of Energy | <p>The Consultant for Conservation of Energy must hold any valid degree and Masters degree in Environment and must have a minimum of two years of experience in a field practice in energy conservation..</p> | | <ol style="list-style-type: none"> 1. To submit certificate & all related information connected with Conservation of Energy; 2. To submit details for Conservation of Energy Plant with proposal for implementation. 3. To submit Completion Certificate with completion plan with respect to Conservation of Energy for building stating the plant has been installed & tested. | <p>The Consultants for Conservation of Energy shall be responsible for the work of Conservation of Energy carried out on site as per approval and the ECBC codes. He shall ensure that the work is carried out as per approval and if he notices any difference he shall be responsible for intimating the Authority,</p> |

| | | | | | |
|----|---|--|--|---|--|
| 9. | Consultant for Fire Safety Measures | Fire Protection Consultant shall be a licenced agency under the Fire Prevention & Fire Safety Measures Act, 2006. | Must be registered with Director, Maharashtra Fire Services. | To carry out work related to development permission with respect to Fire Safety measures and to submit- 1. Certificate & all related information concerned with development permission is in accordance with requirement of Fire Act 2008; 2. To submit details for fire safety measures for all parts of building 3. Completion Certificate along with plans for building stating all fire safety measures as per CFO NOC has been installed & tested with completion plans | The consultant for fire protection shall be responsible for design and implementation of fire fighting system and shall also be responsible for its implementation on site in consultation with fire department of MCGM. |
| 10 | Consultant for Heating Ventilation And Air-condition (HVAC) | HVAC Consultant shall be a graduate in Electrical Engineering and must possess minimum two years experience in installation of HVAC. | | To carry out work related to HVAC system and to submit- 1. Certificate & all related information concerned with HVAC; 2. To submit details for HVAC for implementation. 3. Completion Certificate along with plans with respect to HVAC installation, their testing and proper functioning | The consultant for HVAC shall be responsible for planning, designing and implementation of HVAC system as per the NBC and relevant code of practices. |
| 11 | Consultant for Solid Waste Management (SWM) | SWM Consultant shall be a graduate in Environmental Engineering or Environmental Planning and must possess minimum two years experience in field of SWM. | | To carry out work related to SWM system and to submit- 1. Certificate & all related information concerned with SWM; 2. To submit details for SWM for implementation regarding waste segregation, onsite treatment and disposal. 3. Completion Certificate along with plans with respect to SWM system installation, their testing and proper functioning | The consultant for SWM shall be responsible for planning, designing and implementation of SWM system as per the NBC and relevant code of practices. |



ANNEXTURE- 6.1 A FORM OF APPLICATION FOR DEMARCATION.

(to be reproduced on applicants letterhead)

Date :

To,

The Urban Planner,

Development Plan, City / E.S / W.S.,

Municipal Corporation of Gr Mumbai,

Sub: Demarcation of D.P. Road / Reservation at CTS No. Of
Village at

Sir,

Please find enclosed herewith copy of remarks as per Development Plan-2034 along with accompanying plan. You are requested to demarcate the reservations / D.P. Roads at site as per same and issue demarcation certificate with demarcation plan.

Thanking you,

Yours faithfully,

Architect/ Licensed Surveyor

Encl : (Copy pre-requisites)

ANNEXURE – 6.2 FORM OF APPLICATION FOR DEVELOPMENT FOR GOVERNMENT (PUBLIC AUTHORITIES) PROPOSALS & REQUIREMENT OF ACCOMPANIMENTS FOR PROPOSALS

in accordance with the provisions of Section 58 of MR&TP Act.

DATE: _____

To,

The Executive Engineer (B.P.)

M.C.G.M.

Mumbai.

Subject: Proposal to erect, to re-erect/ to make material alteration in the building on property bearing C.T.S. No./ C.S.No./ F.P. No. _____ Village/ Division/ T.P.S. No. _____ Ward _____

Sir,

I/ We intend to carry out following development on the site at the above-mentioned land owned by me/ us.

1. Proposal to erect, to re-erect the building / to make material alteration to building on above mentioned property. And I/ We therefore apply as required under section 58 of the Maharashtra Regional and Town Planning Act, 1966/, and the Maharashtra Development Plan Rules, 1970 for permission for carrying out the development of my/ our land.

2. I/ We enclose the following plans and statements (Items 1 to 6) wherever applicable, in quadruplicate, signed by professional persons who has agreed to supervise the work & prepare the plans and designs on my behalf and copies of other statements/ documents as applicable (Items 7 to 12):-

| Name of Professionals | License No. | Validity date (wherever applicable) |
|---------------------------------|-------------|-------------------------------------|
| Architect/ Licensed Surveyor | | |
| Structural Engineer | | |
| Site Supervisor | | |
| Licensed Plumber | | |
| Advocate on Record for proposal | | |



| Sr. No. | Description | Pg. No. |
|---------|--|---------|
| 1 | Key Plan (Location Plan) | |
| 2 | Site Plan | |
| 3 | Property register card, and city survey plan for plot in original signed by the Competent City Survey Authority not issued prior to 12 months. | |
| 4 | Owners' affidavit regarding area of the plot | |
| 5 | Architect's certificate for plot area along with area calculations by triangulation method. | |
| 6 | Ownership documents submitted by Advocate on Record | |
| 7 | Ownership Title submitted by Advocate on Record | |
| 8 | Appointment letter in favour of Professionals (licensed Surveyor or architect, Advocate on Record) | |
| 9 | Supervision memorandum of Professionals (licensed Surveyor or architect, Advocate on Record) | |
| 10 | Sub-division/ layout plan | |
| 11 | Building Plan | |
| 12 | Particulars of development in the form in Annexure-I | |
| 13 | Attested copy of receipt for payment of building permit fee | |
| 14 | Clearance certificate of municipal tax arrears. | |
| 15 | No objection certificate/s, (_____) where required. | |

Please approve the proposed development/ construction/ redevelopment and permit me to execute the work:

Yours faithfully,

| | |
|---|--|
| Name of the officer incharge of Govt. Authority | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

ANNEXURE – 6.3 A) FORM OF APPLICATION FOR STAGE I- PLANNING PERMISSION

A) Application for LAYOUT/SUB-DIVISION/AMALGAMATION AS PER SECTION 302 OF M.M.C. ACT, 1888 AND SECTION 44 OF M.R. & T.P. ACT, 1966

DATE: _____

To,

The Chief Planner (D.P.)

M.C.G.M.

Mumbai.

Subject: Proposed Layout / Sub-division / Amalgamation of property bearing C.S./ C.T.S. Nos./ F.P. Nos. _____ of Division/ village/ T.P. Scheme _____, in _____ ward, Mumbai.

Sir,

I/ We intend to carry out the following development at the above-mentioned land owned by me/ us.

LAYOUT/ SUB-DIVISION/ AMALGAMATION of above mentioned C.T.S. Nos. _____ of village _____.

And I/ We therefore apply as required under section 44 of M.R.& T.P. Act, 1966 for permission for carrying out the development of my/ our land.

I/ We am/ have engaged Shri/ Smt. _____ as our Architect/ Licensed Surveyor who has agreed to supervise the work having Registration No. _____

I/ We state that I/ We do not own any other land contiguous to the above mentioned plot/ plots.

Name of the Owner/ Developer: _____
Address: _____
Tel. No.: _____
Signature: _____
Date: _____



ANNEXURE – 6.3 B) APPLICATION FORM FOR CHANGE OF USER PERMISSION / CHANGE OF OCCUPANCY PERMISSION

To,
The Chief Planner,
M.C.G.M.

Sub: Proposed Change of user permission to _____ users on Plot bearing C.S. No./ CTS Nos./ F.P.No. _____ of Division/ Village/ T.P. Scheme No. _____ at _____ situated in _____ zone in _____ ward.

I have submitted a change of user proposal to _____ users on behalf of my/ our client Shri/ M/s. _____ on the above referred property which is situated in _____ zone as per Regulation _____. Please approve the proposed change of user on the land under reference. The proforma to be filled by Owner and me jointly is attached herewith

Thanking you,

Yours Faithfully

| | |
|--|--|
| Name of the Architect/ Licensed Surveyor | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

The proforma to be filled by Owner and the Architect/ Licensed Surveyor for change of user proposals

| Sr. No. | Description | Pg. No. |
|---------|---|---------|
| 1 | Name of the applicant | |
| 1A | Status of the applicant, Whether owner or whether Constituted Attorney; | |
| 2 | Details of ownership documents submitted | |
| 3 | Ownership Title submitted by Advocate on Record | |
| 4 | Name and address of the Architect | |
| 5 | Details of plot | |
| 5a | C.S./ C.T.S. No. of Division/ Village | |
| 5b | Area of property in Sq.M. | |
| 5c | Details of contiguous land in possession of the same owner not included in the present proposal | |
| 5d | Details of Sub-division/ layout plan approved | |

| Sr. No. | Description | Pg. No. |
|---------|--|---------|
| 5e | Details of Property register card(P.R. Card) and city survey plan for land under reference in original signed by the Competent City Survey Authority not issued prior to 12 months | |
| 5f | Details of P.R. Card and city survey plan for contiguous land in original signed by the Competent City Survey Authority not issued prior to 12 months is submitted | |
| 5g | D.P. Remarks | |
| 5h | Demarcation of D.P. Roads/ reservations affecting the plot | |
| 5i | Areas of reservations / D.P. Roads affecting the plot | |
| 6 | The balance area (excluding areas of reservations mentioned in 5h above) for residential/ Commercial development | |
| 7 | User proposed on the land under reference | |
| 8 | Area of amenity space required as per regulation _____ proposed | |
| 9 | Area of amenity space proposed | |
| 10 | Segregation distance required as per regulation (in tabular format of required & proposed) | |
| 11 | No objection certificate/s, form Directorate of Industries | |

| | |
|----------------------------------|--|
| Name of the Owner/ Developer: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

| | |
|---|--|
| Name of the Architect/ Li- censed Surveyor | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |



ANNEXURE – 6.3 C) APPLICATION FORM FOR DEVELOPMENT PERMISSION UNDER ACCOMODATION RESERVATION

To,
The Chief Planner,
M.C.G.M.

Sub: Proposed permission for development of reservation under Accomodation reservation concept for reservation of _____ on Plot bearing C.S. No./ CTS Nos./ F.P.No. _____ of Division/ Village/ T.P. Scheme No. _____ at _____ situated in _____ ward.

I have submitted a proposal for development of reservation under Accomodation reservation concept on behalf of my/ our client Shri/ M/s. _____ on the above referred property as per Regulation _____. Please allow the permission under accomodation reservation concept on the land under reference. The proforma to be filled by Owner and me jointly is attached herewith:

Thanking you,

Yours Faithfully

| | |
|--|--|
| Name of the Architect/ Licensed Surveyor | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

The proforma to be filled by Owner and the Architect/ Licensed Surveyor for change of user proposals

| Sr. No. | Description | Pg. No. |
|---------|---|---------|
| 1 | Name of the applicant | |
| 1A | Status of the applicant, Whether owner or whether Constituted Attorney: | |
| 2 | Details of ownership documents submitted | |
| 3 | Ownership Title submitted by Advocate on Record | |
| 4 | Name and address of the Architect | |
| 5 | Details of plot | |
| 5a | C.S./ C.T.S. No. of Division/ Village | |
| 5b | Area of property in Sq.M. | |
| 5c | Details of Sub-division/ layout plan approved | |

| Sr. No. | Description | Pg. No. |
|---------|--|---------|
| 5e | Details of Property register card(P.R. Card) and city survey plan for land under reference in original signed by the Competent City Survey Authority not issued prior to 12 months | |
| 5g | D.P. Remarks | |
| 5h | Demarcation of D.P. Roads/ reservations affecting the plot | |
| 5i | Areas of reservations affecting the plot | |
| 6 | Development proposed as per Regulation No. 17.1 accommodation reservation | |
| 8 | Area of built up amenity required as per regulation 11.4 proposed | |
| 9 | Area of built up amenity proposed as per regulation 11.4 | |

| | |
|----------------------------------|--|
| Name of the Owner/ Developer: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

| | |
|---|--|
| Name of the Architect/ Li- censed Surveyor | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |



**ANNEXURE – 6.3 D) FORM OF APPLICATION FOR RELOCATION OF RESERVATIONS/
REALIGNMENT OF D.P. ROADS**

(to be reproduced on applicants letterhead)

Date :

To,
The Dy. Chief Planner,
Development Plan,
Municipal Corporation of Gr Mumbai,
Mumbai – 400 001.

Sub : Shifting / and / or interchanging the designation / reservation / realignment of D.P. Road with respect to property / properties bearing C.S. Nos C.T.S. Nosat

Sir,

The above said properties are belonging to us / our clients. The said properties are affected by various D.P. Road / Designation / reservations such as 1) 2) 3)

I / We intend to shift / interchange the above reservations for following reasons :-
(Tick the appropriate).

1. For better planning and implementation of entire development.
2. To provide access to land locked plot.
3. As site conditions are not suitable for development.
4. Existing road alignment is not in consonance with proposed road alignment.

Please note that the area of reservations while modifying, is not reduced from the area in revised sanctioned Development Plan.

You are therefore requested to scrutinize the proposal and allow the shifting and / or interchanging of reservation.

Thanking you,

Yours faithfully,

Architect / Licensed Surveyor

List of Enclosures.

1. Owner's application (Format to be attached cum authority to architect).
2. D.P. Remarks.
3. P.R. Cards.
4. C.T.S. Plan.
5. Other ownership documents.
6. Proposed plan with area calculations.

