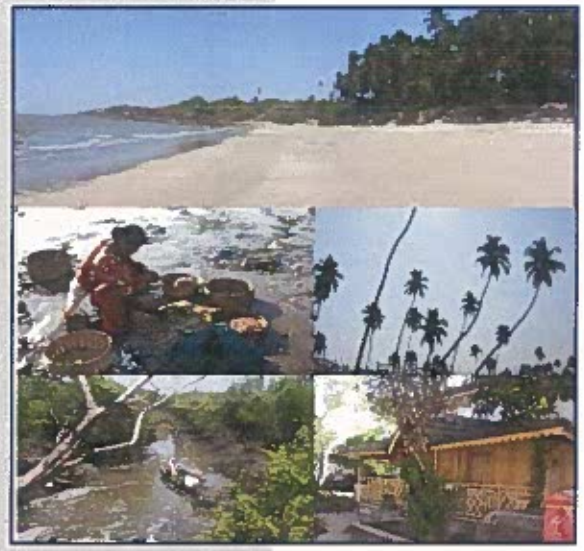
Development Control Regulations - 2012
For Manori Gorai Uttan Notified Area



Mumbai Metropolitan Region Development authority (MMRDA)

DEVELOPMENT CONTROL REGULATIONS - 2012
For Manori Gorai Uttan Notified Area

Modifications Sanctioned under Section 31 of M.R.&T.P. Act,1966 vide Govt in Urban Development Department Notification No.TPB-4312/323/CR-23/2013/UD-11, dated 13th May 2013.

Substantial Modifications (Excluded Portion) Sanctioned under Section 31(1) of M.R.&T.P. Act,1966 vide Govt in Urban Development Department Notification No.TPB-4312/323/CR-23/2013/UD-11, dated 3rd June 2016.

URBAN DEVELOPMENT DEPTT. MANTRALAYA, MUMBAI-32

(Shri. S. D. Landge)
Joint Secretary & Director Town Planning
Urban Development Department, Mantralaya, Mumbai-32

Town Planning Officer
MMRDA

Chief,
Town & Country
Planning Division
MMRDA

Metropolitan Commissioner
MMRDA

Mumbai Metropolitan Region Development authority (MMRDA)

Maharashtra Regional and Town Planning Act, 1966.

Sanction to Development plan of villages Manori & Gorai (Municipal Corporation of Greater Mumbai) and Uttan, Pali, Chowk, Tarodi, Dongri & Morva (Mira Bhayander Municipal Corporation) under Section 31(1) of the Act.

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400032.
Date :- 13th May, 2013.

NOTIFICATION

No.TPB-4312/323/CR-23/2013/UD-11.

Whereas, the Government in Urban Development Department vide Notification No. TPB 4307/108/CR-29/07/UD-11, dated 1st December, 2007 under section 40(1) of the Maharashtra Regional and Town Planning Act,1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") has appointed Mumbai Metropolitan Region Development Authority (hereinafter referred to by its acronym "MMRDA"), established under the Mumbai Metropolitan Region Development Authority Act, 1974 (Mah. IV of 1975), to be the Special Planning Authority for the Development of Recreation & Tourism Development Zone as per proposal of sanctioned Revised Regional Plan for Mumbai Metropolitan Regional Plan, on the lands of villages Manori & Gorai (Municipal Corporation of Greater Mumbai) and Uttan, Pali, Chowk, Tarodi, Dongri & Morva (Mira Bhayander Municipal Corporation) (hereinafter referred to as "the said Notified Area");

And whereas, the MMRDA declared its intention under section 23 of the said Act to prepare a fresh Development Plan for the said Notified Area and a notice of such declaration was published in the Maharashtra Government Official Gazette, Miscellaneous Part-II dated 25th October, 2010;

And whereas, the MMRDA after carrying out survey of the entire land of the said Notified Area, as required under section 25 of the said Act, prepared the Draft Development Plan of the said Notified Area along with Development Control Regulations and published a notice under sub-section (1) of Section 26 of the said Act in the Maharashtra Government Gazette, Extra-Ordinary Part-II, dated 15th November 2011 for inviting objections or suggestions from the general public;

And whereas, after considering the suggestions and objections received in respect of the aforesaid published Draft Development Plan, the Planning Committee set up under section 28(2) submitted its report to the MMRDA and whereas the MMRDA made certain modifications in the Draft Development Plan (hereinafter referred to as "the said Development Plan") under sub-Section (4) of Section 28 of the said Act and decided to submit the said Development Plan to the Government for sanction under Section 30 of the said Act;

And whereas, MMRDA before submitting the said Development Plan to the Government under Section 30 of the said Act, published the said Development Plan so modified for

information of the general public under sub Section (4) of Section 28 by a notice published in Maharashtra Government Official Gazette, Miscellaneous, Part – II, dated 2nd May 2012;

And whereas, in accordance with provisions of section 30 of the said Act, the MMRDA has submitted the said Development Plan alongwith the Development Control Regulations to the State Govt. for sanction on 14th May 2012;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the State Government has decided to sanction a part of the said Development Plan with modifications as specified in **SCHEDULE –A**, excluding the substantial modifications as specified in **SCHEDULE-B** (as **EP-1 to EP-56**) of this Notification;

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby:-

a) Sanctions the said Development Plan, along with a Schedule of Modifications namely **SCHEDULE-A** appended hereto, excluding the proposals involving substantial modifications as specified in **SCHEDULE-B** appended hereto.
b) Fixes the date after one month from the date of this Notification in the Official Gazette to be the date on which Final Development Plan shall come into force.

The reservations/allocations/designations which do not appear in the **SCHEDULE A & B** are hereby sanctioned for respective purpose as designated in the Final Development Plan.

Areas of reserved sites mentioned in the report of the Final Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

Draftsman's errors which are required to be corrected as per actual situation on site or as per survey records, sanctioned layout, etc, shall be corrected by the Metropolitan Commissioner, MMRDA after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

The aforesaid Final Development Plan sanctioned by the State Government shall be kept open for inspection by the public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the

1) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E), Mumbai-51.
2) Commissioner, Municipal Corporation of Gr. Mumbai.
3) Commissioner, Mira-Bhayandar Municipal Corporation.

This Notification shall also be made available on the Govt. website- www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra.

URBAN DEVELOPMENT DEPTT. MANTRALAYA सत्यमेव जयते

(Sanjay Banait)
Under Secretary to Government.

Maharashtra Regional and Town Planning Act, 1966

Notice under Section 31(1) for substantial modification to the Development Plan for villages Manori & Gorai (Municipal Corporation of Greater Mumbai) and Uttan, Pali, Chowk, Tarodi, Dongri & Morva (Mira Bhayander Municipal Corporation)

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400032.
Date :- 13th May, 2013.

NOTICE

No. TPB-4312/323/CR-23/2013/UD-11.

Whereas, the Government in Urban Development Department vide Notification TPB 4307/108/CR-29/07/UD-11, dated 1st December, 2007 under section 40(1)(c) of the Maharashtra Regional and Town Planning Act,1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") has appointed Mumbai Metropolitan Region Development Authority (hereinafter referred to by its acronym "MMRDA"), established under the Mumbai Metropolitan Region Development Authority Act, 1974 (Mah. IV of 1975), to be the Special Planning Authority for the Development of Recreation & Tourism Development Zone as per proposal of Sanctioned Revised Regional Plan for Mumbai Metropolitan Regional Plan, on the lands of villages Manori & Gorai (Municipal Corporation of Greater Mumbai) and Uttan, Pali, Chowk, Tarodi, Dongri & Morva (Mira Bhayander Municipal Corporation) (hereinafter referred to as "the said Notified Area");

And whereas, the MMRDA declared its intention under section 23 of the said Act to prepare a fresh Development Plan for the said Notified Area and a notice of such declaration was published in the Maharashtra Government Official Gazette, Miscellaneous Part-II dated 25th October, 2010;

And whereas, the MMRDA after carrying out survey of the entire land of the said Notified Area, as required under section 25 of the said Act, prepared the Draft Development Plan of the said Notified Area along with Development Control Regulations, and published a notice under sub-section (1) of Section 26 of the said Act in the Maharashtra Government Gazette, Extra-Ordinary Part-II, dated 15th November 2011 for inviting objections or suggestions from the general public;

And whereas, after considering the suggestions and objections received in respect of the aforesaid published Draft Development Plan, the Planning Committee set up under section 28(2) submitted its report to the MMRDA and whereas the MMRDA made certain modifications in the Draft Development Plan (hereinafter referred to as "the said Development Plan") under sub-Section (4) of Section 28 of the said Act and decided to submit the said Development Plan to the Government for sanction under Section 30 of the said Act;

And whereas, MMRDA before submitting the said Development Plan to the Government under Section 30 of the said Act, published the said Development Plan so modified for

information of the general public under sub Section (4) of Section 28 by a notice published in Maharashtra Government official Gazette, Miscellaneous, Part – II, dated 2nd May 2012;

And whereas, in accordance with provisions of section 30 of the said Act, the MMRDA has submitted the said Development Plan alongwith the Development Control Regulations to the State Govt. for sanction on 14th May 2012;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the State Government has vide Notification No. TPB-4312/323/CR-23/2013/UD-11, dated 13th May 2013 sanctioned a part of the said Development Plan with modifications excluding, the substantial modifications as specified in **SCHEDULE-X (as EP-1 to EP-56)**;

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby:-

a) Gives notice for inviting suggestions and objections from any person in respect of the proposed modifications of substantial nature as specified in the **SCHEDULE-X** appended hereto, within a period of 30 days from the date of publication of this notice in the Official Gazette.
b) Appoints the Deputy Director of Town Planning, Greater Mumbai as the "Officer" under Section 31(2) of the said Act, to hear all the persons filing suggestions and objections as stated in (a) above within the stipulated period and to submit his report thereupon to the Government for further necessary action.

Only the suggestions or objections regarding the proposed modifications of substantial nature mentioned in **SCHEDULE-X** that may be received by the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001, within the stipulated period of 30 days from the date of publication of this notice in the Official Gazette, shall be considered.

Copy of the said notice along with **SCHEDULE-X** and the plan showing the proposed modifications of substantial nature shall be made available for inspection to the general public at the following offices during office hours on all working days:

1) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra(E), Mumbai - 400 051.
2) Commissioner, Municipal Corporation of Gr. Mumbai.
3) Commissioner, Mira-Bhayandar Municipal Corporation.
4) Deputy Director of Town Planning, Greater Mumbai, ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai - 400 001.

This Notice shall also be made available on the Govt. website- www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,

(Sanjay Banait)
Under Secretary to Government

Maharashtra Regional and Town Planning Act, 1966

Notification under Section 31(1) to sanction substantial modification to the Development Plan for villages Manori & Gorai (Municipal Corporation of Greater Mumbai) and Uttan, Pali, Chowk, Tarodi, Dongri & Morva (Mira Bhayander Municipal Corporation).

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400032.
Date :- 3rd June 2016

NOTIFICATION

No. TPB-4312/323/CR-23/2013/UD-11.

Whereas, the Government in Urban Development Department vide Notification TPB 4307/108/CR-29/07/UD-11, dated 1st December, 2007 under section 40(1)(c) of the Maharashtra Regional and Town Planning Act,1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") has appointed Mumbai Metropolitan Region Development Authority (hereinafter referred to by its acronym "MMRDA"), established under the Mumbai Metropolitan Region Development Authority Act, 1974 (Mah. IV of 1975), to be the Special Planning Authority for the Development of Recreation & Tourism Development Zone as per proposal of Sanctioned Revised Regional Plan for Mumbai Metropolitan Region, on the lands of villages Manori & Gorai (Municipal Corporation of Greater Mumbai) and Uttan, Pali, Chowk, Tarodi, Dongri & Morva (Mira Bhayander Municipal Corporation) (hereinafter referred to as "the said Notified Area");

And whereas, the MMRDA declared its intention under section 23 of the said Act to prepare a fresh Development Plan for the said Notified Area and a notice of such declaration was published in the Maharashtra Government Official Gazette, Miscellaneous Part-II dated 25th October, 2010;

And whereas, the MMRDA after carrying out survey of the entire land of the said Notified Area, as required under section 25 of the said Act, prepared the Draft Development Plan of the said Notified Area along with Development Control Regulations, and published a notice under sub-section (1) of Section 26 of the said Act in the Maharashtra Government Gazette, Extra-Ordinary Part-II, dated 15th November 2011 for inviting objections or suggestions from the general public;

And whereas, after considering the suggestions and objections received in respect of the aforesaid published Draft Development Plan, the Planning Committee set up under section 28(2) submitted its report to the MMRDA and whereas the MMRDA made certain modifications in the

URBAN DEVELOPMENT DEPTT. MANTRALAYA, MUMBAI-32.

Draft Development Plan (hereinafter referred to as "the said Development Plan") under sub-Section (4) of Section 28 of the said Act and decided to submit the said Development Plan to the Government for sanction under Section 30 of the said Act;

And whereas, MMRDA before submitting the said Development Plan to the Government under Section 30 of the said Act, published the said Development Plan so modifi[illegible] for information of the general public under sub Section (4) of Section 28 by a notice published in Maharashtra Government official Gazette, Miscellaneous, Part – II, dated 2nd May 2012;

And whereas, in accordance with provisions of section 30 of the said Act, the MMRDA has submitted the said Development Plan alongwith the Development Control Regulations to the State Govt. for sanction on 14th May 2012;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the State Government has vide Notification No. TPB-4312/323/CR-23/2013/UD-11, dated 13th May 2013 sanctioned a part of the said Development Plan with modifications excluding, the substantial modifications as **EP-1 to EP-56**;

And whereas, the substantial modification **EP-1 to EP-56** were published under the provisions of Section 31(1) of the said Act, vide Notice of even No. dated the 13th May, 2013and such notice was published to that effect for inviting suggestions /objections from the general public in the Maharashtra Government Gazette, Konkan Division Supplement dated the 29th August-4th September 2013 on Page Nos.3 to 31 and the Deputy Director of Town Planning, Greater Mumbai, was appointed as the Officer to give hearing and to submit his report to the Government;

And whereas, the said officer, after giving hearing to the suggestions / objections received from the general public in respect of the **EP-1 to EP-56** has submitted his report to the Government vide letter dated the 15th July, 2015 through the Director of Town Planning, Maharashtra State.

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby:-

(a) sanctions the said **Excluded Part No. 1, 2(part), 3 to 7, 8(part), 9 to 56** of the said Development Plan & Development Control Rules, as specified in the Schedule appended hereto;

(b) fixes the date after one month of the publication of this Notification in the Maharashtra Government Gazette to be the date on which the said **Excluded Part No. 1, 2[illegible] 7, 8(part), 9 to 56** shall come into force.

URBAN DEVELOPMENT DEPTT. MANTRALAYA, MUMBAI-32.

A copy of modifications showing the Excluded Parts, as sanctioned by the State Government with the plan showing the sanctioned modifications of substantial nature shall be kept open for inspection by the general public, during working hours for a period of one year in the following offices on all working days.

1) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra(E), Mumbai - 400 051.
2) Commissioner, Municipal Corporation of Gr. Mumbai.
3) Commissioner, Mira-Bhayandar Municipal Corporation.
4) Deputy Director of Town Planning, Greater Mumbai, ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai - 400 001.

This Notificaation shall also be made available on the Govt. website- www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,

(Kishor D. Girolla)
Under Secretary to Government.

URBAN DEVELOPMENT DEPTT. * MANTRALAYA, MUMBAI-32. *
सत्यमेव जयते

PREAMBLE

The sanctioned Regional Plan, 1996-2011 for Mumbai Metropolitan Region (MMR) recognized the tourism potential of the Gorai-Manori-Uttan area and designated it as Recreation and Tourism Development Zone (RTDZ). The Government of Maharashtra vide its Notification No. 4307/108/CR29/07/UD-11 dated 1st December 2007 notified the Manori-Gorai-Uttan area as Recreation and Tourism Development and under Section 40 of the Maharashtra Regional and Town Planning Act 1966, appointed MMRDA as the Special Planning Authority for the said area. Survey no. 341 of Uttan village was excluded from the SPA area.

The MGU Notified Area comprises of 8 villages in all of which Manori and Gorai with an area of about 19.52 sq km fall under the administrative jurisdiction of Municipal Corporation of Greater Mumbai (MCGM) and Chowk, Dongri, Pali, Tarodi, Morva and Uttan with an area of about 23.61 sq km fall under the jurisdiction of Mira Bhayander Municipal Corporation (MBMC).

The SPA, thereafter, following the procedure laid down in the Maharashtra Region and Town Planning Act, 1966, prepared the Draft Development Plan (DDP) along with Development Control Regulations (DCRs) for the eight villages of MGU Notified Area excluding the revenue survey no. 341 of Uttan.

While preparing the DDP and the DCRs for MGU Notified Area, the provisions of Development Plans of MCGM and MBMC have been studied and suitable modifications have been proposed to facilitate the development of RTDZ.

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CHAPTER – I
ADMINISTRATION

1.0 TITLE:

These Regulations shall be called the Development Control Regulations for Manori-Gorai-Uttan Notified Area (hereinafter referred to as "these Regulations").

1.1 JURISDICTION:

These Regulations shall apply to building activity and development work in the planning area notified by the Government of Maharashtra as Manori-Gorai-Uttan Notified Area (hereinafter referred to as "MGU NA") and additions and deletions made thereto from time to time if any.

1.2 ENFORCEMENT:

These Regulations shall come into effect from the date of enforcement stipulated by the Government of Maharashtra and shall supersede all earlier Development Control Regulations published and/or sanctioned earlier under the Maharashtra Regional & Town Planning Act, 1966.

1.3 DEFINITIONS OF TERMS AND EXPRESSIONS:

In these regulations, unless the context otherwise requires, the terms and expressions used in these Regulations shall have the meaning given against them:

(1) **ACCESSORY BUILDING** means a building separated from the main building and containing one or more accessory uses.

(2) **ACCESSORY USE** means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

(3) **ACT** means the Maharashtra Regional & Town Planning Act, 1966 as amended from time to time.

(4) **ADDITION AND/ OR ALTERATION** means an addition or alteration to the area or height, or removal of a part of a building or change from one occupancy to another or a structural change, such as construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any means of ingress or egress.

(5) **APPLICANT** for development permission means, any person who is an owner or a person claiming to be an owner through an irrevocable registered Power of Attorney or a Lessee.

(6) **APPROVED** means approved by the Authority under these regulations or before the enforcement of these regulations, approved by the Authority then in force.

(7) **AUTHORITY** means the Special Planning Authority appointed by the State Government under section 40 (1) (b) of MR&TP Act 1966.

(8) **BALCONY** means a horizontal projection including a parapet/balustrade and handrail to serve as passage or sit out place.

(9) **BASEMENT OR CELLAR** means a lower storey of a building below or partly below the ground level.

(10) **BUILDABLE PLOT AREA** means an area of plot considered for computation of permissible Built up Area (BUA) under these Regulations.

(11) **BUILDING** means a structure, constructed with any material whatsoever for any purpose, whether used for human habitation or not, and may include -

*Note: The regulations which do not appear in Schedule A & B of Notification dated 13th May 2013(i.e. modifications to DCR represented by * SM and **EP) are sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 13th May 2013.*

(i) foundation, plinth, walls, floors, roofs, plumbing and building services

(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 liquids

(vi) all types of buildings as defined below :

(11A) **DETACHED BUILDING** means a building whose walls and roofs are independent of any other building.

(11B) **HIGH RISE BUILDING** means a building exceeding ~~13.5 m~~ *15.0 m* in height. *SM 18* *

(11C) **SEMI DETACHED BUILDING** means a building detached on three sides.

(12) **BUILDING LINE** means a line up to which the plinth of a building adjoining a street or an extension of a street or a future street may lawfully extend and includes the lines prescribed, if any, in any scheme and/or Development Plan or prescribed in any other Act.

(13) **BUILT UP AREA (BUA)** means an area covered by a building on all floors including cantilevered portion, if any, excepting areas excluded specifically under these Regulations.