ANNEXURE – 6.4 ACCOMPANIMENTS WITH PLANNING PERMISSION

The documents to be submitted along with Planning proposal.

| | |
|----|---|
| I. | Application for LAYOUT/ SUB-DIVISION/ AMALGAMATION proposal |
| A. | Notice/ Application |
| | <p>Notice under Section 302 of BMC Act, 1988, in a prescribed format along with complete set of plans (8 sets) indicating therein the prominent roads, landmarks in the neighborhood near the site under reference on the location plan as well as block plan.</p> <p>Form of Supervision by Architect/licensed surveyor in prescribed proforma as per ANNEX ____.</p> <p>Copy of Development Plan/ Town Planning Remarks issued not earlier than 1 year.</p> <p>P. R. Cards (stating therein area in words) issued not earlier than one year from the date of submission along with city survey plan/True extract.</p> <p>Owner's Affidavit as per ANNEX- ____.</p> <p>Title clearance certificate from Solicitor and PAN Card of the Title Holder & Developer as the case may be.</p> <p>Triangulation calculation for plot area and other documents for area of the plot.</p> <p>Architects' certificate for area of the plot as per ANNEX ____.</p> <p>In case a plot is to be developed by deriving a "right of way", a registered agreement from the concerned owner.</p> <p>N.O.C. from Highway Authorities wherever applicable.</p> <p>U.L.C. Clearance wherever necessary as per the guidelines issued by the Government.</p> <p>Attested copy for payment of tax up to date paid to Assessment Department of MCGM.</p> <p>Copy of Development permission issued by D. P. Section along with plan in case of development of land under reservation.</p> <p>Copy of Change of user permission from Industrial Zone to Residential/Commercial users along with copy of plan issued by D. P. Dept., wherever applicable.</p> <p>NOC from Railways, wherever applicable.</p> <p>N.O.C. from M.H.A.D.A. for plots earlier developed under old DCR 33 (5) proposals.</p> <p>NOC from a Special Planning Authority, MMRDA, MIDC etc. if applicable.</p> <p>NOC from Mumbai Housing and Area Development Board for development of cessed properties in Island City.</p> <p>In case of proposal on the land of State Government/ M.C.G.M., N.O.C. from Collector/ concerned authority of the Govt. / Estate Dept. of M.C.G.M.</p> <p>NOC from Charity Commissioner in case of properties owned by Trusts.</p> <p>The documents showing the authenticity of the structures proposed to be retained/where an extension to the structure either vertical or horizontal is proposed, to ascertain that the structure which is proposed to be retained is not unauthorized. Where the structures are unauthorized and proposed to be retained, Layout/ sub-division/ amalgamation shall not be issued.</p> <p>F.S.I. calculations showing that no imbalance of F.S.I. is created due to proposed sub division (In case existing structures are proposed to be retained).</p> <p>Plan showing amenity space proposed for MCGM And Road proposed to be handed over to MCGM from Layout as per Regulation ____.</p> <p>N.O.C. from Highway Authorities wherever applicable.</p> <p>U.L.C. Clearance wherever necessary as per the guidelines issued by the Government.</p> <p>NOC from Directorate of Industries for closure of Industry.</p> |
| B. | Documents by Architect/ licensed surveyor/ Owner/ professionals on record |

| | |
|-----------|--|
| | <p>Form of Supervision by Architect/ licensed surveyor in prescribed proforma as per ANNEX ____.</p> <p>Copy of Development Plan/ Town Planning Remarks Issued not earlier than 1 year.</p> <p>P. R. Cards (stating therein area in words) issued not earlier than one year from the date of submission along with city survey plan/True extract.</p> <p>Owner's Affidavit as per ANNEX- ____</p> <p>Title clearance certificate from Solicitor</p> <p>PAN Card of the Title Holder/ Developer as the case may be.</p> <p>Triangulation calculation for plot area and other documents for area of the plot.</p> <p>Triangulation calculation for proposal area on plan.</p> <p>Architects' certificate for area of the plot as per ANNEX ____.</p> <p>In case a plot is to be developed by deriving a "right of way", a registered agreement from the concerned owner.</p> <p>Attested copy for payment of tax up to date paid to Assessment Department of MCGM.</p> <p>complete set of plans (2 sets) indicating therein the prominent roads, landmarks in the neighbourhood near the site under reference on the location plan as well as block plan.</p> <p>Plan showing Location of amenity space to be handed over to MCGM as per Regulation No. ____</p> |
| 2. | Application for Change of Occupancy proposals (User other than approved user but permissible user in the zone) |
| | <p>Application of Architect in a prescribed format as Annex- ____</p> <p>Form of Supervision by Architect/ licensed surveyor in prescribed proforma as per ANNEX ____.</p> <p>Copy of Development Plan/ Town Planning Remarks Issued not earlier than 1 year.</p> <p>Copy of Occupation certificate / Building Completion Certificate of Building in which change of occupancy is proposed.</p> <p>Copy of Approved Plans of the building in which change of occupancy is proposed.</p> <p>Ownership documents for the proposed change of occupancy unit.</p> <p>Title clearance certificate from Solicitor and PAN Card of the Title Holder & Developer as the case may be.</p> <p>Triangulation calculation for proposed conversion area</p> <p>U.L.C. Clearance wherever necessary as per the guidelines issued by the Government.</p> <p>N.O.C. from Society/ Owner for proposed Change of Occupancy.</p> <p>Attested copy for payment of tax up to date paid to Assessment Department of MCGM.</p> <p>complete set of plans (2 sets) indicating therein the prominent roads, landmarks in the neighbourhood near the site under reference on the location plan as well as block plan showing proposed change of occupancy.</p> |
| 3. | Application for Development Permission under accommodation reservation |
| | <p>Application of Architect in a prescribed format as Annex- ____</p> <p>Form of Supervision by Architect/ licensed surveyor in prescribed proforma as per ANNEX ____.</p> <p>Copy of Development Plan/ Town Planning Remarks Issued not earlier than 1 year.</p> <p>P. R. Cards (stating therein area in words) issued not earlier than one year from the date of submission along with city survey plan/True extract.</p> <p>Owner's Affidavit as per ANNEX- ____</p> <p>Title clearance certificate from Solicitor and PAN Card of the Title Holder & Developer as the case may be.</p> <p>Triangulation calculation for plot area and other documents for area of the plot.</p> <p>Triangulation calculation for proposed conversion area</p> <p>Architects' certificate for area of the plot as per ANNEX ____.</p> <p>In case a plot is to be developed by deriving a "right of way", a registered agreement from the concerned owner.</p> <p>N.O.C. from Highway Authorities wherever applicable.</p> <p>U.L.C. Clearance wherever necessary as per the guidelines issued by the Government.</p> <p>Attested copy for payment of tax up to date paid to Assessment Department of MCGM.</p> <p>NOC from Railways, wherever applicable.</p> <p>NOC from Charity Commissioner in case of properties owned by Trusts.</p> <p>Complete set of plans (2 sets) indicating therein the prominent roads, landmarks in the neighbourhood near the site under reference on the location plan as well as block plan</p> <p>F.S.I. calculations showing proposed development</p> <p>Plan showing built up amenity proposed for MCGM alongwith its And Road proposed to be handed over to MCGM from Layout as per Regulation ____</p> |
| 4. | Application for Development permission for reservation categorized under non-accommodation reservation |

| | |
|----|--|
| | Same as 'D' above except condition (18) above |
| 5. | Demolition of Existing Structures |
| | <p>Application of Architect along with complete set of plans (2 sets) indicating therein the prominent roads, landmarks in the neighbourhood near the site under reference on the location plan as well as block plan.</p> <p>Form of Supervision by Architect/ licensed surveyor in prescribed proforma as per ANNEX ____.</p> <p>P. R. Cards (stating therein area in words) issued not earlier than one year from the date of submission along with city survey plan/True extract.</p> <p>Triangulation calculation for plot area and other documents for area of the plot.</p> <p>Owner's Affidavit as per ANNEX- ____ and Architects' certificate for area of the plot as per ANNEX ____.</p> <p>Copy of Development Plan/ Town Planning Remarks issued not earlier than 1 year.</p> <p>U.L.C. Clearance wherever necessary as per the guidelines issued by the Government.</p> <p>NOC from Bombay Housing and Area Development Board for development of cessed properties in Island City.</p> <p>Attested copy for payment of tax up to date paid to Assessment Department of MCGM.</p> <p>Title clearance certificate from Solicitor and PAN Card of the Title Holder & Developer as the case may be.</p> <p>NOC from Railways, wherever applicable. N.O.C. from Highway Authorities wherever applicable.</p> <p>NOC from Heritage Committee in case of structure in Heritage List.</p> <p>NOC from Charity Commissioner in case of properties owned by Trusts.</p> <p>NOC from respective Asst. Commissioner, _____ ward in case of any notice given to the structure.</p> |
| 6. | Reclamation |
| | <p>Application of Architect along with complete set of plans (2 sets) indicating therein the prominent roads, landmarks in the neighbourhood near the site under reference on the location plan as well as block plan.</p> <p>Details of proposed reclamation work in details</p> <p>Form of Supervision by Architect/ licensed surveyor in prescribed proforma as per ANNEX ____.</p> <p>P. R. Cards (stating therein area in words) issued not earlier than one year from the date of submission along with city survey plan/True extract.</p> <p>Triangulation calculation for plot area and other documents for area of the plot.</p> <p>Owner's Affidavit as per ANNEX- ____ and Architects' certificate for area of the plot .</p> <p>Copy of Development Plan/ Town Planning Remarks issued not earlier than 1 year.</p> <p>U.L.C. Clearance wherever necessary as per the guidelines issued by the Government.</p> <p>Attested copy for payment of tax up to date paid to Assessment Department of MCGM.</p> <p>N.A. order</p> <p>Title clearance certificate from Solicitor and PAN Card of the Title Holder & Developer as the case may be.</p> <p>NOC from Railways, wherever applicable. N.O.C. from Highway Authorities wherever applicable.</p> <p>NOC from Charity Commissioner in case of properties owned by Trusts.</p> <p>Any other requirements as per appropriate authority.</p> |



ANNEXURE – 6.5 FORM OF APPLICATION FOR SEEKING ‘BUILDING PERMISSION’

Form of Notice and first Application for development Under Sections 44,58,69 of the Maharashtra Regional and Town Planning Act 1966

and

to erect/ re-erect a building under section 337, 342 of the Mumbai Municipal Corporation Act, 1888.

DATE: _____

To,

The Executive Engineer (B.P.)

M.C.G.M.

Mumbai.

Subject: Proposal to erect, to re-erect/ to make material alteration in the building on property bearing

| | | | | | |
|---------------------------------|--|-------------------------------|--|------|--|
| C.T.S. No./ C.S. No. / F.P. No. | | Village/ Division/ T.P.S. No. | | Ward | |
|---------------------------------|--|-------------------------------|--|------|--|

Sir,

I/ We intend to carry out following development on the site at the above-mentioned land owned by me/ us.

1. Proposal to erect, to re-erect the building / to make material alteration to building on above mentioned property. And I/ We therefore apply as required under section 44,45,58,69 of the Maharashtra Regional and Town Planning Act, 1966/ Section 337, 342 of the Mumbai Municipal Corporation Act, 1888, and the Maharashtra Development Plan Rules, 1970 for permission for carrying out the development of my/ our land.

2. I/ We enclose the following plans and statements (Items 1 to 6) wherever applicable, in quadruplicate, signed by professional persons who has agreed to supervise the work & prepare the plans and designs on my behalf and copies of other statements/ documents as applicable (Items 7 to 12):-

| Professional | Name | License No. | Validity date (wherever applicable) |
|---------------------------------|------|-------------|-------------------------------------|
| Architect/ Licensed Surveyor | | | |
| Structural Engineer | | | |
| Site Supervisor | | | |
| Licensed Plumber | | | |
| Advocate on Record for proposal | | | |

| Sr. No. | Description | Pg. No. |
|---------|--|---------|
| 1 | Key Plan (Location Plan) | |
| 2 | Site Plan | |
| 3 | Property register card, and city survey plan for plot in original signed by the Competent City Survey Authority not issued prior to 12 months. | |
| 4 | Owners' affidavit regarding area of the plot | |
| 5 | Architect's certificate for plot area along with area calculations by triangulation method. | |
| 6 | Ownership documents submitted by Advocate on Record | |
| 7 | Ownership Title submitted by Advocate on Record | |
| 8 | Appointment letter in favour of Professionals (licensed Surveyor or architect, Advocate on Record) | |
| 9 | Supervision memorandum of Professionals (licensed Surveyor or architect, Advocate on Record) | |
| 10 | Sub-division/ layout plan | |
| 11 | Building Plan | |
| 12 | Particulars of development in the form in Annexure-I | |
| 13 | Attested copy of receipt for payment of building permit fee | |
| 14 | Clearance certificate of municipal tax arrears. | |
| 15 | No objection certificate/s, (_____) where required. | |

Please approve the proposed development/ construction/ redevelopment and permit me to execute the work.

Yours faithfully,

| | |
|-------------------------------|--|
| Name of the Owner/ Developer: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |



ANNEXURE – 6.6 ACCOMPANIMENTS TO APPLICATION FOR STAGE 2- 'BUILDING PERMISSION'

(1) Copies of plans and statements -

Notice - The notice referred to in Regulations 6.6 shall be accompanied by as many copies of plans as the Commissioner may prescribe after taking into consideration the clearances required from other agencies.

(2) Colouring notations for plans - The plans shall be coloured as specified in Table No. 71 hereunder. The prints of the plans shall be on one side of the paper only.

Colours and Notations to be followed for all Drawings and Documents

All drawings and documents shall follow standard colours and notations as prescribed below:

Table No. 71. Colouring of Plan

| No. | Item | Site Plan | Building Plan |
|-----|--|------------------------------------|------------------------------------|
| 1. | Plot lines | Thick Black | Thick Black |
| 2. | Existing street | Brown | |
| 3. | Future street, if any | Brown dotted | |
| 4. | Permissible building line | Thick dotted Black | |
| 5. | Open spaces | No colour | No colour |
| 6. | Existing works | Blue | Blue |
| 7. | Work proposed to be demolished | Yellow hatched | Yellow hatched |
| 8. | Proposed work | Red filled in | Red filled in |
| 9. | Drainage and sewerage work | Red dotted | Red dotted |
| 10. | Water supply work | Blue dotted thin | Blue dotted thin |
| 11. | Deviations | Red Hatched | Red Hatched |
| 12. | Recreation Ground | Green Wash | Green Wash |
| 13. | Roads and Set backs | Burnt sienna | Burnt sienna |
| 14. | Reservation | Appropriate colour code as in D.P. | Appropriate colour code as in D.P. |
| 15. | Amenity to be handed over to MCGM | Black dotted | Black dotted |
| 16. | Work without permission if started on site | Grey | Grey |

Note - Existing work to be hatched black; for land development/ sub-division/lay-out suitable colouring notations shall be used duly indexed.

(3) Information accompanying notice –

1. Ownership, title and area –

Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land:-

- C.T.S. Plan in original. If there is any sub-division due to ownership- documents related to the sub-division. If the sub-division is due to D.P. reservations/ D.P. Roads, the de-

- marcation from D.P. Dept. based on which the sub-division is carried out.
- b) P.R.C. of a date not earlier than twelve months of the date of submission of the development proposal;
 - c) Title clearance certificate from Solicitor/ Advocate on record with title search.
 - d) Attested copy or original sale/ lease deed/ power of attorney/ enabling ownership documents wherever applicable;
 - e) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Commissioner;
 - f) Any other document prescribed by the Commissioner;
 - g) Affidavit from the owner stating no contiguous land as the case may be.
 - h) In the case of land leased by the Government or local authorities, clearance of Government or such authorities regarding observance of the lease conditions shall be obtained and attached to the application for development permission in respect of such land.

2. Key plan or location plan –

A Key plan drawn to a scale of not less than 1:4000 (Extract of Development Plan) shall be submitted along with the application in Annexure- 6.1 for development permission and commencement certificate showing the boundary locations of the site with respect to neighborhood land-marks. (location plan- extract from Development Plan)

3. Site plan –

The site plan sent with an application for permission drawn to a scale of 1:500 shall be duly authenticated by the appropriate officer of the Department of Land Records showing the details as follows:-

- a) The boundaries of the site and of any contiguous land belonging to the owner of the site alongwith affidavit from the owner stating no contiguous land of owner.
- b) The position of the site in relation to neighbouring streets;
- c) The names of the streets on which the building is proposed to be situated if any;
- d) All existing buildings contained in the site with their names (where the buildings are given names and their numbers;
- e) The position of the building and of other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in (a) above in relation to -
 - i. the boundaries of the site and, in a case where the site has been partitioned the boundaries of the portions owned by others;
 - ii. all adjacent streets , buildings (with number of storeys and height and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a); and
 - iii. if there is no street within a distance of 12m. of the site, the nearest existing street with its name;
 - 1. The width of the street (if any) in front and of the street (if any) at the side or

- near the building;
2. The means of access from the street to the building, and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a); above
 3. The marginal open space to be left around the buildings
 4. The direction of the north line relative to the plan of the building;
 5. Any existing physical features, such as wells, tanks, drains or trees;
 6. The plot area calculations by triangulation method.
 7. The ground area of the whole property and the back-up of the covered area on each floor, in terms of the total area of the plot in cases of Regulations governing the coverage of the area;
 8. Overhead electric supply lines including space for electrical transforming sub-station according to the requirements of the electric distribution licenses, water supply and drainage line;
 9. Such other particulars as may be prescribed by the Commissioner.

4. Sub-division/ Layout Plan -

Where development is proposed in a sub-division or involves a layout plan, the notice shall be accompanied by a key-plan showing the location of the plot in the ward at a scale of not less than 1:4000 and a sub-division layout plan to a scale of not less than 1:500, which shall be duly authenticated by the appropriate officer of District Inspector of Land Record/ Superintendent of Land Records containing the following:-

- a. North line and Scale of the plans
- b. The location of all proposed and existing road with their names, existing/ proposed/ prescribed width within the land; dimensions of the plot along with the building lines showing the setbacks with dimensions each plot;
- c. The location of drains, sewers, public facilities and services, electric lines, pump rooms, underground tanks, S.T.P.s wherever required, rain water harvesting wherever required etc;
- d. A table indicating the size, area and use of all the plots in the sub-division/ layout plan;
- e. A statement indicating the total area of the site area utilised under roads, location and area of amenity space to be contributed for public purpose as per Regulation 11.4 and development plan designations, reservations with their percentage with reference to the total area of the site;
- f. In the case of plots which are sub-divided, in built-up areas, in addition to the above the means of access to the sub-division from existing streets, and in addition, in the case of plots which are sub-divided in built up area, the means of access to each sub-plot from existing streets.

5. Building plan -

The plans of the building with elevations and section accompanying the notice shall be drawn to a scale of 1:100 and shall-

1. Include floor plans of all floors together with the covered area clearly indicating the

size of the rooms, the positions and width of staircases, ramps and other exitways, lift-wells, lift machine rooms and lift pit details, meter room and electric sub-station. It shall also include the ground floor plan as well as the basement plan and shall indicate the details of parking spaces, loading and unloading spaces, if required to be provided around and within the building, as also the access ways and appurtenant open spaces with projections in dotted lines, the distance from any building existing on the plot in figured dimensions along with the accessory building. These plans will also contain the details of FSI Calculations

2. Show the pump rooms, underground tanks, S.T.P.s wherever required, rain water harvesting wherever required etc.
3. Show the use or occupancy of all parts of the buildings;
4. Show the exact location of essential services, e.g. water closet (WC), sink, bath;
5. Include sectional drawing showing clearly the sizes of the footings, thickness of basement wall, wall construction, size and spacing of framing members, floor slabs and roof slabs with their materials. The section shall indicate the heights of the building and rooms and also the height of the parapet and the drainage and the slope of the roof. At least one section should be taken through the staircase. The structural plan giving details of all structural element and materials used along with structural calculations can be submitted separately, but in any circumstance before the issue of the development permission/ commencement certificate;
6. Show relative levels of streets;
7. Give dimensions of the portions projecting beyond the permissible building line;
8. Include a terrace plan indicating the drainage and the slope of the roof; Indicate the north line relative to the plans;
9. Give a schedule of doors, windows and ventilators;
10. Provide such other particulars as may be prescribed by the Commissioner;
 - Provided that with the building plans for multi-storeyed/ high-rise or special buildings, the following additional information shall be furnished or indicated on the building plan:-
11. Access to fire appliances/ vehicles with details of vehicular turning circle and clear motorable accessway around the building;
12. Size (width) of main and alternate staircases along with the balcony approach, corridor, ventilated lobby approach;
13. Location and details of lift enclosures; Location and size of fire lift;
14. Smoke stop lobby door, where provided;
15. Refuse chutes, refuse chamber, service duct etc. Vehicular, loading and unloading parking spaces; Refuse area, if any;
16. Details of air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services (with dimensions of electrical transforming sub-stations etc.) boilers; gas pipes, meter rooms etc.;
17. Details of exits, including ramps, etc. for hospitals and special risks; Location of generator, transformer and switch gear room;
18. Smoke exhaust systems, if any;
19. Details of fire alarm system;

20. Location of centralised control, connecting all fire alarms, built-in fire protection arrangements and public address system, etc.;
21. Location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
22. Location and details of fixed fire protection installation such as sprinklers, wet hose reels, drenchers, carbon-dioxide (CO₂) installations, etc.; and
23. Location and details of first aid and fire fighting equipment/ installations.

6. Service plan -

Plan and sectional elevations of private water supply, sewage disposal system and details of building services, where required by the Commissioner, shall be made available on a scale of not less than 1:100 before underrating such work.

7. Specifications. -

General specifications of the proposed construction, giving the type and grade of materials to be used in the form in Appendix X, signed by a licensed surveyor/ engineer/ structural engineer, supervisor, or architect as the case may be, shall accompany the notice.

8. Supervision Certificate -

The notice shall be further accompanied by a certificate of supervision in the form in Annexure 6.10 by the professionals on record as the case may be. If the said licensed technical person or architect ceases to be employed for the development work, further development shall be suspended till a new licensed technical person or architect is appointed and his certificate of supervision along with a certificate for the previous work erected, if any, is accepted by the Commissioner.

9. Development permission fee receipt -

The notice shall be accompanied by an attested copy of the receipt of payment of the development permission application fee.

10. Security deposit. -

To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, which may be in the form of an irrevocable bank guarantee, shall be charged at rates specified by the Commissioner. It shall be returned to the owner one year after the issue of the full occupancy certificate after the Commissioner is satisfied with the compliance with various conditions stipulated in the said full, occupancy certificate.

11. Clearance certificate for tax arrears. -

The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of tax up-to-date.

12. No objection certificate. -

For occupancies requiring clearance from authorities like the Civil Aviation Department, Directorate of Industries, Maharashtra Pollution Control Board etc as per the requirement of site.

ANNEXURE – 6.7

FEES, CHARGES AND PREMIUMS TO BE PAID FOR DEVELOPMENT PROPOSALS ALONG WITH APPLICATION AND AT VARIOUS STAGES OF DEVELOPMENT

| Table No. 72. FEES & CHARGES | | | | | | |
|------------------------------|---|---------------------------|-------------------|----------------------------|----------|---|
| Sr.No. | Description | User/ Type | Rate | Area | per | |
| 1 | Layout scrutiny fees | | 2.00 | area of Layout | Sq.M | |
| 2 | security deposit for layout | | 50.00 | area of Layout | Sq.M | |
| 3 | Scrutiny fees/ Charges | Development permission | 10.00 | Plot area | Sq.M | |
| | | Change of Zone | 10.00 | Plot area | Sq.M | |
| | | Realignment of roads | 5,000.00 | | lum-sum | |
| | | Relocation of Reservation | 5,000.00 | | lum-sum | |
| | | Grant of TDR | 38.00 | Reservations area | Sq.M | |
| | | Utilization of TDR | 38.00 | Utilization area | Sq.M | |
| | | Demarcations | 250.00 | per C.T.S./ C.S./ F.P. NO. | | |
| 4a | Scrutiny fees | Residential | 33.00 | proposed area | Sq.M | |
| | | Commercial | 66.00 | proposed area | Sq.M | |
| | | Industrial | 50.00 | proposed area | Sq.M | |
| 4b | Scrutiny fees for Earlier approved area | Residential | 8.00 | Earlier approved area | Sq.M | |
| | | Commercial | 16.00 | Earlier approved area | Sq.M | |
| | | Industrial | 12.00 | Earlier approved area | Sq.M | |
| 5 | I.O.D. Deposit | | 1X10.764 | | Sq.Ft. | |
| 6 | Debris Deposit | | 2X10.764 | | Sq.Ft. | Max. 45000 |
| 7a | Development Charges for built up area | Residential | 2% of Land Rate | proposed area | Sq.M | |
| | | Commercial | 4% of Land Rate | proposed area | Sq.M | |
| 7b | Development Charges for land component | Residential | 0.5% of Land Rate | Land Component | Sq.M | |
| | | Commercial | 1% of Land Rate | Land Component | Sq.M | |
| 8a | Revalidation fees | Residential | 3300.00 | | per year | to be paid within 1 month of date of revalidation |
| | | Commercial | 6600.00 | | per year | to be paid within 1 month of date of revalidation |

| | | | | | | |
|----|--------------------------------|-------------|------------|---------------------|-----------|--|
| 8b | Penalty for revalidation | Residential | 3300.00 | | | to be paid within 3 months of date of revalidation |
| | | Commercial | 6600.00 | | | to be paid within 3 months of date of revalidation |
| 8c | Penalty for revalidation | Residential | 1650.00 | | per month | after expiry of 3 months of revalidation date |
| | | Commercial | 3300.00 | | per month | after expiry of 3 months of revalidation date |
| 9 | Labour welfare cess | | 1% X 17600 | gross proposed area | Sq.M | |
| 10 | Unauthorise Occupation penalty | | 50.00 | carpet area | Sq.M | |
| 11 | carriage entrance fees | | 800.00 | per entrance | | |
| 12 | Layout scrutiny fees | | 2.00 | area of Layout | Sq.M | |
| 13 | security deposit for layout | | 50.00 | area of Layout | Sq.M | |

| | |
|--|---------------------------------|
| | Fees for Planning Permission |
| | Fees for Development Permission |

ANNEXURE – 6.8 FORMAT OF INDEMNITY BOND INDEMNIFYING CORPORATION AGAINST ANY INJURIES ETC.

(To be type on Stamp Paper of requisite value)

To,
The Commissioner
Municipal Corporation of Gr. Mumbai,
Mumbai – 400001.

Sub: Proposed Development on Plot bearing C.T.S./ C.S. No. _____ of village
_____ Mumbai

Ref: CE/ _____

Sir,

I/We, _____ the mentioned above undertake and indemnify the Municipal Corporation of Greater Mumbai indemnify Municipal Corporation against any liability to any claims or compensation arising on account of any injury, damages, loss of materials and/or life occurring during the development work in and around the site of work for which I/We shall not claim any damage from the Mumbai Municipal Corporation of Greater Mumbai and I shall keep Municipal Corporation indemnified to that effect. This undertaking will be binding on me/us, my/our heirs, executors, administrators, assigns and assignees or whomsoever deriving title through or under me/us.