(14) **CABIN** means a non-residential enclosure constructed of non-load bearing partition.

(15) **CAMPING SITE** includes temporary camp structures (tents), temporary tree houses and amenities such as rest rooms, store room, cooking areas and an administrative area.

(16) **CANOPY** means a projection over any entrance.

(17) **CARPET AREA** means a net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from built up area computation in these Regulations.

(18) **CHHAJJA** means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.

(19) **CHIMNEY** means a construction by means of which a flue is formed for the purpose of carrying the products of combustion to the open air. Chimney includes Chimney Stack and the flue pipe.

(20) **COMBUSTIBLE MATERIAL** means a material which burns or adds heat to a fire when tested for combustibility in accordance with IS: 3808-1966 Method of Test for Combustibility of Building Materials of the National Building Code.

(21) **COMMENCEMENT** means commencement of the work or development carried out with due permission granted either under section 45 or 69 of the Act as the case may be, by the Authority.

(22) **COMMON FACILITY CENTRE (CFC)** means a plot of land, which a landowner or applicant is required to provide for common facilities under these Regulations while developing large holdings of land.

(23) **CONGESTED AREA** means a land included within the gaothans as determined under Maharashtra Land Revenue Code, 1966, prior to enforcement of these Regulations, and within the areas specifically marked in the Development Plan.

*Note: * Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 13th May 2013.*

(24) **CONSERVATION AND RESTORATION** means restoration of the ecological feature to its natural condition, where depleted. (For example, in the case of mangroves/mudflats, it involves planting of new mangroves and maintenance of existing mangroves; for hillocks, it involves planting of local vegetation species; for salt pans it involves restoring them to mangroves and for creek inlets it involves clearing and maintaining the waterway etc.)

(25) **CORRIDOR** means a common passage or a circulation space including the common entrance hall.

a) **COURTYARD OR CHOWK** means a space permanently open to sky, enclosed fully or partially by a building at any level. Inner chowk means a chowk, which is enclosed on all sides and conforming to Regulation No. 5.10.1.

b) **Outer chowk** means a chowk where at least one of the sides is not enclosed and conforming to Regulation No. 5.10.2.

(26) **COVERED AREA** means the area immediately above the plinth level covered by the building, or used for installing machinery, plant and equipment, but does not include :

a) Garden, rockery, well and well structures, nursery, water pool, fountain, benches, platforms round a tree and the like;

b) Drainage culvert, conduit, catch-pit, gully pit, inspection chamber, gutter and the like; and

c) Compound wall, gate, un-storeyed porch and portico, watchmen's booth and the like.

(27) **DEVELOPMENT PERMISSION** means a valid permission or authorization issued in writing by the Authority to carry out development with due regard to the provisions of the Maharashtra Regional & Town Planning Act, 1966 and/or any other Act or law in force at the time of its issue.

(28) **DILAPIDATED OR UNSAFE BUILDING** means whole or part of a building which has been declared unsafe or which is likely to be demolished for being unsafe by an order of the Authority.

(29) **DOOR** means an opening provided for entry and/or exit of goods or people.

(30) **DRAIN** means a system or a line of pipes or open channels with their accessories, for conveying surface water or any effluent for disposal.

(31) **ENCLOSED STAIRCASE** means a staircase separated by the fire resistant walls and doors from the rest of the building.

(32) **ESCALATOR** means a power driven, inclined, continuous stairway used for raising or lowering passengers between the floors of a building.

(33) **EXISTING BUILDING OR USE** means a building or its use existing before the enforcement of these Regulations.

(34) **EXIT** means a passage, channel or means of egress from any building, storey or floor area to a street or open space of safety.

(i) **EXIT, VERTICAL** connotes exit used for ascent or descent between two or more levels including stairway, smoke proof towers, ramps, lifts, escalators and fire escapes.

(ii) **EXIT, HORIZONTAL** connotes a protected opening through or around a firewall or a bridge connecting two or more buildings.

(35) **EXTERNAL WALL** means an outer wall of a building not being a partition wall even though adjoining a wall of another building and also means a wall abutting an interior open space of any building.

(36) **FLOOR** means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

(37) **FLOOR SPACE INDEX (FSI)** means the quotient or the ratio of the gross area of all floors, including mezzanine floors excepting areas specifically exempted under these Regulations, to the total area of the buildable plot.

$$\text{i.e. FSI} = \frac{\text{Built up Area of all floors}}{\text{Buildable Plot Area}}$$

(38) **FOOTING** means a foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.

(39) **FOUNDATION** means that portion of a building's structure that transfers the weight of the building into the ground strata.

(40) **FRONT** means a space between the boundary line of plot abutting the means of access/road/street and the building line. In case of plots facing two or more means of accesses/roads/streets, the plot shall be deemed to front on all such means of accesses/roads/streets.

(41) **FITNESS CENTRE** Fitness centre in a building means and includes the built up premise provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by the SPA from time to time.

(42) **GALLERY** means an intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. and includes structures provided for seating in a stadium or in the open.

(43) **GARAGE** means a building or a portion thereof, designed and used for the parking of vehicles.

(44) **GROSS PLOT AREA** means an aggregate area of a contiguous land holding of an applicant.

(45) **HABITABLE ROOM** means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen, if it is a part of living room, but excludes a bath room, a water closet compartment, a laundry, a serving and storage pantry, a corridor, a cellar, an attic, a store room, a pooja room and similar spaces.

(46) **HEIGHT OF BUILDING** means a vertical distance measured from average level of the ground:-

(i)	In the case of flat roofs	:	up to the top of finished surface of the roof slab.
(ii)	In the case of pitched roof	:	up to the eaves level
(iii)	In the case of gables	:	up to the midpoint between the eaves level and the ridge.

Architectural features serving no function except that of decoration shall be excluded for the purpose of determining the height of a building.

(47) **HOLDING** means contiguous land in single or joint ownership, irrespective of separate property register cards and/ or 7/12 extracts.

(48) **HOME BASED ECONOMIC ACTIVITY**: Home occupations offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein. Such home occupations shall be non hazardous and non-obnoxious not affecting safety of the inhabitants in the neighborhood as well as of the building and in these occupations no mechanical equipments are used except those as are customarily used for purely domestic or household purpose and/or employing licensable goods subject to the maximum electricity load of 0.75 kw.

(49) **INFORMATION TECHNOLOGY ESTABLISHMENT (ITE)** means an establishment which is in the business of developing Information Technology related software, hardware or related services.

(50) **LIFT** means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.

(51) **LOFT** means an intermediary floor between the floor and ceiling of any floor or a residual space in a pitched roof, above normal floor level which is constructed and adopted for storage purposes and includes a ledge or tank.

(52) **MEDIUM SCALE INSTITUTIONS** means institutions with a carpet area greater than 150 sq.m. such as schools, hospitals, research, cultural, old age homes, libraries, vocational institutes, museums, places of worship, post offices, police stations, community halls etc

(53) **MEDIUM SCALE COMMERCIAL** means establishments with a carpet area exceeding 30 sqm. such as offices, banks, garages, service stations, lodging & boarding houses, cinema theaters, eateries, petrol pumps, call centers, clothes, tailors, plumbers, household equipment, show rooms, dry cleaners, gymnasiums, ware houses etc. Such establishments are permitted on all floors and can be a mix of commercial and residential activities.

(54) **MEZZANINE FLOOR** means an intermediate floor not being a loft, between the floor and ceiling of ground floor.

(55) **MULTI-BUILDING SCHEME** means a scheme wherein two or more principal independent buildings are constructed in an undivided parcel of land.

(56) **NET PLOT AREA** means an area obtained after the deduction of area under DP reservations and DP roads from gross plot area.

(57) **NON-COMBUSTIBLE MATERIAL** means a material which does not burn or add heat to a fire when tested for combustibility in accordance with IS: 3808-1966 - Method of Test for Combustibility of Building Materials.

(58) **OCCUPANCY OR USE GROUP** means the occupancy for which a building or a part of a building is used according to the approved plan.

(58A) **ASSEMBLY BUILDING** means a building or part thereof where group of people congregate or gather for amusement, recreation, social, religious, civil, travel and similar purposes.

(58B) **EDUCATIONAL BUILDING** means a building used for a school or college or any other educational and related institutional uses including incidental uses like staff quarters and hostels.

(58C) **HAZARDOUS BUILDING** means any building or part of a building, which is used for

1. storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations;
2. storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

(58D) **INDUSTRIAL BUILDING** means any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed.

(58E) **INSTITUTIONAL BUILDING** means a building used for social, and welfare purposes, including penal institutions such as jail, remand home etc. and not used on a commercial basis.

(58F) **MERCANTILE BUILDING** means any building or at least 1/3rd part of it used for business, office purposes, shops, markets, and incidental service facilities.

(58G) **RESIDENTIAL BUILDING** means any building in which living accommodation is provided in at least 2/3rd part of it for normal residential purpose, including lodging and boarding houses and hostels.

(58H) **SPECIAL BUILDING** means –

(i) Assembly building,
(ii) Hazardous building.
(iii) Mercantile building
(iv) High rise building

(58I) **STORAGE BUILDING** means a building or at least 1/3rd part of it used for the storage or sheltering of goods, wares or merchandise like ware houses, cold storages, freight depots, transit sheds, store houses, public garages, hangars and truck terminals.

(59) **OPEN SPACE** means an area forming an integral part of a site left open to the sky.

(60) **PLANNING AREA** means the area covered under the Development Plan covering the eight villages namely Manori, Gorai, Uttan, Chowk, Pali, Morva and Dongri covering an area of 4313 ha and excluding S. No. 341 of village Uttan.

(61) **PARAPET** means a low wall or railing built along the edge of a roof or a floor.

(62) **PARKING SPACE** means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive way connecting the parking space with the street or alley and permitting ingress and egress of the vehicles.

(63) **PARTITION** means an interior non-load bearing divider one storey or part storey in height.

(64) **PLINTH** means a portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground.

(65) **PLINTH AREA** means a built up area measured externally at the level of a floor, basement or any storey.