SOLEMNLY AFFIRMED AT MUMBAI,

THIS _____ DAY OF _____

BEFORE ME

Owner

(Signature, Name & address)

Note: To be submitted in original duly Notarized



ANNEXURE – 6.10 A) FORM OF SUPERVISION ACCEPTANCE

(by Architect/ Licensed Surveyor for Planning Permission/ Building Permission)

To

The

Municipal Corporation of Greater Mumbai,

Mumbai.

Subject: Acceptance of supervision of proposed development

Sir,

The development work of the

| | |
|--|--|
| Full Particular of the work | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Road Name: | |
| Ward | |
| Name of Architect | |

will be carried out under my supervision. All the materials (type and grade) and the workmanship of the work will generally tally with the general specifications submitted along with the plans and the work will be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Yours faithfully,

| | |
|--|--|
| Name of the Architect/ Licensed Surveyor | |
| Licence No. | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

ANNEXURE –6.10 B) PLOT AREA CERTIFICATE

(on the letter Head of Architect /Licensed Surveyor)

Date : _____

To,
 Executive Engineer,
 Building Proposal _____ ward,
 M.C.G.M.

Subject: Proposed development on plot

| | |
|--|--|
| Full Particular of the work | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Ward | |
| Name of Owner | |

Reference: Building Proposal File No. _____

Sir,

I have submitted a proposal on behalf of my/ our client Shri/ M/s. _____ for the proposed development on the above referred property. The area of the property is _____ sq.m. as per the P.R Cards obtained from city Survey office dated _____ by my aforesaid client. In order to verify the area, I/We have carried out the survey of the said plot through our staff to ascertain correctness of the area mentioned in the Property Register Card. The said survey has been carried out on the basis of the boundaries of the property shown by the Owner/ client.

The said area as per the survey now works a out to _____ sq.m. However F.S.I is claimed for the plot area _____ sq.m.

Thanking you,

Yours Faithfully

| | |
|--|--|
| Name of the Architect/ Licensed Surveyor | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |



ANNEXURE – 6.10 C) OWNERS AREA AFFIDAVIT

(To be typed on stamp Paper of Requisite value)

To,

The Executive Engineer, B. P. _____ ward

Mumbai.

Subject: Proposed development on property bearing C.S./C.T.S. No./ F.P. No. _____, Of Division/ village/ T.P. Scheme No _____ at _____ Road in _____ ward.

Reference: Building Proposal File No./ Proposal No. _____

I _____ of Mumbai, Indian Inhabitant, possessing the right of development by virtue of conveyance/ Lease/ Agreement/ Power of Attorney dated _____ for the property bearing C.S./C.T.S. No./ F.P. No. _____, Of Division/ village/ T.P. Scheme No _____ at _____ Road in _____ ward and having my residence/ office at _____ Solemnly affirm and say as under:

I have submitted the plans through my Architect/ Licensed surveyor _____ having License No. _____ for development of the aforesaid property.

In order to verify the area, I have also carried out survey of the said plot through my Architect / Licensed surveyor to ascertain the correctness of the area.

I say that my Architect /Licensed Surveyor has certified the said area on the basis of the property register card duly certified by the Superintendent of Land Records and /or on the basis survey carried out as per the boundaries of the property shown by me/us.

The said area works out to _____ Sq. Mts. (in words _____ Sq. Mts.) and Floor Space has been claimed on the basis of the lessor of the area at this stage.

SOLEMNLY AFFIRMED AT MUMBAI.

DATED THIS _____ DAY OF _____

(Name & Signature of Owner / C.A. to Owner)

BEFORE ME.

Note : To be submitted in original duly Notarised.

ANNEXURE –6.10 G) SUPERVISION MEMO OF STRUCTURAL ENGINEER.

(On the Letter Head of STRUCTURAL ENGINEER)

Name of Structural Engineer

License No.

Date: _____

To,
Executive Engineer,
Building Proposal
_____ ward, M.C.G.M.

Dear Sir,

Subject: Proposed development work of

| | |
|--|--|
| Building proposal No | |
| Full Particular of the work | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Road Name | |
| Ward | |
| Name of Architect | |
| Name of Owner | |

With reference to the letter of our appointment dated _____ addressed to you, by the Owner, I hereby confirm that I have agreed to act as the Consulting Structural Engineer for the above proposal.

I further confirm that the structural design and calculations shall be in conformity with the provisions of I. S. Code nos. 1893 & 4326 taking in to consideration the Seismic forces etc. as required by the planning authority.

Thanking you,

Yours Faithfully

| | |
|--|--|
| Name of the Consulting Structural Engineer | |
| Registration No | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

C. C. to: 1. Owner.

2. Architect / Licensed Surveyor



ANNEXURE –6.10 H) SUPERVISION MEMO OF LICENSED PLUMBER.

(On the Letter Head of Licensed Plumber)

Name of Plumber:

License No.

Date: _____

To,
 Executive Engineer,
 Building Proposal
 _____ ward, M.C.G.M.

Subject: Drainage & Sanitation work of Proposed development

| | |
|---|--|
| Building proposal No | |
| Full Particular of the work | |
| Building comprising of (no of wings and floors) | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Road Name: | |
| Ward | |
| Name of Architect | |
| Name of Owner | |

This is in reference to the letter of appointment issued by the Owner/ Developer, I hereby confirm having agreed to act as Licensed Plumber for the above proposal.

Thanking you,

Yours faithfully,

| | |
|------------------------------|--|
| Name of the Licensed Plumber | |
| License No. | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

Copies submitted to :-

- i) Architect / Licensed Surveyor
- ii) Structural Engineer
- iii) Owner / Developer

ANNEXURE -6.10 I) SUPERVISION MEMO OF SITE SUPERVISOR

(On the Letter Head of Site Supervisor)

Name of Site Supervisor

License No.

Date: _____

To,
Executive Engineer,
Building Proposal
_____ ward, M.C.G.M.

Dear Sir,

Subject: Proposed development work of

| | |
|--|--|
| Building proposal No | |
| Full Particular of the work | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Road Name | |
| Ward | |
| Name of Architect | |
| Name of Owner | |

With reference to the letter of my appointment dated _____ addressed to you, by the Owner, I hereby confirm that I have agreed to act as the Site Supervisor for the above proposal.

I further confirm that the workmanship and material quality and material testing shall be in conformity with the provisions of I. S. standards and the development work shall be as per approved plans and the structural design etc.

Thanking you,

Yours Faithfully

| | |
|-----------------------------|--|
| Name of the Site Supervisor | |
| Registration No | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

- C. C. to :
1. Owner.
 2. Architect / Licensed Surveyor



ANNEXURE –6.10 J) SUPERVISION MEMO OF OTHER PROFESSIONAL ON RECORD

(On the Letter Head of Professional)

Name of Professional

License No.

Date: _____

To,
Executive Engineer,
Building Proposal
_____ ward, M.C.G.M.

Dear Sir,

Subject: Proposed development work of

| | |
|--|--|
| Building proposal No | |
| Full Particular of the work | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Road Name | |
| Ward | |
| Name of Architect | |
| Name of Owner | |

With reference to the letter of my appointment dated _____ addressed to you, by the Owner, I hereby confirm that I have agreed to act as the _____ for the above proposal.

I further confirm that the work will be carried out in conformity with the provisions of I. S. standards and as per requirements of Regulations _____, Annexure for Duties and Responsibilities of Professional on Record and the development work shall be as per approved plans and the structural design etc.

Thanking you,

Yours Faithfully

| | |
|-----------------------------|--|
| Name of the Site Supervisor | |
| Registration No | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

- C. C. to :
1. Owner.
 2. Architect / Licensed Surveyor

ANNEXURE –6.10 D) UNDERTAKING BY OWNER

(with submission of proposal)

(On requisite value of Stamp Paper and to be submitted in original)

The Executive Engineer

Building Proposal _____ ward,

M.C.G.M.

Sub: Proposed development on Plot bearing C.S. No./ CTS Nos./ F.P.No. _____ of Division/ Village/ T.P. Scheme No. _____ at _____ in _____ ward.

Ref.: CHE/ _____/ _____

I the undersigned Shri / Smt. _____ Owner/ C.A. to Owners _____ hereby agree and undertake as under: -

- 1) That I/ we will handover land in Set-back/ D. P. Road free of encumbrances to Municipal Corporation of Gr. Mumbai in lieu of its area benefit is claimed in proposed development.
- 2) That we will comply with all the terms and conditions laid down under above reference.
- 3) That we will comply (any other specific condition required by the EEBP() ward) _____

This undertaking is binding on me/us, my/our Heirs, Executors, Assignees, Nominees etc. who soever deriving title though or under me / us.

SOLEMNLY AFFIRMED AT MUMBAI.

Dated this _____ day of _____ 200__.

| | |
|----------------------------------|--|
| Signature | |
| Name of the Owner/ C.A. to Owner | |
| Address: | |
| Tel. No.: | |
| Date: | |



ANNEXURE –6.10 __) FORM TO BE SUBMITTED BY LICENSED SURVEYOR/ ARCHITECT FOR TDR PROPOSAL

(for area of plot)

To,
Chief Planner,
Development Plan
M.C.G.M.

Dear Sir,

Subject: Proposed T.D.R. for

| | |
|--|--|
| Name of Licensed Surveyor / Architect | |
| License No. | |
| Plot bearing C.S. No./ CTS No. | |
| OF Division/ village | |
| Road Name: | |
| Ward | |
| Name of Owner | |
| Reservation as per D.P. 2014-34 | |
| Area as per triangulation of reservation | |

I have been employed by the applicant as his licensed Surveyor / Architect for processing T.D.R. proposal for land under reference.

I have carefully pursued various documents in respect of this land and examined the boundaries and the area of the land and I do hereby certify that I have personally verified and checked all the statements made by applicant(s) who is/are the owner(s) Lisee(s) of the land in the enclosed form and found them to be correct.

| | |
|---|--|
| Signature | |
| Date : | |
| Address : | |
| Signature of Licenced Surveyor / Architect: | |
| Licence No., | |

ANNEXURE –6.10.K) FORM FOR REVALIDATION OF C.C.

(By Architect/ Licensed Surveyor)

To,

The Assistant Engineer,

Building Proposal, _____ ward.

MUMBAI

| | |
|---|--|
| Building proposal No | |
| Full Particular of the work | |
| Building comprising of (no of wings and floors) | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Road Name: | |
| Ward | |
| Name of Architect | |
| Name of Owner | |
| Date of I.O.D. | |
| Date of C.C. | |
| Progress of work | not commenced / commenced/ in progress |
| Work Progress up to | level |
| work at standstill due to | reason |
| Due to expiry of I.O.D. / C.C./ Last revalidation | |
| Revalidation fees details | |
| Paid before /after due date on | |
| Amount due | |
| Revalidation fee | |
| Penalty for late payment. | |
| Total amount paid. | |
| Receipt No. & Date | |

The above details are verified by me and are correct.

| | |
|--|--|
| Name of the Architect/ Licensed Surveyor | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

Encl: i) Certified Xerox copy of receipt for payment done.

ii) Scrutiny form along with submission of completion certificate.



ANNEXURE – 6.10 G) FORM OF BUILDING COMPLETION CERTIFICATE**(By Architect/ Licensed Surveyor/Structural Engineer/ Site Supervisor)**

(See sub-section (l) of section 353-A of the Mumbai Municipal Corporation Act, 1888)

To

.....

.....

Sir,

The following building work has been supervised by me and has been completed to my satisfaction; the workmanship's and the whole of the materials used are good; and no provision of the Act or the Regulations, Bye-laws and no requisitions made, condition prescribed or order issued thereunder, has been transgressed in the course of the work.

| | |
|---|--------|
| Full Particular of the work | |
| Building comprising of (no of wings and floors) | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Approved under Building proposal No | CHE/ / |
| Date of approval | |
| Lastly amended | |

| | |
|----------------------------------|--|
| Name of the Owner/ Developer: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

| | |
|---|--|
| Name of the Architect/ Li- censed Surveyor | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

| | |
|-----------------------------------|--|
| Name of the Site Su- pervisor: | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

| | |
|---------------------------------------|--|
| Name of the Structural Engi- neer: | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

ANNEXURE –6.10 H) FORM OF ACCEPTANCE OF BUILDING COMPLETION CERTIFICATE

(By MCGM)

To,

(ARCHITECT/ LICENSED SURVEYOR)

Reference: Building Completion certificate submitted by you dt. ____

Sir,

The Completion certificate submitted by you onfor the above work is hereby accepted.

| | |
|---|--|
| Building Proposal No. | |
| Last approval date | |
| Full Particular of the work | |
| Building comprising of (no of wings and floors) | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Area of Plot: | |
| Address & Location of proposed building | |
| Ward | |

Yours faithfully,

Executive Engineer

Building Proposal, _____Ward

MCGM

Date :

Office Stamp :

No.of

Copy forwarded to

- 1) Asst. Commissioner, _____ ward
- 2) Executive Engineer, Development Plan/
- 3) Chief Engineer, Vigilance,
- 4) Asst. Engineer, Water Works, _____ Ward.
- 5) A.A. & C.(_____) ward

For information.

Executive Engineer

Building Proposal, _____Ward

MCGM



ANNEXURE –6.10 I) DRAINAGE COMPLETION CERTIFICATE

(By Licensed Plumber)

(As per sub-section (3) of section 259-A of the Mumbai Municipal Corporation Act, 1888)

To

The Executive-Engineer,

Building Proposal, _____ ward.

Sir,

The following work has been completed to my satisfaction; the workmanship and the whole of the materials used are good; and no provision of the Act or the Development control Regulations or building Bye-laws and no requisition made, condition prescribed or order issued thereunder, has been transgressed in the course of the work.

| | |
|---|--|
| Building Proposal No. | |
| Last approval date | |
| Full Particular of the work | |
| Building comprising of (no of wings and floors) | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Area of Plot: | |
| Address & Location of proposed building | |
| Ward | |

Yours faithfully,

| | |
|------------------------------|--|
| Name of the Licensed Plumber | |
| Licence No. | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

ANNEXURE –7.1 INITIAL SITE INSPECTION REPORT

(By MCGM/ By S.E./A.E.B.P.)

Subject: Proposed development on

| | |
|---|--|
| Full Particular of the work | |
| Building comprising of (no of wings and floors) | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Road Name: | |
| Ward | |
| Approved under Building proposal No | |
| Name of Architect | |
| Name of Owner | |
| Date of approval | |
| Lastly amended | |
| Date of Initial site inspection | |

Initial Site Inspection Report:

1. Site is vacant/ encroached

If encroached- existing structures to be retained/ demolished.

2. Access Remarks-

Proposed D.P. Road/ Existing Road - _____ m. width

3. Compound wall Constructed- Yes/ No

Compound wall as per CTS plan- Yes/ No

4. Affected by Nalla- Yes/ No.

5. Plot Levelled- Yes/ No

| | |
|-----------------|-------|
| Signature | |
| S.E.B.P. (Name) | Date: |

| | |
|----------------|-------|
| Signature | |
| A.E.B.P.(Name) | Date: |



ANNEXURE –8.1 FORM OF NOTICE FOR START OF WORK

[Regulations No.____ and Section 347(i)(a) of the Mumbai Municipal Corporation Act, 1888]

To

The Executive Engineer

(Building Proposal),.....Ward,

Municipal Corporation of Greater Mumbai.

Sir,

The following development work will start in accordance with the plans sanctioned under the supervision of Architect / Licensed surveyor and Structural engineer as detailed as under:

| | |
|---|--|
| Full Particular of the work | |
| Building comprising of (no of wings and floors) | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Road Name: | |
| Ward | |
| Approved under Building proposal No | |
| Date of approval | |
| Lastly amended | |
| Name of Architect/ Licensed Surveyor | |
| Registration No. | |
| Name of Structural Engineer | |
| License No. | |
| Date of starting of work | |

Yours faithfully,

| | |
|-------------------------------|--|
| Name of the Owner/ Developer: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

ANNEXURE –8.2 FORM OF INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL

(by Architect/ Licensed Surveyor/ Site Supervisor/ Structural Engineer)

To
 The Executive Engineer
 (Building Proposal) _____ Ward,
 Municipal Corporation of Greater Mumbai.

FILE NO.: _____

REF: WORK START NOTICE DT. _____

Sir,

The construction work upto _____ has been completed in accordance with your permission under my supervision and in accordance with the sanctioned plan. Details are as under:

| | |
|--|--|
| Stage of work (plinth level/ stilt level/ top of basement/ podium level) | |
| Full Particular of the work | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Approved under Building proposal No | |
| Date of approval | |
| Lastly amended | |
| Name of Street | |
| Ward | |

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

| | |
|----------------------------------|--|
| Name of the Owner/ Developer: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

| | |
|---|--|
| Name of the Architect/ Li- censed Surveyor | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

| | |
|-----------------------------------|--|
| Name of the Site Su- pervisor: | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

| | |
|-------------------------------------|--|
| Name of the Structural Engineer: | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |



ANNEXURE –8.3

FORM OF APPROVAL/DISAPPROVAL OF DEVELOPMENT WORK
UPTO PLINTH LEVEL

(By MCGM)

To

Subject: Proposed development on

| | |
|---|--------|
| Full Particular of the work | |
| Building comprising of (no of wings and floors) | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Purpose of work (users) | |
| Road Name: | |
| Ward | |
| Approved under Building proposal No | CHE/ / |
| Name of Architect | |
| Name of Owner | |
| Date of approval | |
| Lastly amended | |
| Date of initial site inspection | |

Sir,

Please refer to your intimation No. _____ dated _____ regarding the completion of construction work upto plinth/ columns upto plinth level/ top of base-ment/ podium slab level in Building No. _____ on the subject plot.

You may/ may not proceed with the further work as per sanctioned plans/ as the construction upto plinth level does/ does not conform to the sanctioned plans.

Yours faithfully,

Executive Engineer (Building Proposal)

(.....Ward)

Municipal Corporation of Greater Mumbai.

Office No.

Office Stamp

Date :

ANNEXURE – 9.1 FORM FOR APPEAL

(by Architect/ Licensed Surveyor)

To
 The Municipal Commissioner,
 Municipal Corporation of Greater Mumbai.

Sub: Appeal on the refusal/ conditions on the proposed development on land bearing C.S. No. C.T.S. No. _____ of village/ Division _____ of ward _____

Ref: Letter u/No. _____ dtd. _____ issued by _____

Sir,

I, the undersigned is appealing for redressal of the issue of refusal/ permission granted with conditions on the proposed development as follows:

| | |
|---|--|
| Full Particular of the work | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Submitted on: | |
| Date of issue of Refusal letter / approval with condtions | |
| Ward | |
| Name of the owner | |
| Reasons for refusal as stated in letter | |
| Letter issued by | |

Please grant me the hearing for appeal.

| | |
|--|--|
| Name of the Architect/ Licensed Surveyor | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |



ANNEXURE – 14.1 FORM FOR A PREMIUM FSI

(by Architect/ Licensed Surveyor)

To

The Municipal Commissioner,
Municipal Corporation of Greater Mumbai.

Sub: Application for premium FSI for the proposed development on land bearing C.S. No. C.T.S. No. _____ of village/ Division _____ of ward _____

Ref: Plans approved under No. _____ dt. _____

Sir,

I, the undersigned request for grant of premium FSI on the proposed development as detailed below:

| | |
|--|--|
| B.P. file No. | |
| Plans approved dt. | |
| Full Particular of the work | |
| On plot bearing C.S. No./ CTS No./ FP No./ | |
| Of Division/ village/ T.P. Scheme No. | |
| Ward | |
| SDRR rate (Residential/ Commercial/ Industrial) | |
| Year of SDRR rate | |
| Name of the owner | |
| Total permissible FSI of zone as per FSI Map of Development Plan | |
| Base FSI as per GDCR | |
| Premium FSI permissible as per GDCR | |
| Premium FSI requested for | |
| Total amount payable as per GDCR | |
| Details of payment proposed | |

Please grant me the premium FSI.

| | |
|----------------------------------|--|
| Name of the Owner/ Developer: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

| | |
|---|--|
| Name of the Architect/ Li- censed Surveyor | |
| Registration No.: | |
| Address: | |
| Tel. No.: | |
| Signature: | |
| Date: | |

ANNEXURE -15.1 A) FORM OF TDR

APPLICATION FOR DEVELOPMENT RIGHT CERTIFICATE UNDER REGULATION NO. _____

I/We hereby apply for a development right certificate under Regulation No. ____ of D.C. G.D.C. Regulation 2014-34 for following plot:

| Ward | CTS No. | Village | Reserved for | Area of reservation |
|------|---------|---------|--------------|---------------------|
| | | | | |

Full particulars and details are submitted herewith in the accompanying form. _____

| | | | |
|------------------|--|---------------------------|--|
| Date | | Signature of the Owner(s) | |
| Name of Owner(s) | | Address of Owner(s) : | |



ANNEXURE –15.1 B) APPLICATION FOR PERMISSION FOR DEVELOPMENT RIGHT CERTIFICATE UNDER REGULATION NO. _____

| | |
|----------------------------------|--|
| From: (Name of owner of land) | |
| Address : | |

To,

The Municipal Commissioner,
Municipal Corporation of Greater Mumbai,
Mahapalika Marg, Fort, Mumbai _ 400 001.

Date : _____

Sir,

I intend to surrender the under mentioned land as per the provision of Development Plan 2014-34 in accordance with the provisions of G.D.C. Regulations 2014-34, for grant of "Development Right Certificate" under D.C. Regulation No. _____ read with Annex _____ of the G.D.C. Regulations for Greater Mumbai, 2014-34.

| | |
|--------------------------------------|--|
| Plot bearing C.S. No./ CTS No. | |
| Of Division/ village | |
| Road Name: | |
| Ward | |
| Reservation as per D.P. 2014-34 | |
| Name of Architect/ Licensed Surveyor | |
| Registration No. | |
| Area as per Triangulation | |
| Demarcation issued under No. & Date | |

I/We forward herewith the documents as listed in Annexure _____:-

1. at pg _____
- 2.
- 3.-

I/We, hereby request that the land affected by the reservation of may be taken over by the Municipal Corporation and development right certificate in lieu thereof may be issued to me /us.

Date :

Signature of the Owner(s) of the land

ANNEXURE –15.1 C) FORM TO ACCOMPANY APPLICATION FOR GRANT OF DEVELOPMENT RIGHT CERTIFICATE

(to be submitted by Owner)

| | | | |
|-------|--|---|--|
| 1 | Full name of the applicant | : | |
| (1A) | Name(s) of the owner(s) | : | |
| 2 | Address of the applicant | : | |
| (2A) | Address of the owner(s) | : | |
| 3 | Name & Address of the Licensed Surveyor / Architect employed | : | |
| 4 | Number and date of issue of the Licence | : | |
| (4A) | Valid upto | : | |
| 5 | Details of entire land such as C.S./ C.T.S. No. of Division/ Village etc. | : | |
| 6 | No. and date of issue of Certificate by the additional Collector & Competent Authority, U.L.C. Greater Mumbai showing that the land is retainable | : | |
| (6A) | Area of the land for which N.O.C. has been obtained. | : | |
| (6B) | In case of non retainable lands No. & date of the Clearance given by the State Govt. | : | |
| 7 | Whether the reservations is included in the priority list finalized by the Munl. Comm. If so, the Sr. No. of the reservation in the priority list. | : | |
| 8 | Whether the reservation is situated in receiving zone for T.D.R. or non-receiving zone. | : | |
| 9 | Zone in which the land is situate | : | |
| 10 | Permissible F.S.I. of the Zone. | : | |
| 11 | Details of the reservation affecting the land with area | : | |
| (11A) | What is the total area of the land referred to in (5) above | : | |
| (11B) | Whether the land under reference form a part of large reservation | : | |
| (11C) | Area of the various reservations affecting the land under reference with details thereof. | : | |
| 12 | In case, the land under reference forms a part of the layout/ sub-division whether copy of the layout with terms and conditions is submitted. | : | |
| 13 | City Survey plan for the entire land along with P.R. Cards | : | |
| 14 | Licensed Surveyor / Architect's Statement for total area of the land and area under reservation. | : | |
| (14A) | Licensed Surveyor / Architect's statement the land including the position of the nalla, encumbrances access to the land, availability of the services to the plot etc. | : | |
| (14B) | Tenure of land namely freehold/ leasehold/ Municipal lease hold etc. | : | |
| 15 | Owner(s)'s affidavit regarding area under reservation and for not having claimed Monetary compensation/ Compensatory F.S.I./D.C.R. in lieu of the said land earlier. | : | |
| 16 | Details of the reservation proposed to be surrendered to Corporation/ State Govt. | : | |

| | | | |
|-----------|--|---|-------------------------------|
| 17 | Whether the Reservation is proposed to be build upon as per the plans approved by the concerned Authority as per sub regulation No. 6 of Appendix VII, if so, details thereof. | : | |
| 18 | Additional Information, (if any) | : | |
| Date : | | | |
| Address : | | | |
| | | | Signature of the Applicant(s) |

ANNEXURE -15.1.C) PROFORMA FOR AFFIDAVIT FOR TDR PROPOSALS

(TO BE GIVEN BY OWNER/S)

On STAMP PAPER of requisite value

I/We _____
aged _____ of Indian Inhabitant residing at _____

I/We am/ are the Proprietor(s)/ Partner(s) of the firm _____,
having its registered office at _____, is/am the owner(s) of the land
bearing C.S./ C.T.S. No. _____ of Division/Village _____
_____ situated at _____
_____ state on affirmation as under :-

The aforesaid land is partly/ fully reserved for the purpose of _____
_____ as per the sanctioned/ draft development plan 2014-34 of
_____ Ward earmarked as reserved plot under G.D.C. Regulations, 2014-2034.

I/We have neither taken any monetary compensation or Compensatory F.S.I. from the
Municipal Corporation not claimed. Transfer of Development Right in lieu of the said land ear-
lier. I/We am/are, entitled for T.D.R. and grant of Development Right Certificate as provided
under General Development Control Regulation No. _____ read with appendix _____
of the General Development Control Regulations for Greater Mumbai, 2014-34.

Dated this _____ day of _____ the year _____

| | |
|--------------------|----------------------------------|
| Identified by me : | Deponent Name and Address |
| Advocate : | |
| Name : | Before Me : |
| Address : | Notary / Metropolitan Magistrate |



ANNEXURE -15.1. _ COMPLIANCE REPORT IN CASE OF TDR PROPOSALS

(By the Owner)

To,
 The Chief Planner,
 (Development Plan), M.C.G.M.

Subject: Grant of Development right certificate in lieu of land bearing C.S. No. /C.T.S. No. _____ of Division /Village _____, _____ Ward reserved for the purpose of _____ as per Development Plan 2014-34.

Reference : Your intent letter under no _____ dated _____

Sir,

This is to certify that various requirements communicated vide your intent letter under No. _____ dated _____ have been complied with by me and following works have been carried out as per Municipal Specifications. the completion certificate for the works carried out is/are enclosed herewith.