(66) **PICNIC SPOT** means pavilions with a roof and open on sides, open seating areas, viewing gallery/plinth with railing/parapets with viewing station and amenities such as rest rooms, water fountains, mobile vendors etc.

(67) **PORCH** means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.

(68) **REVAS PROJECTION** means a part of a room or rooms or staircase projecting in the open space beyond the building line.

(69) ***RIPARIAN ZONE*** *means a vegetated area (a "buffer strip") around water bodies usually forested, which helps shade and partially protect the water body from the impact of adjacent land uses. It plays a key role in increasing water quality in associated streams, rivers, and lakes, thus providing environmental benefits.* EP49 **

(70) **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.

(71) **ROAD/ STREET LEVEL OR GRADE** means the officially established elevation or grade of the central line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its midpoint.

(72) **ROAD/ STREET- LINE** means the line defining the side limits of a road/street.

(73) **ROAD WIDTH** means whole extent of space within the boundaries of road, when applied to a new road, as laid down in the city survey map or Development Plan or prescribed road lines by any law and measured at right angles to the course or intended course or direction of such road.

(74) **ROOM HEIGHT** means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. In the case of pitched roofs, the room height shall be the vertical distance measured from the finished floor surface up to the midpoint of the sloping roof.

(75) **ROW HOUSE** means a row of houses with only front, rear and interior open spaces.

(76) **SITE OR PLOT** means a parcel/piece of land enclosed by definite boundaries.

(77) **SITE, DEPTH OF** means the average horizontal distance between the front and rear site boundaries.

(78) **SMALL SCALE COMMERCIAL** means shops each with a carpet area not exceeding 30 sq.m. and providing essential day to day goods and services to households such as groceries, tobacconists, salons, newspapers, stationary, call centers, clothes, tailors, dry cleaners, plumbers, household equipment etc. Such shops are permitted only on the ground floor.

(79) **SMALL SCALE INSTITUTIONAL**: means institutions with a carpet area not exceeding 150 sq.m. such as clinics, dispensaries, crèches, places of worship, post offices, police stations etc

(80) **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 weather and not used for human habitation.

(81) **SPECIAL COMMERCIAL** means resorts, hotels, amusement/theme parks wellness centers, spa, shopping complex/malls etc.

(82) **SPECIAL PLANNING AUTHORITY:** means Mumbai Metropolitan Region Development Authority appointed by Government of Maharashtra vide Notification no. 4307/108/CR-29/07/UD-11 dated December 01, 2007.

Note: ** *Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

(83) **STILT** means a surface of floor immediately above the ground level open on at least three sides, used for parking of vehicles or for activities permitted as per these Regulations.

(84) **STOREY** means the portion of a building included between the surface of any floor and the surface of the floor above it or if there is no floor above it, then the space between any floor and the ceiling just above it.

(85) **TECHNICAL PERSONNEL** includes a qualified engineer, surveyor, structural engineer, etc. who is licensed by the Authority or who is entitled to practice as an Architect under the Architect's Registration Act, 1972.

(86) **TENEMENT/APARTMENT/DWELLING UNIT** means a built - up premise normally used for residence, containing a cooking place and having an independent access.

(87) **TO ERECT** means –

(i) To erect a new building on any site, whether previously built upon or not.

(ii) to re-erect any building not covered under reconstruction of dilapidated and unsafe buildings

(88) **TRAVEL DISTANCE** means distance from the remotest point on a floor of a building to a place of safety - be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.

(89) **THEATRE** means a place of public entertainment for the purpose of motion pictures and/or dramas and other social or cultural programs.

(90) **RECREATION ACTIVITY** designated trekking/walking trails, fishing, boating, water sports, rock climbing, sway rope, rope-bridge, paragliding, horse riding, joy rides, camping sites and picnic spots along with some amount of facilities to the service providers.

(91) **WATER CLOSET (WC)** means a privy with arrangement for flushing the pan with water. It does not include a bathroom.

(92) **WATERCOURSE** means a natural channel or an artificial channel, which may be formed by training or diversion of a natural channel, meant for carrying storm and wastewater.

(93) **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.

(94) **WING** of a building is that part of the building which is accessible through a lift/ staircase/ entry.

(95) **UTILITIES/AMENITIES** shall include power lines, gas lines, water treatment plants, sewage treatment plants, electric sub stations, fire stations, public toilets etc

1.4 INTERPRETATION:

Terms and expressions not defined herein.

Unless the context otherwise requires, the terms and expressions not given herein shall have the same meaning as indicated in the following legislations and codes:

i) The Brihan Mumbai Corporation Act, 1888 and the Bombay Provincial Municipal Corporation Act, 1949,
ii) The Maharashtra Regional & Town Planning Act, 1966,
iii) The Maharashtra Land Revenue Code, 1966, as the case may be,
iv) The National Building Code.

1.5 APPLICABILITY:

1.5.1. In the case of development for which 'Commencement Certificate' has been issued prior to enforcement of these Regulations, revalidation shall be done under Section 48 of the Act without reference to these regulations. However any additional development proposed shall conform to these Regulations.

1.5.2. Any revision, modification or alteration to the development proposals, which have been approved by the Authority, shall be permitted under these Regulations. However, revision, modification or alteration of such proposals considering Regulations prevailing earlier may be permitted subject to valid Commencement certificate.

1.5.3. If there is a conflict between the requirements of these Regulations and those of any other rules or bylaws, these Regulations shall prevail.

1.6 DELEGATION OF POWERS:

The Authority may delegate any of the powers, duties or functions conferred or imposed upon or vested in the Authority by any of these Regulations in accordance with the provisions of the Act.

1.7 DISCRETIONARY POWERS:

1.7.1 The Metropolitan Commissioner (hereinafter referred to as "MC") will exercise its discretion in the following ways in conformity with the intent and spirit of these Regulations, in order to mitigate a demonstrable hardship or to sub serve public interest.

(i) Decide on matters where it is alleged that there is an error in any order, requirement, decision, determination, interpretation made by it, under delegation of powers; while applying these Regulations.

(ii) Interpret these Regulations in various contexts not covered in it. In situations where more clarity is required, the Metropolitan Commissioner's decision will be final and binding on the concerned.

(iii) Decide upon the nature and extent of concessions in respect of marginal distances, room heights, etc. However reasons for granting such concessions shall be recorded in writing. Further such relaxation shall not affect the health, safety and hygiene of the inhabitants of the building and the neighborhood and the structural stability of the building. Provided further that while granting concessions as above, the Authority may impose conditions as may be necessary. These may include a payment of deposit and its forfeiture for non-compliance, and other obligations, etc. No concessions in respect of the floor space index shall be given.

(iv) Decide upon the relocation of Development Plan Reservation as provided in Regulation no. 5.13.3.

(v) Modify the limit of a zone where the boundary line of a zone divides a parcel of land or where a layout street or a survey no. actually on the ground varies from its location shown on the Development Plan.

(vi) Authorize the erection of a building or the use of a premise for a public service undertaking or a public utility purpose where such an authorization is reasonably necessary for the convenience and welfare of the public, even if such erection or use is not permitted as per these Regulations.

1.8 POWER TO PRESCRIBE THE PROFORMAS:

The Authority shall have the powers to prescribe PROFORMAS for furnishing information with application related to development permissions and/or make amendments in the contents of such proformas and in the general procedure for grant of development permission.

CHAPTER – II

PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION

2.1 PERMISSION FROM THE AUTHORITY IS MANDATORY:

2.1.1 No person shall change the use of any land or carry out any development without the prior written permission of the Authority.

2.1.2 No such development permission shall be necessary for the works listed in the section 43 of the Act and operational constructions of Government Departments as elaborated in Appendix – I.

2.2 ACTIONS AGAINST DEVELOPMENT DONE WITHOUT APPROVAL OF THE AUTHORITY:

Any development, if carried out without such a permission of the Authority, shall attract actions under sections 52, 53, 54 and 55 of the Act or any other Act. These include demolition of the structure and/or criminal proceedings against the owner/persons engaged in such act of unauthorized work.

2.3 PROCEDURE FOR DEVELOPMENT PERMISSION:

2.3.1 All non-agricultural permissions valid at the time of publication of the draft Development Plan and draft Development Control Regulations under section 26 of the MR&TP Act, 1966 shall be honoured as past commitments except reservations subject to the Coastal Zone Regulation Notification. EP48 **

2.3.2 NOC for Non-Agricultural (NA) Permission:

2.3.2.1 Any person who intends to carry out development where NA permission is not obtained shall first obtain NA permission under the Maharashtra Land Revenue Code, 1966. He shall, therefore, apply for a No Objection Certificate for seeking NA permission from the Authority by engaging the services of Technical Personnel holding qualifications and competence as detailed out in Appendix-II.

2.3.2.2 The application for NOC for NA shall be submitted along with the drawings and documents accompanied by scrutiny fees mentioned in Appendix – III.

2.3.2.3 The Authority shall issue such No Objection Certificate within a period of 30 days from the date of application or from the date of applicant making compliances in this respect.

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

2.3.3.1 A site plan (as many copies as MC may prescribe) of the area proposed to be developed to a scale of 1:500 showing the following details wherever applicable.

(i) The boundaries of the plot
(ii) The position of plot in relation to neighbouring street
(iii) The name of the streets in which the plot is situated
(iv) All the existing buildings and other development standing on over or under the site
(v) The position of building and of all other buildings which the applicant intends to erect
(vi) The mean of access from the street to the building or the site and all other buildings which the applicant intends to erect
(vii) Open space to be left around the buildings to secure free circulation of air, admission of light and access for scavenging purposes
(viii) The width of the street (if any) in front and of the street at the side or rear of the building.
(ix) The direction of north point relative to the plan of the buildings
(x) Any physical features such as trees, wells, drains, etc.