- a) _____
 b) _____
 c) _____

I am enclosing herewith the zerox copy of the receipt showing therein that the cost of providing street light is deposited with the Municipal Corporation.

I am also enclosing herewith a registered undertaking on Rs. 10/- stamp paper for rectification of defects of works executed under the aforesaid permission. Necessary deposit of Rs. _____ has been paid by receipt No. _____ for faithful compliance.

I am also enclosing herewith the certificate from Licenced Surveyor / architect for supervision in the prescribed proforma.

| | |
|----------------|--|
| Signature | |
| Name of Owner: | |
| Address: | |
| Date | |

ANNEXURE -15.1. _ COMPLIANCE REPORT IN CASE OF TDR PROPOSALS BEFORE HANDING OVER

(By The Architect/ Licensed Surveyor)

Subject: Grant of Development right certificate in lieu of land bearing
 C.S.No./C.T.S.No. _____ of
 Division /Village _____ Ward _____,
 reserved for the purpose of _____

This is to certify that the following work(s) has/have been supervised by me and has/ have been completed to my satisfaction. The workmanship and the whole of the materials used are good and the works(s) has/have been carried out as per specifications prescribed by the appropriate authorities of the Municipal Corporation.

- a)
- b)
- c)

| | |
|--|--|
| Signature of Licensed Surveyor/Architect | |
| Name (in block letters): | |
| Address : | |
| Licence No. | |
| Date : | |



ANNEXURE -15.1. _ REGISTERED UNDERTAKING FOR TDR PROPOSALS

(by Owner)

On STAMP PAPER of requisite value

To,
The Municipal Commissioner,
Municipal Corporation of Greater Mumbai,
Subject: _____
Sir,

I/We, Shri/M/s. _____ residing at/carrying on business at _____ are the owner/developers of the property bearing C.T.S. NO. _____ of Village _____ do hereby agree and undertake as under _____

WHEREAS I/We, are absolutely owner/of the property bearing C.T.S.No. _____ of village _____ in the registration district and Sub-District Mumbai City and Mumbai Suburban.

AND WHEREAS the Municipal Commissioner has intended to grant Development Right Certificate on compliance of various terms and conditions vide letter under no. _____ dated _____

I/We, hereby agree and undertake as under :-

1. I/We have leveled the aforesaid land upto the formation level as stipulated by the Chief Engineer(Roads & Storm Water Drains) of the Corporation. I/We hereby agree and undertake to rectify any defects in respect of filling and leveling of the aforesaid land within period of one year from the date of handing over possession of the said land.
2. I/We hereby further undertake that we shall rectify the defects if any in the compound wall constructed by me/us within period of one year from the date of handing over possession of the aforesaid land as and when directed by the Chief Engineer(Development Plan) of the Corporation at my/our risk and cost.
3. I/We hereby agree and undertake to pay the sum of Rs. _____ being the amount of deposit for faithful compliance of the aforesaid conditions. In case if fail to rectify the defects as directed by the Chief Engineer(Development Plan), the deposit paid by me/us shall be forfeited and the work will be carried out by the Municipal Commissioner at my/our risk and cost.
4. This undertaking is binding upon me/us by my/our heirs, executors and administrators and assignees

Dated this _____ Day of _____ 20__.

Yours faithfully,

Signature

Name of Owner

Witness :

- 1) _____
- 2) _____

ANNEXURE – 15.1. _ LETTER AFTER COMPLIANCE OF ALL CONDITIONS TO ISSUE DRC (FROM OWNER)

To,
The Chief Planner
(Development Plan)
Municipal Corporation of Greater Mumbai,

Dear Sir,

Subject : Grant of Development Right Certificate in lieu of land bearing C.S. / C.T.S. No. _____, of Division./Village, _____ Ward, reserved for the purpose of _____ New CTS NO. _____ of village _____.

Reference : Your letter no. _____ dated _____.

In view of your above mentioned letter, the following requirements have been complied with :-

1. The possession of the land reserved fo _____ has been handed over vide zerox copy of the Possession Receipt under No. _____ dated _____ enclosed herewith.
2. That the said land has been transferred in favour of the Municipal Corporation of Greater Mumbai/ Appropriate Authority in the City Survey Records and the Original P.R. card/s is/ are enclosed herewith.
3. That the board showing that the land bearing C.S./C.T.S. No. _____ Divn./ Village _____ Ward _____, is owned by the Municipal Corporation of Greater Mumbai / Appropriate Authority has been provided on site.
4. That the land has been made N.A. in Collector, B.S.D.'s Records and the copy of the Order is enclosed herewith.

The Defect Liability Certificate alongwith the necessary enclosures etc. has already been submitted earlier.

You are now requested to issue necessary Development Right Certificate(D.R.C.).

Acc.: 1 _____
2 _____
3 _____

Yours faitjfully,

(Owner)

Name:



ANNEXURE – 15.1 K) LETTER OF INTENT FOR TDR PROPOSAL

Office of Chief Planner,

Development Plan

To,

Sub: Grant of Development Right Certificate in lieu of land bearing C.S. No. C.T.S. No. _____ of village/ Division _____ of ward _____ reserved for the purpose of _____

Ref: Your Letter u/No. dtd. _____

Sir,

In view of the application made by you and various documents submitted alongwith aforesaid letter, I have by directions to inform you that your request to grant your client " Development Right Certificate" in lieu of the aforesaid land will be further considered after complying with following requirements:

1. That you will level the land by filling or cutting as may be necessary to the formation level as may be decided by the Ch.E.(Rds. & SWD) which shall not be less than 27.55 mts. Above mean sea level. Further surface drainage arrangement shall be provided as may be directed by the Chief Engineer (Roads & Storm Water drains). The reduced level of the land thus after filling will be communicated with reference to T.H.D.
2. That you will submit Road Completion Certificate from the Competent Authority.
3. That you will submit S.W.D. remarks & Completion Certificate from the Competent Authority.
4. That you will submit copy of the payment receipts towards providing street lights on the ____M. wide D.P.Road as per the remarks from E.E.(T&C).
5. That necessary legal document for transferring the land in favour of the M.C.G.M. will be executed by you in consultation with Law Officer at your cost.
6. That the possession of land affected by ____ M. wide D.P.Road shall be handed over to M.C.G.M. free of encumbrances.
7. That the N.O.C. from Assistant Assessor & Collector K/E Ward shall be submitted.
8. The land shall be transferred in the name of M.C.G.M. with area in words & figures in P.R. Card.
9. That you shall submit Indemnity Bond stating that you will indemnify the Corporation for adjudication of the document under the provision of Registration Act, 1908 and Mumbai Stamp Duty Act, 1958, in consultation with Law Officer of M.C.G.M., after handing over the land under reference.

This Intent Letter shall be valid for the period of one year from the date of issue hereof. However, the same may be revalidated for further period of one year at a time and aggregate period of three years on payment of revalidation fees.

Yours faithfully,

Chief Planner
(Development Plan)

C.C. to:

Architect/ Licensed Surveyor

For information please.

Yours faithfully,

Chief Planner
(Development Plan)



ANNEXURE –15.2 PROCEDURE FOR APPLICATION/ GRANT OF TDR (REGULATION NO. 16)

- (a) The owner shall submit the application for issue of DRC in the printed form available in TDR section of Development Plan Dept. along with the documents listed in Annex-I along with scrutiny fees in the office of Chief Planner Development Plan.
- (b) The file will thereafter send for scrutiny of ownership title to Legal Dept. of MCGM.
- (c) The legal charges shall be paid in the legal depts. within seven days from the date of receipt of file in the legal deptt.
- (d) The owner shall submit any further documents as may be required by Legal dept. of MCGM
- (e) When the file is forwarded to legal deptt. If the required documents are not submitted within a period of 3 months from the date of issue of further particular letter, the application for TDR shall be recorded and the scrutiny fees paid shall be forfeited.
- (f) However in case the owner is desirous of reviving the application with a period of one year after recording the proposal, such proposal can be reopened with the approval of Dy.Ch.Pl.D.P. and in such cases only 10% of the scrutiny fee will be forfeited and the remaining amount will be adjusted against the scrutiny fees.
- (g) The letter shall thereafter be sent to City Survey officer/ S.L.R. for Joint Measurement (J.M.) Survey within seven days from the receipt of sanction for priority.
- (h) The Chief Planner Development Plan dept. shall forward the appropriately filled schedule & blanks in the draft public notice to Legal dept. while forwarding the file papers to legal deptt to avoid procedural delay in title clearance.
- (i) If all the documents mentioned in Annex- 15.1.(c) are submitted, the title clearance certificate along with deed of declaration and indemnity bond (draft) & ROW agreement if any shall be issued within a period of 60 days from the date of receipt of file in the legal deptt for cases where there is no dispute in title or litigation.
- (j) The Joint Measurement shall be carried out in presence of representative of Ch. Planner (D.P) by SLR and the JM Plan shall bear the signature of both.
- (k) On receipt of title clearance and J.M. Survey by S.L.R., the letter of Intent shall be issued within fifteen days.
- (l) The conditions required to be complied before issue of letter of eligibility shall also be included in the letter of intent itself .
- (m) On compliance of the conditions of the letter of intent, the possession of the land shall be taken over within 7 days with the approval of Dy.Ch.Pl.D.P.
- (n) On submission of separate P.R. Card in M.C.G.M's name, the report for granting TDR shall be submitted to Ch.Pl.D.P. /M.C. within 15 days.
- (o) If PRC in words is submitted ,on receipt of M.C's sanction, the D.R.C. shall be put up within seven days.
- (p) The owners shall sign the DRC in presence of the representative of Ch. Planner (D.P), at the time of issue of DRC.

General Conditions for grant of TDR

- a) On consideration of the application submitted under Regulation No. 16 of these Regulations, the Commissioner may issue Development Rights Certificates (DRC). The Commis-

sioner will state the Development Rights credit in square meters in figures and in words to which the applicant is entitled along with the details of place i.e. village, Ready reckoner Zone Number, year of issue of DRC, Ward in which the Development Rights are earned.

- b) A Development Rights Certificate (DRC) will be issued only on the satisfactory compliance with the conditions prescribed by the Commissioner from time to time. The TDR shall only be granted after the land to be surrendered to MCGM free of cost is levelled after clearing of encumbrances and construction of compound walls and gate etc. and transferred in the name of MCGM in PR card. The surrendered reserved land for which DRC is to be issued shall vest in the name of the Corporation or the appropriate authority as the case may be prior to issue of DRC.
- c) A DRC shall be issued by the Commissioner as a Certificate in an appropriate form prescribed by him. Such a Certificate will be a transferable "negotiable instrument" after due authentication by the Commissioner. The Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of utilization of Development Rights.
- d) If a holder of a DRC intends to transfer it to any other person, he will submit the DRC to the Commissioner with an appropriate application for an endorsement of the new holders name, i.e. transferee on the said Certificate along with registered agreement duly executed between transferor & Transferee. Without such an endorsement by the Commissioner himself, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.
- e) A holder of a DRC who desires to use the FSI credit certified therein on a particular plot of land within the same layout, shall attach his application with development permission with valid DRCs to the extent required. Development Rights may be allowed to be utilized within the same layout after processing through Building Proposals Department.
- f) The Commissioner shall publish a list of Development Rights issued every quarter and Development Rights balance to be utilized.
- g) On full utilization of DRC, the DRC shall not be returned to DRC holders & Municipal Commissioner shall hold the DRC by canceling the same.
- h) The Municipal Commissioner may reject the application for grant of DRC in the following circumstances:
 - i. If any dues payable by the owner of the property to the State Govt./ Municipal Corporation prior to date of handing over physical possession of the property to the Municipal Corporation.
 - ii. If the property so handed over to Municipal Corporation & DRC is requested by fraudulent means.
- i) The land so surrendered shall be transferred in the Revenue Records in the name of the Corporation or Appropriate Authority, as the case may be. The property registered card in words & figures and mutation entry in 7/12 & 6/12 extracts of the land so surrendered in the name of the Corporation or Appropriate Authority shall be submitted by the applicant before issue of Development Rights Certificate (DRC).
- j) The Development Right Certificate shall be issued only in the name of individuals, limited companies, statutory Corporations or institutions, registered Trusts & not in name of partnership firms, nominees, agents or any other such persons. If the property stands in the name of partnership firms then DRC shall be issued in the name of present partners &

not in the name of partnership firms.

- k) The transfer/utilization of DRC in favour of NRI and foreign nationals shall be subject to rules & regulations of the Reserve Bank Of India.
- l) The specimen signature/ thumb impression in application or grant of DRC shall have to be attested by a magistrate or notary public under his official seal.
- m) In respect of property held by several persons, the Municipal Commissioner shall issue only one certificate and deliver it to one of the several joint holders as may be decided by Joint holders and make such an application duly signed by all and same shall be treated as sufficient delivery to all such holders.

Specific Conditions for grant of TDR

- a) The Joint Measurement of the land reserved for roads/public purposes through City Survey Officer shall be carried out as per the demarcation offered by Corporation/ appropriate authority as the case may be.
- b) The title of the land proposed to be surrendered shall be got verified through Legal Department of MCGM or appropriate authority as the case may be.
- c) The reserved land so proposed to be surrendered shall be got leveled, drained and compounded & other compliances to the satisfaction and as directed by Commissioner or appropriate authority as the case may be.
- d) Specific NOC for grant of TDR from Special Land Acquisition Officer for stage of Land Acquisition Proposal shall be insisted, if the land is already under acquisition.
- e) In cases where land is acquired by appropriate authority other than MCGM, specific NOC for grant of TDR from the said authority shall be insisted.
- f) The registered holder of DRC shall not mortgage, pawn, pledge, hypothecation or create any charge or claim created on the DRC. The M.C.G.M. will not recognize any application or claim for transfer of DRC as aforesaid. The DRC cannot be split on the basis of any charge created on the DRC.