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

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11, dated 3rd June 2016.*

(i) Floor plans of all the floors together with the covered area, clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases ramps and liftwells
(ii) The use of all parts of the building
(iii) Sizes of footings, thickness of basement walls, wall construction, floor slabs and roof slabs with their materials. The sections shall indicate the height of building and height of rooms and also the height of the parapet and the drainage and slope of the roof. At least one section should be taken through the staircase
(iv) The building elevations from all the streets
(v) Details of service privy if any
(vi) Terrace plan indicating the drainage and slope of the roof
(vii) The north point relative to the plans
(viii) All structural calculations with necessary drawings
(ix) All plumbing services with necessary details

2.3.3.3 In the case of layout of land or plot

(i) A site plan (as many copies as MC may prescribe) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
(ii) A plan (in quadruplicate) drawn to a scale of 1: 500 showing -
   a. Sub-divisions of the land or plot with dimensions and area of each of the proposed subdivisions and its use according to prescribed regulations.
   b. Width of the proposed streets and
   c. Dimensions and areas of open spaces provided in the layout for the purpose of garden or recreation or like purposes.

2.3.3.4 A landscape plan (as many copies as MC may prescribe) to a scale of 1:250 showing various landscape features such as trees, hedges, paved areas etc. The plan shall show, in particular, the type and number of existing trees, the trees to be felled, the trees to be transplanted and the proposal for planting of new trees.

2.3.3.5 An extract of the record of rights or property register card or any other document showing the ownership, of the land proposed for development.

2.3.3.6 Specifications: Specifications, both general and detail, giving type and grade of materials to be used.

2.3.3.7 Certificate of Supervision: Certificate in the prescribed form by the Licensed Architect undertaking the supervision

2.3.3.8 A) The plans referred to in 2.3.3 above shall be on drawing sheets of any of the sizes mentioned in table below:

TABLE-1
DRAWING SHEET SIZES

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

B) The following notations shall be used for plans referred to in 2.3.2 above:

TABLE-2
COLOURING OF PLANS

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

C) Wherever applicable schedules of rooms, apertures and floor areas shall be submitted along with the drawing

2.3.4 Development Permission

2.3.4.1 Any person who intends to carry out development or redevelopment, erect or re-erect a building or alter any building or part of a building including sub-division or amalgamation of holdings, mining or quarrying operations, shall first apply to the Authority in the proforma prescribed by the Authority along with fees, documents, copy of NA permission (excluding for proposals of amalgamation or sub-division of holdings and mining or quarrying operations) giving full details of the proposed development, by engaging the services of Technical Personnel holding qualifications and competence as detailed out in Appendix – II.

2.3.4.2 The Authority shall send one set of proposal to the concerned Authority within 30 days from the date of receipt shall mean the concerned authority has no objections to the proposal submitted by the applicant.

2.4 COMMENCEMENT CERTIFICATE (CC):

2.4.1 The Authority shall, within 60 days from the date of application or from the date of applicant making compliances, by an order in writing, either -

i) Grant the permission, unconditionally or subject to certain general and special conditions, in the form of a Commencement Certificate (hereinafter referred to as "CC") and approve the plans, or

ii) Refuse the permission for want of conformity with these Regulations and/or any other law/Regulation as may be applicable.

2.4.2 The Commencement Certificate will be granted building wise and will be issued only after the development charges and the scrutiny fees for the entire land under the layout and for those buildings for which such certificate are asked for, and balance of security deposit, subdivision/ layout fees and other charges, if any, are paid to the Authority.

2.4.3 For the purpose of these Regulations, the development shall be deemed to have commenced only if the work up to the stage as stated below has been carried out.

a)	For a building work including additions and alterations	Up to plinth level
b)	For bridges and overhead tanks	Foundation and construction work up to the base work
c)	For underground work	Foundation and construction work up to floor of underground floor

d)	For layout/Subdivision and Amalgamation proposals	Final demarcation and provision of infrastructure and services up to the following stages:	
		i) Roads	Water Bound macadam Complete.
		ii) Sewerage Drainage and Water Supply	Excavation and base concreting complete.

2.5 DEEMED PERMISSION:

2.5.1 If the Authority does not communicate its decision either to grant or to refuse permission to the applicant within 60 days from the date of receipt of his application or from the date of receipt of a reply from the applicant in respect of any requisition made by the Authority, whichever is later, such permission shall be deemed to have been granted on the date immediately following the date of expiry of 60 days, provided that the development proposal for which the permission was applied for, is strictly in conformity with these Regulations and the scrutiny fees, development charges as well as premiums, deposits or other fees, etc. prescribed under these Regulations, are paid as in the case of proposal where CC is granted by the Authority.

2.6 VALIDITY OF DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE AND ITS REVALIDATION:

2.6.1 Procedure for revalidation:
Any development permission granted, or deemed to be granted by the Authority for any development including the erection of building or for layout/subdivision will remain in force for a period of four years in aggregate, from the date of issue of CC. If the work is not commenced, it shall be revalidated before the expiry of one year from the date of its issue, by applying to Authority. Such revalidation can be done for three consecutive terms of one year each, after which proposal shall have to be submitted to obtain development permission afresh. Application for revalidation shall be accompanied with the fees prescribed in Appendix – III.

2.7 PROCEDURE DURING CONSTRUCTION:

2.7.1 Intimation of commencement of work:

The applicant shall intimate the Authority of actual commencement of work in the Proforma prescribed by the Authority. The applicant will have to start the work after a period of 7 days, from the date of such intimation to the Authority.

2.7.2 Neither the grant of permission nor the approval of drawings and specifications, nor inspections made by Authority during construction of the building shall in any way relieve the applicant and the technical personnel of such land/building from full responsibility of carrying out the work in accordance with these Regulations.

2.7.3 Documents at Site:

i) Every person to whom development permission is issued shall, during construction, keep pasted in a conspicuous place on the site, a copy of the development permission and approved plans.

ii) Details about the applicant, technical persons, structural engineer, land and approval orders, shall be displayed on a board located at a prominent place at the site during the period of construction.

iii) Where tests of any materials are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such a period thereafter as required by the Authority.

2.7.4 Stacking of Building Materials:

No building material shall be allowed to be stacked on public roads/places without the written permission of the Authority. The Authority may decide the terms and conditions on which such permission shall be given.

2.7.5 Safety Measures at site:

Proper care to avoid risk and injury to persons working on site and passers-by shall be taken by owner/applicant.

2.8 PLINTH AND STILT COMPLETION CERTIFICATE:

2.8.1 After the completion of work of each building up to the plinth level and/or stilt level the applicant shall apply in the proforma prescribed by the Authority for obtaining plinth completion certificate. The Authority shall carry out the inspection and within a period of 15 days from the receipt of such application issue Plinth/Stilt Completion Certificate. The applicant shall be entitled thereafter to commence further construction work as per sanctioned plan.

2.8.2 Development charges and/or any other balance charges as may be due shall also be paid before seeking plinth/stilt completion certificate.

2.8.3 In case the Authority does not refuse Plinth Completion Certificate within 15 days, it will be deemed to have been granted provided construction of a plinth/stilt is as per approved plan and development charges and or other charges as may be due are paid fully to the Authority. Plinth/stilt completion certificate will be issued only after checking the plinth or stilts with respect to demarcation of plot boundary, DP Roads, DP reservations, Common Facility Centre plots, recreational open spaces, layout roads, etc.

2.9 INSPECTION:

2.9.1 The Authority or his officer may inspect at any time, the erection of a building or the execution of any development work without giving prior notice.

2.10 DEVIATION DURING CONSTRUCTION:

If during the construction of a building any departure from the sanctioned plan, such as increasing the number of tenements, built up area/FSI, height of the building, decrease in open spaces, change in alignment of roads, location of DP reservations, CFC plots, recreational open spaces, apportionment of BUA to various buildings, etc. is intended by way of internal or external addition etc., then the owner or applicant shall have to seek sanction of the Authority by submitting amended plans showing the deviations thereon. The procedure laid down for the original plans shall apply to all such plans thereafter. Any work done in contravention of the sanctioned plans, without prior approval of Authority shall be deemed unauthorized.

2.11 COMPLETION CERTIFICATE:

The applicant shall intimate the Authority regarding completion of development work along with the following certificates:

i) Completion Certificate from Technical personnel in proforma prescribed by the Authority accompanied by 5 sets of As-Built drawings showing exactly the details of construction carried out at site and any such document as may be required to prove compliance to any of the conditions stipulated in the CC. One set of the As-Built drawings shall be cloth mounted or laminated.

ii) Structural Stability Certificate from a Structural Engineer in the prescribed Proforma.

iii) Drainage/Sewerage/Plumbing Completion Certificate from a Technical Person in the Proforma prescribed by the Authority.

iv) Separate Completion Certificate from Technical Person for development of recreational open spaces and internal roads.

2.12 OCCUPANCY CERTIFICATE (OC):

2.12.1 Procedure for granting OC

On receipt of the certificate of completion as specified in Regulation No.2.11 the Authority shall inspect the site and after satisfying itself that there is no deviations from the sanctioned plans or deviations, if any, are of minor nature where permission is not required under these Regulations, issue an occupancy certificate in Proforma prescribed by the Authority or refuse to issue Occupancy Certificate within 30 days from the date of receipt of the said completion certificate. However before issuing such Occupancy Certificate, the Authority shall first obtain from the applicant No Objection Certificate of relevant authorities like Chief Fire Officer, Lift Inspector of PWD., wherever applicable.

2.12.2 Deemed Occupancy Certificate

If the Occupancy Certificate is not issued within time limit mentioned in Regulation 2.12.1, it will be deemed to have been granted, provided the construction is strictly as per the approved plans and no dues in development charges or any other form of payment to be made to the Authority are pending and all the conditions of CC are complied with.

2.12.3 Part Occupancy Certificate

Upon the request of the owner/applicant of the development permission, the Authority may issue a part occupancy certificate for a building or part thereof, before completion of the entire work as per development permission, provided sufficient precautionary measures are taken by the applicant to ensure public safety and health. Such part occupancy certificate shall be given provided the applicant has completed the infrastructural works and development of amenities, recreational open spaces etc. commensurate with the stage of development. However the Authority shall issue such part occupancy certificate subject to the owner indemnifying the said Authority as per the prescribed proforma in this respect.

2.13 REFUND OF SECURITY DEPOSIT:

Security Deposit paid by the applicant while obtaining development permission shall be refunded without interest after the applicant obtains occupancy certificate for the entire development work. The original challan shall be submitted by the applicant to the Authority to process the claim.