General Conditions for Utilisation of TDR

- a) The transfer form/utilization form shall be signed by all the joint holders of D.R.C & the person utilizing transfer of DR themselves or through Power of Attorney with all relevant documents and dates.
- b) The transferor(s) and transferee(s) shall execute Instrument of utilization for transfer of D.R.C
- c) A form stating location of DRC with Ready Recknor rate and the location of proposed utilization of DR shall be duly signed by transferor (s) and transferee (s). The RR rates shall be of the year in which the DR is utilized.
- d) In the utilization form submitted, the specimen signature/s and thumb impression shall be attested by Magistrate or Notary Public under his official seal.
- e) The utilization form is only valid for six months from the date of issue.

Special Conditions for Utilisation of TDR

- a) TDR can not be utilized in areas for which Special Planning Authorities are appointed.
- b) The Municipal Commissioner may reject the application for transfer/utilization of DRC, if
 - i. Any dues payable by the owner of the land on which DRC is proposed to be utilized.
 - ii. Under direction from the competent Court to the State Government / M.C.G.M.
- c) The Commissioner shall reserve the rights for granting permission to utilize/transfer the DRC and/or forfeiting DRC, if the property so handed over to M.C.G.M./other appropriate authority by fraudulent means and/or dues payable to the State Government / M.C.G.M. are not paid.
- d) For Heritage TDR, the agreement with MCGM shall be executed stating the heritage structure will be maintained by the Owner as decided by the Commissioner along with the clause of penalty for breach of conditions of agreement as may be decided by Commissioner shall be executed.



ANNEXURE – 15.3 PROCEDURE FOR UTILISATION FOR TDR (REGULATION 16.2)

The proposal for utilization of TDR shall be submitted in the respective building proposal file where the TDR is proposed to be utilized by the transferee.

- (1) After receipt of all the documents, Building Proposal dept. shall prepare the scrutiny report for the proposal on which DRC is proposed by utilization. The report shall address the requirements in terms of open space, parking space, width of staircase, R.G. Access etc. in consonance with the provisions of the GDCR and forward the same to Dy.Ch.Pl.D.P The report also shall mention the location of TDR generated & proposed to be utilized and their respective Ready recknor rates.
- (2) The Scrutiny fees shall be accepted if the proposal is found in order & entry in register shall be done by giving utilization file No. to the proposal.
- (3) Utilization forms attached in the proposal, areas, specimen signatures of DRC holder recorded in D.P. office shall be verified by A.O.(D.P.) & entries shall be taken in record.
- (4) The Index Plan shall be prepared incorporating the Ready reckoner rates of plot where the TDR is generated & TDR is proposed to be utilized.
- (5) The report for deduction of TDR shall be prepared considering the provisions of GDCR with specific table in report showing RR rate of TDR generated & TDR proposed to be utilized and accordingly calculating the proportionate deduction of DR from the DRC and submitted for approval to M.C.
- (6) After approval, Transferor shall submit consent for deduction of D.R. from DRC stating area to be deducted in words from the DRC in lieu of deduction based on RR rates & shall submit original copy of DRC for deduction.
- (7) A draft deduction report shall be prepared by making deductions on Xerox copy and got approved by Dy.Pl.D.P.
- (8) The forwarding report of deduction for final deduction on DRC shall be submitted to M.C.
- (9) On receipt of approval, the DRC holder, Architect and EEBP alongwith copies of approval shall be informed regarding the final effect of deduction.

**ANNEXURE –15.4 ACCOMPANYING DOCUMENTS TO BE SUBMITTED FOR GRANT OF
DEVELOPMENT RIGHT CERTIFICATE**

(by Architect/ Licensed Surveyor)

- a) Application with prescribed proforma available in the Office of Ch. Planner (D.P.) dept. (Proforma in Annexure 15.1.b)
- b) Payment of scrutiny fees in and legal charges as per Regulation no. 6.7 dept.
- c) Copy of D.P. Remarks, T.P. Remarks - if applicable. not later than 1 year from the date of application, indicating D.P. provisions. Site Plan,
- d) Copy of Demarcation certificate and plan for the land under reservation / D.P. Road affecting the plot.
- e) Detailed survey plan
- f) Copy of 7/12 & 6/12 extracts & K.J.P. in case of agricultural land.
- g) Original Property Register Card (P.R. Cards) from City Survey Office in the name of present owner issued by City Survey Officer not later than 1 year from the date of application, (proving the ownership of land)
- h) Title Clearance Certificate from Solicitor or Advocate along with search note for the last thirty years.
- i) Original conveyance/ partition/ lease/ assignment/ consent degree/ probate/ award or and other document showing the ownership of the property (which will be returned after 15 days) along with its certified notarized copy.
- j) Copy of City Survey Plan
- k) Copy of the approved layout / sub-division, if land forms part of layout etc.,
- l) Copy of sub-division and amalgamation order from Municipal Corporation (B.P)
- m) Certificate from the Additional Collector and Competent Authority U.L.(C & R)ACT, 1976, for retainable / non-retainable land.
- n) Clearance from the State Govt. in case of non-retainable land.
- o) The area statement of reservation duly certified by Architect.
- p) The statement of the Architect regarding status, encumbrances, services, access to the land under reference etc.
- q) Clearance certificate from Asst. Assessor & Collector Ward stating that the property tax have been paid upto date.
- r) Letter from the owner / developer stating that there is not litigation pending in any court of law in respect of reserved land / no injunction restraining the owner from availing D.R.C. and no orders restraining the Corporation from issuing T.D.R.
- s) Status of property i.e. existing structures, Access, Reservation, Nalla High Tide Line, any Services to be mentioned and to be marked on plan.
- t) Copy of Right of Access along with required papers for the purpose of Title.
- u) Status of existing Road, if required.



ANNEXURE – 15.5 COMPANYING DOCUMENTS REQUIRED FOR THE PURPOSE OF DEDUCTION FROM D.R.C./ UTILIZATION OF TDR

- 1) Proposal from respective building proposal department for utilization of TDR on building with its detailed report of approval of the proposal and other details.
- 2) Utilization forms / transfer forms to be signed by Transferee & transferor after filling the details and the signatures on the forms are to be attested by the Notary/ Magistrate.
- 3) The copy of Agreement between Transferor and Transferee for utilization of TDR.
- 4) The copy of Power of Attorney allowing utilization of TDR In favour of Transferee on the property under reference by the original holders (in case property is under development with P.A)
- 5) The copy of DRC.
- 6) The copy of D.P. Remarks (Including CRZ remarks).
- 7) Structural stability Certificate from Licensed R.C.C. Consultant.
- 8) The copy of plan showing layout details building plans etc.

Approval of Competent Authority for the area Showing utilization of TDR

ANNEXURE – 28.1 ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR HIGH RISE AND SPECIAL BUILDING

1. General

In addition to the provisions of Part IV fire Protection National Building code of India: The Chief Fire Officer may insist on suitable provisions in high-rise and special buildings or premises from the fire safety and fire fighting point of view depending on their occupancy and height.

2. Construction

(1) Building materials

- (i)** Elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material. Interior finish materials (wall paneling floor coverings etc.) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS: 1642,1960 (Class I) Ceiling linings shall be non-combustible or of plaster-board.
- (ii)** Stairways and corridors shall not contain combustible materials.

- (2)** Structural members such as supports and load bearing walls shall have fire resistance rating of 3 hour, transoms and ceilings at least 2 hours.
- (3)** Internal walls and partitions separating corridors from areas on floors that are used for any purpose other than circulation shall have a fire resistance of not less than one hour. There shall be no openings in such walls other than for doors or delivery hatches, with fire resistance not less than half an hour. Fire sections (fire walls) sub-dividing the building to prevent fire spread, shall have a fire resistance, rating not less than two hours.
- (4)** Facades excluding windows and doors shall consist of non-combustible building materials. The minimum distance between the top of the opening on a lower floor and the sill of that on the floor above it shall be 0.9 M, so that the fire would have to travel at least 0.9 M between storeys.

3. Staircase Enclosures

- (1)** The internal enclosing walls of staircase shall be of brick or R.C.C. construction with a fire resistance of not less than two hours. All enclosed staircases shall be reached via a ventilated lobby and shall have access through self-closing doors of at least half an hour fire resistance. These shall be single swing doors opening in the direction of the escape: The door shall be fitted with check section door closers. The floor landing of staircases shall not form part of common corridor.
- (2)** The staircase enclosures on the external wall of a building shall be ventilated to the atmosphere at each landing or mid-landing.
- (3)** A permanent vent at the top equal to 5 per cent of the cross sectional area of the en-

closure and open able sashes at each landing level with area not less than 0.5 sq. m. on the external wall shall be provided. The roof of the shaft shall be at least 1 m. above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm. water gauge by an electrically operated blower shall be maintained.

- (4) The mechanism for pressuring the staircase shaft shall be so installed that it operates automatically and also manually when the automatic fire alarm operates.

4. Lift enclosures

- (1) The walls enclosing the lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 mm (0.2 sq.M.) in clear area. Lifts motor rooms should 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.
- (2) Landing doors in lift enclosures shall open into the ventilated or pressurized corridor/ lobby and shall have fire resistance of not less than one hour.
- (3) The number of lifts in one lift bank shall not exceed four. The shaft for the fire lift in a lift bank shall be separated from each other by brick masonry or R.C.C. wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.
- (4) If the lift shaft and lift lobby are in the core of the building, a positive pressure of not less than 2.5 mm. and not more than 3 mm. water gauge by an electrically operated bower shall be maintained in the lift lobby and positive pressure of not less than 5 mm. water gauge shall be maintained in the lift shaft. The mechanism for pressuring the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operates. The mechanism shall have facilities to operate manually.
- (5) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of a half-hour fire resistance.
- (6) The lift machine room shall be separate and no other machinery shall be installed therein.
- (7) Lifts shall not normally communicate with the basement. However, one of the lifts may be permitted to reach the basement level provided the lift lobby at each basement level is pressurized and separated from the rest of the basement areas, by a smoke-actuated fire resisting door of two hours fire resistance. These doors can also be kept in hold-open position by an electro-magnetic device to be linked with a smoke detector.

5. External windows

The area of the open able external windows on a floor shall be not less than 2 1/2 per cent of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of a fireman's' axe)

6. Fire lifts

The following provisions 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 lifts shall be so designed 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 1.12 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 apart from the electric supply in the building and the cables shall run in a route safe from fire, i.e. within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment buildings, this change over of supply could be done through a manually operated changeover switch.
- (d) The operation of a 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 on care 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 displayed 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 lift shall be such that it can reach the top floor from ground level within one minute.

7. Basements

- (1) Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly around the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and outlets 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 shall have to be laid. Stall boards and pavement lights should be in position easily accessible to the Fire Brigade personal and rescue teams and clearly marked 'SMOKE OUTLET' or AIR INLET' with an indication of area served at or near the opening.
- (2) The staircase of basements shall (a) be of enclosed type having fire resistance of not less than two hours; (b) be situated at periphery of the basement to be entered at ground level only from the open air and in such a position that smoke from any fire in the basement shall not enter any exit serving the ground and upper storeys of the building; and (c) 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 stair-

cases at proper places shall be provided.

- (3) Intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.
- (4) Mechanical extractors for smoke-venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have a considerably higher performance than the standard units. The system should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 5500C.
- (5) Kitchens working on gas fuel, department stores and shops shall not be permitted in basements.

8. Floor space division (fire sections)

If the undivided floor space on a floor exceeds 750 Sq.M it shall be separated into compartments each not exceeding 750 Sq.M by means of fire walls of not less than two hours fire resistance. In extended buildings, firewalls should be erected at distance exceeding 40 M. For floors with sprinklers, the area mentioned above may be increased by 50 per cent.

9. Service ducts

- (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 of not less than two hours.
- (2) If the cross sectional area of a duct exceeds 1 sq. M. it shall be sealed where it passes a floor with non-combustible light material. The seal within the duct may be pierced for any service pipe or ventilated trunk and shall fit as closely as possible around any such pipe or trunk.
- (3) A permanent vent shall be provided at the top of the service shaft of cross-sectional area, not less than 460 sq. cm. or 6.25 cm. for each 900 Sq.cm. of the area of the shaft, whichever is more.

10. Refuse chutes and refuse chambers

- (1) Hoppers under refuse chutes shall be situated in a well ventilated position and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance of not less than two hours. The hoppers shall not be located within the staircase enclosure.
- (2) Inspection panels and hopper (charging station) opening shall be fitted with light fittings, metal doors, and covers having a fire resistance of not less than one hour. Flap doors/covers i.e. push-in or lift-up type shall not be permitted.
- (3) Refuse chutes shall not be provided in staircase walls and air conditioning shafts, etc.
- (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.

11. Building services.

I. Electrical Services

- (a) The electric distribution cables wiring shall be laid in a separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having the same fire resistance as that of the duct.
- (b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- (c) Separate circuits for water pumps, lifts, staircase and corridor lighting and blowers for the pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that a fire in one circuit will not affect the others. Master switches controlling essential services circuits shall be clearly labeled.
- (d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having a fire resistance of not less than two hours.
- (e) Medium and low voltage wiring, running in shafts, and within a false ceiling, shall run in metal conduits.
- (f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than two hours.
- (g) If the licensees agree to provide meters on upper floors, the licensees' cables shall be segregated from consumers' cables' by 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.

II. Town Gas/ L.P. Gas Supply Pipes

These pipes shall be run in shafts exclusively for this purpose and shall be on external walls, away from the staircases. There shall be no inter-connection between these shafts and the rest of the floors; Gas meters shall be housed in a suitable constructed metal cupboard located in a well-ventilated space at ground level.