2.14 CANCELLATION OF PERMISSION:

Authority shall cancel any development permission issued under the provisions of these Regulations, whenever it is detected that there had been a false statement, any misrepresentation of material fact or forgery of document in obtaining development permission and the whole work shall be treated unauthorized. Any fees, charges, etc. paid shall be forfeited. However, no such cancellation shall be made unless the applicant is given an opportunity of being heard.

2.15 NO OBJECTION CERTIFICATE FOR CERTAIN ACTIVITIES:

2.15.1 None of the following activities shall be carried out by any person, without the N.O.C. of the Authority even though the same requires permission of another authority :

i) Obtaining Power Supply Connection;
ii) Obtaining Water Supply Connection;
iii) Obtaining permission for subdivision/amalgamation of agricultural lands from Collector/SDO.

2.15.2 Fees as mentioned in Appendix – III and other documents listed in the proforma prescribed by the Authority shall have to be accompanied with every application for such NOC. Such application need not be submitted through Technical Person.

2.16 DEMOLITION OF DILAPIDATED AND UNSAFE BUILDINGS:

Wherever it is necessary to demolish dilapidated/unsafe structure in the interest of public safety, such demolition shall be carried out by the applicant where so directed by the Authority.

2.17 REPAIRS TO STRUCTURES AFFECTED BY DP RESERVATION:

In case of permission for carrying out repairs only for the maintenance of the authorized structures affected by DP road proposals or reservations, the Authority may grant such repair permission on certain conditions as deemed fit.

2.18 PERMISSION FOR TEMPORARY CONSTRUCTIONS:

2.18.1 The Authority may grant permission for temporary construction for a period not exceeding six months at a time, but in aggregate not exceeding a period of three years. Such temporary permission may be granted for the constructions of the following nature:

i) Structures without RCC frames and/or walls for protection from the rain;

ii) Pandals for fairs, ceremonies, religious function, etc.

iii) Structures for godowns/storage of construction materials within the site;

iv) Temporary site offices and watchmen chowkies within the site only during the phase of construction of the main building;

v) Structure for exhibitions/circus etc.

vi) Structures for storage of machinery, before installation, for factories in industrial lands within the site;

vii) Structures for ancillary works for quarrying operations in conforming zones;

viii) Stalls for sale of goods for specific period;

ix) Milk booths and telephone booths;

x) Transit accommodation for persons to be rehabilitated in a new construction;

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

2.18.2 Applications of permissions for temporary constructions need not be submitted through a Technical Person. A scrutiny fee shall be paid as specified in Appendix - III along with the application.

CHAPTER –III
LAND USES ZONES AND PERMISSIBLE USES

(Refer Appendix - IV)

3.1 LAND-USE ZONES:

~~A Conservation Zone~~
1) No Development Zone
~~B Low Development Zones~~
2) Green Zone
3) Fishing & Allied Activities Zone
~~C Development Zones~~
4) Tourism development Zone
5) Development Zone 1
6) Development Zone 2 *

SM 14

3.2 PERMISSIBLE USES IN VARIOUS LAND-USE ZONES

The uses permissible in various land-use zones are elaborated below. A matrix of the same for quick reference is available in Table-3.

3.2.1 No Development Zone

i) Conservation and restoration activity: in this zone it will be that of mangroves, creeks and rejuvenation of salt pans.

ii) Nature tourism activity: Mangrove board walk and a boat ride through one particular creek which is clearly designated and is a supervised activity ~~for Educational Purpose only~~.

iii) Activities permitted in CRZ I as per Notifications/Orders issued by MoEF from time to time. *

SM 16

3.2.2 Green Zone

i) Conservation and restoration activity including that of hillocks.

ii) Nature tourism activity: Mangrove board walk and a boat ride through one particular creek which is clearly designated and is a supervised activity

iii) Recreation activity:

- Designated trekking / walking trails
- Fishing, Boating and Water sports
- Rock climbing, sway rope, rope-bridge, paragliding, horse riding and joy rides along with some amount of facilities to the service providers
- Camping sites: this includes temporary camp structures (tents), temporary tree houses and amenities such as rest rooms, store room, cooking areas and an administrative area.
- Picnic spots: this includes pavilions with roof and open on sides, open seating areas, viewing gallery/plinth with railing/parapets with viewing station and amenities such as rest rooms, water fountains and mobile vendors.

*Note: * Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 13th May 2013.*

iv) Agriculture and plantation: this includes cultivation of crops, plantations, horticulture, floriculture, vegetables etc. It also includes green houses, nurseries and some amount of processing facilities for processing the agricultural/plantation produce.

v) Residential: Residential buildings that are detached or semidetached like farm houses, bungalows with G+ 1 floor.

vi) Home based economic activities: Economic activities based in homes, which do not cause nuisance to the neighbours, and do not involve intensive mechanical equipment or machinery. Offices of professionals such as lawyers, accountants etc.

vii) *Hospitality and Entertainment: Establishments such as resorts, hotels, lodging & boarding houses; Theme parks, amusement parks (as in appendix V), wellness centres, studios and film & video shooting sites.* ** EP 47

viii) Commercial: Shops providing essential day to day goods and services to households such as groceries; Establishments such as banks, petrol pumps, shopping centres, cinema theatres etc. and Lodging & boarding houses.

ix) Institutional: Social and welfare institutions such as, crèches, places of worship, old age homes, libraries etc. Institutions with such as clinics, dispensaries, crèches, places of worship, post offices, police stations etc.; Cultural institutions such as community halls, function halls, auditoria etc.; Utility institutions such as clinics, dispensaries, maternity homes and hospitals and Educational institutions such as schools, colleges, university, vocational training centres, research centres etc.

x) Utilities such as open spaces, power lines, gas lines, water supply lines & treatment facilities, sewage lines & treatment facilities, electric sub stations, fire stations, burial grounds/ crematoria, bus stops/depots, amenity centers, public toilets etc.

3.2.3 Fishing & Allied Activities Zone

i) Fishing related: this includes fish drying, sorting, boat building, boat repair and net repair; Temporary structures and platforms to dry fish and store equipment in case of repair activities and Structures for allied activities for promotion of fishing

ii) Utilities such as open spaces, power lines, gas lines, water supply lines & treatment facilities, sewage lines & treatment facilities, electric sub stations, fire stations, burial grounds/ crematoria, bus stops/depots, amenity centers, public toilets etc.

3.2.4 Development Zone I

i) Residential: Residential buildings that are detached, semi-detached houses such as independent houses twin houses, row houses, walk-ups and apartments with ~~only ground floor~~ *G+1 floors*. SM 15 *

ii) Home based economic activity: Economic activity based in homes, which does not cause nuisance to the neighbours, and does not involve intensive mechanical equipment or machinery. Offices of professionals such as lawyers, accountants etc.

iii) Commercial: Shops providing essential day to day goods and services to households such as groceries, etc.; Establishments such as banks, petrol pumps, shopping centres, cinema theatres etc.; Lodging and boarding houses.

iv) Special Commercial: Shopping complexes and malls.

v) Institutional: Social and welfare institutions such as, crèches, places of worship, old age homes, libraries etc. Institutions with such as clinics, dispensaries, crèches, places of worship, post offices, police stations etc.; Cultural institutions such as community halls, function halls, auditoria etc.; Utility institutions such as clinics, dispensaries, maternity

*Note: * Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 13th May 2013.*
*** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

homes and hospitals and Educational institutions such as schools, colleges, university, vocational training centres, research centres etc.

vi) Utilities such as open spaces, power lines, gas lines, water supply lines & treatment facilities, sewage lines & treatment facilities, electric sub stations, fire stations, burial grounds/ crematoria, bus stops/depots, amenity centers, public toilets etc.

3.2.5 Tourism Development Zone

i) Recreational activity:

- Designated trekking/walking trails, fishing, boating water sports, rock climbing, sway rope, rope-bridge, paragliding, horse riding and joy rides along with some amount of facilities to the service providers.
- Camping sites: this includes temporary camp structures (tents), temporary tree houses and amenities such as rest rooms, store room, cooking areas and an administrative area.
- Picnic spots: this includes pavilions with roof and open on sides, open seating areas, viewing gallery/plinth with railing/parapets with viewing station and amenities such as rest rooms, water fountains, mobile vendors.

ii) Residential: Residential buildings that are detached or semidetached houses such as independent houses, twin houses, row houses, walk-ups and apartments with ~~only ground floor~~ G+1 floors. SM 15 *

iii) Home based economic activity: Economic activity based in homes, which does not cause nuisance to the neighbours, and does not involve intensive mechanical equipment or machinery. Offices of professionals such as lawyers, accountants etc.

iv) Hospitality and Entertainment: Establishments such as resorts, hotels, lodging & boarding houses; Theme parks, amusement parks (as in appendix V), wellness centres, studios and film & video shooting sites. ** EP 47

v) Commercial: Shops providing essential day to day goods and services to households such as groceries, etc.; Establishments such as banks, petrol pumps, shopping centres, cinema theatres etc. and Lodging & boarding houses.

vi) Special Commercial: Shopping complexes and malls.

vii) Institutional: Social and welfare institutions such as, crèches, places of worship, old age homes, libraries etc. Institutions with such as clinics, dispensaries, crèches, places of worship, post offices, police stations etc.; Cultural institutions such as community halls, function halls, auditoria etc.; Utility institutions such as clinics, dispensaries, maternity homes and hospitals and Educational institutions such as schools, colleges, university, vocational training centres, research centres etc.

viii) Utilities such as open spaces, power lines, gas lines, water supply lines & treatment facilities, sewage lines & treatment facilities, electric sub stations, fire stations, burial grounds/ crematoria, bus stops/depots, amenity centers, public toilets etc.

3.2.6 Development Zone 2

i) Fishing related activity: This includes fish drying, sorting, boat building, boat repair and, net repair activity along the sea/creek; Temporary structures and platforms to dry fish and store equipment in case of repair activities and Structures for allied activities for promotion of fishing.

ii) Residential: Detached, semi detached houses such as independent houses, twin houses, row houses, walk ups, apartments upto G+2 floors are permitted.