III. Staircase and Corridor Lightings

- (a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they 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 individual control of light points, if any.
- (b) Staircase and corridor lighting shall also be connected to alternate supply as defined in sub-Regulations (4). However, for assembly and institutional buildings less than 24 m. when the alternate source of supply may be provided by battery continuously trick-

le-charged from the electric mains.

- (c) Double throw switches should be installed to ensure that the lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by-supply.
- (d) Emergency lights shall be provided in the staircase/corridors for high-rise and special buildings.

IV. Alternate source of electric supply

A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machine and circuits stated above simultaneously. If the stand-by pumps are driven by diesel engine, the generator supply need not be connected to the stand by pump.

V. Transformers

- (a) If transformers are housed in basement, they shall be necessarily in the first basement in a separate fire resisting room of four house rating, at the periphery of the basement. The rooms shall be protected by carbon dioxide or BCF fixed installation system to protect transformers. The entrance to the room shall be provided with steel doors of two hours fire rating. A curb (sill) of a suitable height shall be provided with at the entrance in order to prevent the flow of oil from a ruptured transformer into other parts of the basement. Direct access to the transformer room shall be provided preferably from outside. The switchgears shall be housed in a separate room separated from the transformer bays by a fire-resisting wall with fire resistance of not less than four hours.
- (b) If housed in basement, the transformer shall be protected by an automatic high-pressure water spray system (emulsifying).
- (c) Transformers housed at ground floor level shall be cut-off from the other portion of the premises by fire resisting walls of four hours' fire resistance.
- (d) They shall not be housed on upper floors.
- (e) A tank of RCC construction of capacity capable of accommodating the entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in an emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame-arrester.

VI. Air-conditioning

- (a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passages.
- (b) The ducting shall be constructed of substantial gauge metal in accordance with IS-655-1963 Metal Air Ducts (Revised).
- (c) Wherever the ducts pass through firewalls or floors, the opening around the ducts shall be sealed with fire-resisting materials such as asbestos rope or vermiculite concrete glass

wool.

- (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 the 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 floor areas, corridor etc. shall not pass through the staircase enclosure.
- (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 floors.
- (i) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the re-turn air duct of each compartment on every floor. They shall be so arranged as to close by gravity in the direction of the air movement and to remain tightly closed upon operation of a smoke detector.
- (j) If the air handling unit serves more than one floor, the requirements given above shall be compiled with an addition to the conditions given below :-
 - (i) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting a 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.
- (b) The air filters of the air-handling units shall be of non-combustible materials.
- (c) The air handling unit room shall not be used for storage of any combustible materials.
- (d) Inspection panels should be provided in main trunking to facilitate the cleaning of the duct of accumulated dust and to obtain access for maintenance of fire dampers.
- (e) No combustible material 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 spun glass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm. thick and which does not readily conduct heat.
- (f) Materials used for false ceilings, runners and suspenders shall be of non-combustible type.

VII. Boiler room

Boiler and boiler rooms shall conform to the Indian Boilers Act. The following additional aspects should be taken into account in the location of boiler/boiler room-

- (a) Boilers shall not be allowed in a lower basement but may be allowed in basements at first level and away from the escape routes.
- (b) The boilers shall be installed in a fire-resisting room of 4 hours* fire resistance rating sit-

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

VIII. Provision of First Aid and Fire-fighting Appliances

- (1) First-aid fire fighting equipment shall be provided on all floors including basements, lift rooms, etc. in accordance with IS:2217-1963 Recommendations for providing First-Aid Fire Fighting Arrangements in Public Buildings.
- (2) The fire fighting appliances shall be distributed over the building in accordance with IS:2190-1971 Code of Practice for Selection, Installation and Maintenance of Portable First-Aid Fire Appliances.

IX. Fixed Fire-Fighting Installations

- (1) Buildings shall be protected by wet riser, wet riser-cum-down corner, automatic sprinkler, installation, high pressure water spray or foam generating system as prescribed in sub-Regulations (2) to (7) below
- (2) The wet riser/riser-cum-down comers' installation with capacity of water storage tanks and fire pumps shall conform to the requirements specified in Table No. 73 hereunder.

Table No. 73. Fire fighting installation requirements

| Sr. No. | Type of the building occupancy | Minimum General Requirements | | | | |
|---------|---|------------------------------|-----------------------------------|------------------------|---|--|
| | | Water Supply | | | Pump Capacity | |
| | | Type of Installation | Underground Static Tank in Liters | Terrace Tank in Liters | Near the underground Static Tank | Terrace Level |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1 | Residential buildings | | | | | |
| | a) Building height less than below 15 M | Dry Riser | Nil | Nil | Nil | Nil |
| | b) Building height above 15 M but less than below 30 M | Down comer | Nil | 20,000 | Nil | 900 lpm giving a pressure not less than 3.2 kg/sq. cm. at the top most hydrant |
| | c) Building height above 30 M but less than below 70 M (if area of plot is less than 600 Sq.M.) | Wet Riser cum Down-comer | 1,00,000 | 30,000 | 2,400 lpm giving a pressure not less than 3.2 kg/Sq.cm. at the top of hydrant | 900 lpm giving a pressure not less than 3.2 kg/sq. cm. at the top most hydrant |
| | d) Building height above 30 M but less than below 70 M (if area of plot is more than 600 Sq.M.) | Wet Riser cum Down comer | 1,50,000 | 30,000 | 2,400 lpm giving a pressure not less than 3.2 kg/Sq.cm. at the top of hydrant | 900 lpm giving a pressure not less than 3.2 kg/sq. cm. at the top most hydrant |
| | e) Building height above 70 M | Wet Riser cum Down comer | 3,00,000 | 50,000 | 2,800 lpm giving a pressure not less than 3.2 kg/Sq.cm. at the top of hydrant | 900 lpm giving a pressure not less than 3.2 kg/sq. cm. at the top most hydrant |
| 2 | Non Residential/Special type buildings | | | | | |
| | a) Building height less than below 15 M | Wet Riser cum Down comer | 50,000 | 20,000 | 1,400 lpm giving a pressure not less than 3.2 kg/Sq.cm. at the top of hydrant | 900 lpm giving a pressure not less than 3.2 kg/sq. cm. at the top most hydrant |
| | b) Building height above 15 M but less than below 30 M | Wet Riser cum Down comer | 1,00,000 | 20,000 | 1,400 lpm giving a pressure not less than 3.2 kg/Sq.cm. at the top of hydrant | 900 lpm giving a pressure not less than 3.2 kg/sq. cm. at the top most hydrant |
| | c) Building height above 30 M but less than below 70 M (if area of plot is less than 600 Sq.M.) | Wet Riser cum Down comer | 1,00,000 | 30,000 | 2,400 lpm giving a pressure not less than 3.2 kg/Sq.cm. at the top of hydrant | 900 lpm giving a pressure not less than 3.2 kg/sq. cm. at the top most hydrant |



| | | | | | |
|---|---------------------------|----------|--------|---|--|
| d) Building height above 30 M but less than below 70 M (If area of plot is more than 600 sq.M.) | Wet Riser cum Down corner | 1,50,000 | 30,000 | 2,400 lpm giving a pressure not less than 3.2 kg/Sq.cm. at the top of hydrant | 900 lpm giving a pressure not less than 3.2 kg/sq. cm. at the top most hydrant |
| e) Building height above 70 M (Only for Business Buildings) | Wet Riser cum Down corner | 3,00,000 | 50,000 | 2,800 lpm giving a pressure not less than 3.2 kg/Sq.cm. at the top of hydrant | 900 lpm giving a pressure not less than 3.2 kg/sq. cm. at the top most hydrant |

Note:

1. Any of the above categories may incorporate an automatic sprinkle / a drencher system, if the risk is such that it requires such protective methods.
2. A minimum of two hydrants shall be provided within a courtyard.
3. Wet riser-cum-down corner is an arrangement for fire fighting within the building by means of vertical rising mains of not less than 10 cm. Internal dia, with hydrant and hose reel on each floor landing connected to an overhead water/storage tank for fire fighting purpose through a booster pump, check valve and a 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 filled with a non-return valve shall also be provided to the rising main for charging it by a fire service pump in case of failure of static fire pumps over the underground static tanks.
4. The performance of pumps specified above shall be at R.P.M. not exceeding 2,000.
5. The above quantities of water shall be exclusively for fire fighting and shall not be utilised for domestic/or other use. The layout of underground static water tank shall be as per sketch attached.
6. The size of the riser in the non-residential buildings over 24 m. high shall be 15 cm. (internal dia.) with twin hydrant outlets and hose reel on each floor.)
7. A facility to boost water pressure in the riser directly from the mobile pump shall also be provided to the wet riser system with suitable fire service inlets (collecting head with with two 63 mm inlets for 10 cm rising main and four 63 mm inlets with check valves for 15 cm. dia rising main) and a non-return valve and a gate valve.
8. Hose Reel-The Internal diameter of rubber hose for the hose reel shall be a minimum of 19 mm. A shut-off branch with a nozzle of 4.8 mm. Size shall be provided.
9. height od building permitted as per Maharashtra Fire Prevention and Life Safety Measures Act, 2006 .
10. CFO shall have discretionary powers to make any changes in above table as per type of occupancy and hazard analysis.

X. Wet Riser Installations

They shall conform to IS : 3644-1966 Code of Practice for Installations of Internal Fire Hydrants in high-rise buildings. In addition, the wet-riser shall be designed for zonal distribution ensuring that unduly high pressure does not develop in risers and hose pipes.

In addition to wet-riser, wet riser-cum-down corner, 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 Fire Fighting (Fixed Installation). The first aid hose reel shall be connected to one of the female couplings of twin couplings of landing valves directly to the wet riser in

the case of single outlet of the wet riser installations by means of adapter.

- (i) **Static Water Storage Tank-** A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of an underground static storage tank with capacity specified for each building with arrangements of replenishment by main or alternative source of supply at 1,000 liters per minute. The static storage water supply should easily be accessible to fire engines. Provision of suitable number of manholes shall be made available for immersion, repairs and inspection of suction hose etc. The covering slab shall be able to withstand a vehicular load of 18 tonnes. 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 conduit the overflow shall be conveyed to a storm water drain.
- (ii) 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. 1)
- (iii) The static water storage tank shall be provided with a fire brigade collecting breaching with four 63 mm. Dia. (two of 63 mm. dia. for pump with capacity 1,400 liters/minute) instantaneous male inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe of not less than 15 cm dia. to discharge water into the tank when required at a rate of 2250 liters per minute.
- (iv) Typical layout of wet riser-cum-down corner are shown in Figures 3 and 4.
- (v) **Automatic Sprinklers-** Auto-sprinklers shall be installed:
 - (a) in basements used as car parks except in apartment buildings and residential hotels if the area exceeds 500 Sq.m.
 - (b) in basements of multistoried and high-rise buildings used as car parks and for permissible essential services ancillary to a particular occupancy.
 - (c) In any rooms or other compartment of a building exceeding 500 Sq.m.
 - (d) In department stores or shops in an area exceeding total of 750 Sq.m.
 - (e) In all all non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircase independent of the remainder of a building;
 - (f) In godowns and warehouses as considered necessary;
 - (g) In dressing rooms, scenery decks, stages, and stage basements of theaters.

XI. Automatic High Pressure Water Spray (emulsifying)

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

XII. Foam Generating System

This system shall be provided for protection of boiler rooms with ancillary, storage of furnace



oils in a basement.

XIII. Carbon-dioxide (Co2) Fire Extinguishing System

Fixed Co2 fire extinguishing installation shall be provided as per IS : 6382-1971 Code of Practice for Design and Installation of Fixed Co2 Fire Extinguishing System on premises where water or foam cannot be used for extinguishing fire because of the special nature of the contents of the buildings/areas to be protected. Where possible, BCF installation may be provided instead of Co2 installation.

XIV. Fire Alarm System

(i) All buildings mentioned below shall be equipped with fire alarm systems as given below :-

- (a) Special buildings above 15 m. in height and Business and Industrial buildings above 24 m. in height- (a) 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 so located that one or 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 a 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-Regulations (4) in Regulations 11 in this Appendix.
- (d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all the occupants of the building 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 be at a height of 1 m. from the floor level.

(ii) All other buildings exceeding 24 m. height excluding those mentioned in clause (i) 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 these rules. The detectors for the automatic fire alarm shall conform to the relevant IS Specification Heat Smoke Sensitive Type Fire Detector and the system shall be installed in accordance with IS : 2189-1976 Code of Practice for Automatic Fire Alarm System of any other relevant Indian Standard, prescribed from time to time.

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.

XV. Lightning Protection of Buildings

The lightning protection systems for buildings shall be in accordance with the provisions of Part III, National Building Code of India.

XVI. Control Room

For all buildings mentioned in Regulations 14 in this Appendix except residential buildings, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floor planers along with the details of fire fighting equipment and installations shall be maintained in the control room. The control room shall also have facilities to detect a fire on any floor through indicator boards connecting fire detecting and alarm systems on all floors. The staff in-charge of the control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations. Control room shall be manned round the clock.

XVII. Fire drills and fire orders

Fire notices/orders shall be prepared indicating the requirements of fire fighting and evacuation of the building in the event of fire or other emergency. Occupants shall be thoroughly familiarised with their contents and action needed in the event of an emergency. Such notices should be displayed prominently.





DRAFT DEVELOPMENT PLAN - 2034 GREATER MUMBAI



Municipal Corporation of Greater Mumbai (MCGM),
Development Plan Department
5th Floor, Annexe Building, Municipal Head Office, Extension Building, Mahapalika Marg, Fort, Mumbai - 400 001