Note: * *Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11, dated 13th May 2013.*
** *Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11, dated 3rd June 2016.*

iii) Home based economic activity: Economic activity based in homes, which does not cause nuisance to the neighbours, and does not involve intensive mechanical equipment or machinery. Offices of professionals such as lawyers, accountants etc.

iv) Commercial: Shops providing essential day to day goods and services to households such as groceries, etc.; Establishments such as banks, petrol pumps, shopping centres, cinema theatres etc. and Lodging & boarding houses.

v) Special Commercial: Shopping complexes and malls.

vi) Institutional: Social and welfare institutions such as, crèches, places of worship, old age homes, libraries etc. Institutions with such as clinics, dispensaries, crèches, places of worship, post offices, police stations etc.; Cultural institutions such as community halls, function halls, auditoria etc.; Utility institutions such as clinics, dispensaries, maternity homes and hospitals and Educational institutions such as schools, colleges, university, vocational training centres, research centres etc.

vii) Utilities such as open spaces, power lines, gas lines, water supply lines & treatment facilities, sewage lines & treatment facilities, electric sub stations, fire stations, burial grounds/ crematoria, bus stops/depots, amenity centers, public toilets etc.

3.3 SPECIAL PROVISIONS FOR NOTIFIED AREA

i. Special schemes and large scale developments in the form of Cluster Re-development, Special Townships, Mega City Projects, Rental Housing, Slum Rehabilitation Scheme, etc. shall not be permitted within the Notified Area.

ii. *Additional FSI for Star category hotels, educational & health facilities, IT, biotechnology units/parks shall not be permitted in the Notified Area.* ** EP 49

iii. All the water bodies as indicated in the Proposed Land Use Plan, irrespective of the zone in which they fall, shall be retained as water bodies. A ~~*3.0 m wide*~~ *5.0 m. wide riparian - EP 49* buffer shall be maintained around the water bodies where no development of any sort shall be permitted. **

iv. *The existing amenities either in public or private ownership indicated on the Development Plan shall not be reduced or discontinued under any circumstances.* ** EP 49

v. *All Resorts along the beach having plot area above 2000 m^2 shall provide and maintain public toilets with free access from beachside. Such facilities shall be treated as free of FSI. Each such facility shall have a built-up area of at least 20 m^2 with minimum 2 toilets each for men and women.*
Provided that the previous approval from MCZMA subject to provisions of CRZ Notification dated 19.02.1991 & 06.01.2011 and as amended from time to time ** EP 49

3.4 COASTAL REGULATIONS ZONE (CRZ):

Land in this zone shall be developed with due permission from Authority, only in the manner and to the extent as may be allowed by the provisions set out in the Coastal Regulations Zone notification of the Ministry of Environment and Forests, Govt. of India, dated 6th January 2011 as amended from time to time is given as Appendix - XVIII. The existing Coastal Zone Management Plans of MCGM and MBMC approved by MoEF shall be applicable for areas under their respective jurisdictions within the Notified area until the new Coastal Zone Management Plan for the Notified area is sanctioned. This shall also apply while granting Development Permissions and while aligning the Development Plan roads that are along the High Tide Line.

3.5 AREA UNDER HERITAGE STRUCTURES/SITES/PRECINCTS:

A list of all the heritage precincts and structures is given in Appendix VII. The detailed Regulations for development of identified heritage structures/sites/precincts are given in Appendix VI. In addition, in respect of Global Pagoda Precinct, developments falling within 100 m from the precinct boundary, if permitted under Coastal Zone Regulations of 6.1.2011, shall have only single storeyed structures and shall be in harmony with the activities in the Global Pagoda Precinct.

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

TABLE – 3

SUMMARY OF DEVELOPMENT CONTROL REGULATIONS (DCRs) FOR PROPOSED ZONES - SM 15 *

	Permissible Uses / Broad Land-Use Zone	Maximum Permissible Base FSI	Maximum No. of Storeys Permissible	Conservation and restoration	Nature Tourism	Recreation	Agriculture and Plantation	Fishing Related	Residential	Home-based Economic Activities	Commercial	Institutional	EP 47 Hospitality & Entertainment	Special Commercial	Utilities
				1	2	3	4	5	6	7	8	9	10	11	12
1	No Development Zone	~~0.00~~ As permitted in CRZ1 ** EP 47		√	√										
2	Green Zone	0.10**	G+1	√	√	√	√		√	√	√	√	√		√
3	Fishing & Allied Activities Zone	0.10	G					√					**		√
4	Development Zone 1	0.30***	G+1						√	√	√	√		√	√
5	Tourism Development Zone	0.30	G+1			√			√	√	√	√	√	√	√
6	Development Zone 2	1.00	G+2					√	√	√	√	√		√	√

* Note: The table indicates general maximum permissible FSI for all categories, subject to provisions of the CRZ regulations.
** General Maximum Permissible FSI in Green Zone is 0.10; Maximum Permissible FSI with TDR/on payment of premium is 0.20; subject to provisions of the CRZ regulations.
*** General Maximum Permissible FSI in Development Zone-1is 0.30; Maximum Permissible FSI with TDR/on payment of premium is 0.50; subject to provisions of the CRZ regulations.

*Note: * Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 13th May 2013.*
*** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

CHAPTER – IV
BUILT-UP AREA AND FSI FOR VARIOUS ZONES

4.1 LAYOUT AND SUB-DIVISION REGULATIONS

4.1.1 Circumstances warranting preparation of a layout or sub-division:

Proposals for sub-division/amalgamation of lands or layouts of lands shall be submitted in the following cases:

a) When more than one building is proposed to be constructed on any land, excepting for accessory buildings, the owner of the land shall submit proposal for proper layout of buildings or sub-division of his entire land.

b) When the land under the proposal gets naturally sub-divided due to existing or proposed DP roads/DP reservations or physical barriers.

c) When development and redevelopment of any tract of land includes division and/or sub-division or amalgamation of plots for various land uses.

d) When land under development measures 1500 sq.m. or more in Development Zone 1, Tourism Developmental Zone or Development Zone 2.

4.1.2 BUILDABLE PLOT AREA AND COMPUTATION OF BUILT UP AREA

4.1.2.1 Buildable Plot Area

a) The buildable plot area in the case of development of a holding where one or more main buildings are proposed shall be calculated as under:

i) For Development Zone 1, Tourism Development Zone and Development Zone 2

Category	Buildable Plot Area
a) Upto 1500 sq.m. of net plot area	Net plot area
b) Above 1500 sq.m. and upto 4000 sq.m. of net plot area	90% of the net plot area sq.m.
c) Above 4000 sq.m. of net plot area	85% of the net plot area.

ii) For all other Zones

a) The buildable plot area shall be equal to the net plot area.

b) The buildable plot area of every sub-divided plot in a layout approved under these Regulations shall be calculated as under:

The entire area under layout shall be considered as net plot area and the buildable plot area of layout shall be then calculated as stipulated in Regulation No. 4.1.2.1.

4.1.2.2 Regulations for sub-division

a) For the sub division of land admeasuring 2,000 sqm. and more, minimum 20% area shall be developed in the form of 30 to 50 sqm developed plots for EWS/LIG (affordable plots).

b) For the layout of land admeasuring 2,000 sq.m. and more, minimum 20% of the built-up area shall be provided for EWS/LIG housing (27.88 to 45 sq.m) (affordable tenements).

c) The permissible built up area shall be derived by multiplying permissible FSI of respective zone with the buildable plot area.

4.1.3 Minimum widths of layout roads/streets/pathways shall be as given in the tables below:

TABLE – 4
WIDTH OF PATHWAY AND ROADS IN LAYOUTS

Length of internal road/ Pathway in m.	Category	Minimum width in m in Development Zone 1 and 2	Minimum width in m for all other zones
Up to 30	Pathways or Approach to building/plots	3.0	3.0
Above 30 and upto 150	Other Pathways	4.5	4.5
Above 150 and upto 300	Road	6.0	4.5
Above 300	Road	9.0	6.0

4.1.3.1 Layout road shall be leveled and paved, sewered, drained, channeled, lighted, laid with water supply line and provided with trees for shade to the satisfaction of the Authority by the Developer. SM 20. *

4.1.3.2 If the development is only on one side of layout road, excluding pathway, width of such road prescribed in Table 4 and may be reduced by 1.0 m.

4.1.3.3 At junctions of layout roads, the intersection shall be rounded off with the tangent length from the point of inter-section to the curve being half the road width across the direction of the tangent.

4.1.3.4 In any layout a cul-de-sac shall be permitted at the end of the internal road, having length up to 150 m. The dead end of such cul-de-sac shall be at a level equal to or higher than the main road level from where the cul-de-sac road takes off. The turning space, in each case, shall not be of less than 81 sqm and no dimension shall be less than 9 m.

4.1.3.5 In the interest of general development of any area, the Authority may require the layout roads to have width larger than that required under these Regulations.

4.1.3.6 The layout road proposed for development shall be clear of marginal open spaces of the adjoining existing structures.

4.1.4 RECREATIONAL OPEN SPACES

4.1.4.1 In any land, layout or sub division of land intended for development and having net plot area admeasuring more than 1,500 sq.m. recreational open spaces shall be provided as prescribed below:

i)	Area above 1,500 sq.m. and up to 4,000 sq.m.	10 per cent of the net plot area
ii)	Area above 4,000 sq.m.	15 per cent of the net plot area

4.1.4.2 Such open space shall as far as possible be provided in one place. However, in the case of layouts exceeding 10,000 sq.m in net area the required open spaces may be located in more than one place provided that at least one such open space shall not be less than 800 sq.m. in area. The minimum dimension of such recreational space shall in no case be less than 7.5 m. and if the average width of such recreational space is less than 24 m. the length thereof shall not exceed two and half times the average width.

4.1.4.3 Such open space shall abut a layout road/pathway/public road or shall be directly accessible to all the buildings or plots proposed in a layout. Access through a marginal open space shall be allowed.

4.1.4.4 In a recreational open space or playground of 1,000 sq.m. or more in area (in one piece and in one place), structures for pavilions, gymnasia, club houses and other structures for the purpose of sports and recreational activities may be permitted with built-up area not exceeding 15 per cent

*Note: * Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 13th May 2013.*

of the total recreational open spaces in one place. The area of the plinth of such a structure shall be restricted to 10 percent of the total area of recreational open spaces. The height of any such structure which may be single storey shall not exceed 8 m. A swimming pool may also be permitted in such a recreational open space and shall be free of FSI. Structures for such sports and recreation activities shall conform to the following requirements:

Recreational Amenity/Open Space

(a)The ownership of such structures and other appurtenant users shall vest by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz. 'R.G.' in the layout or sub-division of the land.

(b)The proposal for construction of such structure should come as a proposal from the owner/owners/society/societies or federation of societies without any profit motive and shall be meant for the beneficial use of the owner/owners/members of such society/societies/federation of societies.

(c)Such structures shall not be used for any other purpose, except for recreational activities for which a security deposit as decided by the Metropolitan Commissioner shall be paid to the Authority.

(d)The remaining area of the recreational open space or playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.

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

4.1.4.5 The maximum height of the structures mentioned in Regulation No. 4.1.4.4 shall not exceed 8.0 m. Swimming pool, skating rinks and other paved areas, without any structure, shall be permitted in such a recreational open space and shall not be counted towards the built-up area, provided the total ground coverage for such spaces as well as other structures does not exceed 20% of the area of the open space in which the same is located.

4.1.4.6 Excepting the area covered by the structures permitted, entire area of the recreational space shall be kept permanently open to sky. All facilities in the recreational area shall necessarily be accessible to all owners and occupants of the layout.

4.1.4.7 The ownership of such structure and other appurtenant users and the open space shall vest, in all the owners/society.

4.1.4.8 The proposal for construction of such structures shall come from the owner/owners/society or federation of societies. Such proposal shall be meant for the beneficial use of the owner/owners/society/societies/federation of societies.

4.1.4.9 Such structures shall not be used for any other purpose except as provided in Regulation No. 4.1.4.4 for which a security deposit as decided by the Authority will have to be paid to it.

4.1.4.10 Fitness Centre - In every residential building, constructed or proposed to be constructed for the use of a Cooperative Housing Society or an Apartment Owners Association, a fitness centre will be permitted. Subject to the following conditions.

1. The area of the room shall be limited to 2 (two) percent of the total BUA of building or more than 20 sq.m. and less than 200 sq.m.
2. The center shall not be used for any purpose other than for the fitness center activities.
3. The fitness center activities shall be confined to the members of the concerned housing society only.
4. The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built up structures constructed without permission.

5. The ownership of the structure for fitness center shall vest with the concerned society or association.

4.1.5 COMMON FACILITY CENTERS (CFC)

In any layout or sub-division of land intended for residential or commercial use where net plot area exceeds 4000 sq.m., 5% of the net plot area shall be designated/reserved as common facility center (CFC).

4.1.5.1 The permissible uses in the common facility centre are as follows:

a) Any utility such as water storage reservoirs/ treatment plants etc.
b) Educational use.
c) Health related use, Gymnasium etc.
d) Social facility including post office, police station, telephone exchange etc.
e) Public parking.
f) Any other utility/amenity/public conveniences, as may be decided by the planning authority.

4.1.5.2 Such CFC plots shall be situated as far as possible at one location and shall have access from the internal road or DP road and shall not be sub-divided. In case the CFC plot is distributed at more than one location then the minimum area of CFC plot shall be 200 sq.m.

4.1.5.3 With the approval of the Authority the owner may develop and maintain the CFC plot for any of the uses mentioned in Regulation No. 4.1.5.1 the same shall be kept open to the public.

4.1.5.4 The Authority may allot the surrendered CFC plot to an appropriate authority like Municipal Council, Registered society (other than housing society), Charitable Trust, Public Authority etc, on such terms and conditions as may be decided by it for development and/or maintenance of any activity listed in Regulation No. 4.1.5.1.

4.2 MAXIMUM PERMISSIBLE FSI FOR VARIOUS ZONES:

4.2.1 The maximum permissible Floor Space Index for various land use zones to be consumed on the buildable plot shall be as given in Table-5 below. In respect of Green Zone, , Development Zone 1, the maximum permissible FSI consists of the base FSI and an additional FSI that can be purchased in the form of TDR or on payment of premium at Ready Reckoner price, to the Authority.

~~**4.2.2** Starred category Residential Hotels are permitted in Tourism Development Zone-2. With previous approval of Government and subject to the payment of such premium as may be fixed by the Government (out of 50% payable to the Authority) and subject to such other conditions as it may specify, the FSI upto maximum of 0.60 may be permitted on independent plots and under one establishment, as approved by the department of tourism.~~

~~**4.2.3** For educational and medical activities, with the previous approval of the Authority, the FSI specified for the respective zones may be permitted to be exceeded to a maximum of 100% than the permissible.~~

~~**4.2.4** Information Technology is permitted in Tourism Development Zone-2. However, the Authority may permit an additional FSI to the extent of 100% over and above the FSI of that zone, at an additional premium as may be decided by the Authority, with due consideration to the other provisions laid down under the regulations, including parking standards.~~

~~**4.2.5** Biotechnology units/parks are permitted in Green Zone with minimum area of 5000 sq.m. and the FSI upto maximum of 0.1 may be permitted on independent plots. However, the Authority may permit an additional FSI to the extent of 100% over and above the FSI at an additional premium as may be decided by the Government, with due consideration to the other provisions laid down under the regulations, including parking standards. This is exclusive of the additional FSI of 0.1 that can be purchased by way of TDR/premium FSI.~~

~~**4.2.6** The regulations from 4.2.2 to 4.2.6 shall be governed by the relevant Government Resolutions.~~

** **EP52**

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

TABLE – 5
MAXIMUM PERMISSIBLE FSI SM15 *

Zone	Maximum Permissible Base FSI	Whether consumption of TDR/Premium FSI permissible	Maximum Permissible FSI with TDR/ Premium FSI
No Development Zone	0	No	-
Green Zone	0.10	Yes	0.20
Fishing & Allied Activities Zone	0.10	No	-
Development Zone 1	0.30	Yes	0.50
Tourism Development zone	0.30	No	-
Development Zone 2	1.00	No	-

Note:

- TDR FSI shall be allowed to be utilized in the manner stated in Appendix – XI only after the Authority acquires the land under DP reservation, DP roads and/or CFC plots, as may be applicable to the case.
- For additional FSI premium shall be charged by the Authority at Ready Reckoner Price.
- *The table indicates general maximum permissible FSI/TDR for all categories subject to provisions of the CRZ regulations.* ** EP 47

4.3 FSI PRESCRIBED FOR CFC PLOT:

4.3.1 FSI for development of activities permitted as per Regulation 4.1.5.1 shall be as per the provisions of the respective zone without premium.

4.3.2 The owner shall be entitled to use FSI of the CFC plot in the form of DR or TDR only in one of the following cases without payment of premium:

(i) The owner develops and maintains the facility for public on no loss no profit basis, for any of the activities listed in Regulation No. 4.1.5.1 except the markets and convenience shopping.

(ii) The owner surrenders CFC plot to the Authority free of cost and free of all encumbrances.

4.3.3 Where the owner surrenders the CFC plot to Authority in lieu of FSI the formality of transferring the land of CFC plot shall be completed before approaching the Authority for grant of Plinth Completion Certificate for building proposed in the remaining land. FSI for the CFC plot shall be released on surrender of CFC plot. The Authority shall take the possession of the CFC plot without any encumbrance either while approving the development permission or at any time before granting Plinth Completion Certificate of the proposal.

4.4 BUILT-UP AREA CALCULATION IN RESPECT OF STRUCTURES HAVING HEIGHTS MORE THAN SPECIFIED:

If the height of a covered structure exceeds that specified in Table – 10 under Regulation No. 6.1.2, 50% of such area covered by extra height shall be counted towards Built up Area. However, in case of unique architectural design, Authority may relax this rule for reasons to be recorded in writing. Buildings for public assembly are exempted from this Regulation.
~~Amusement Rides, when uncovered, shall not be treated as buildings. Rides when covered shall be treated as one floor. Uses requiring special heights such as covered Amusement Rides, Film Studios can be considered on case to case basis by the Metropolitan Commissioner.~~ SM-17 *

*Note: * Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 13th May 2013.*
*** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

4.5 BUILDING FEATURES/DEVELOPMENTS PERMITTED FREE OF FSI:

4.5.1 Without Payment of Premium

The following features of a building wherever present, shall be excluded from the calculation of built up area without paying premium:

a) Areas covered by features permitted in marginal open spaces as listed in Regulation- 5.9.3 and 5.9.4 except covered parking spaces, revas projection other than for staircases and a balcony for residential building.

b) Areas covered by lifts and common staircases and their revas projection of width not more than 1.2 m.

c) Area of fire escape stairways and cantilever fire escape passages according to the Fire Officer's requirements as in Appendix – XVI.

d) Area under stilts up to a clear height (i.e. between floor and ceiling) of 2.4 m. only.

e) Area under structures like bio-gas plants, effluent water treatment plants, solar water heating system, sewage treatment plants, air conditioning plant rooms, electric sub-stations etc.

f) Refuge area as provided in Regulation 6.27.

g) Areas covered by Lofts [vide Regulation - 6.8], Meter rooms [vide Regulation-6.23], Porches/ Canopies [vide Regulation 6.19], if provided in accordance with these Regulations.

h) Basement if used for vehicular parking and essential machinery installations mentioned in Regulation No.6.4.3.3.

i) Dish antenna or communication tower used for telecom or ITE purpose.

j) Areas covered (vide Regulation No 5.9.4) under the construction space required for providing any or all equipment/storage space required for batteries of the solar assisted systems etc. if provided in accordance with these Regulations.

k) *Area under public toilets shall be provided by resorts along beaches vide regulation no. 3.3(v).* **

l) *Office room to the extent of 15 sq.m. of a co-operative housing society or apartment owners' association and one toilet for servants.* EP 49

4.5.2 Building Features Permitted Free of FSI on Payment of Premium

The following features shall be excluded from the calculation of built up area on payment of premium as stipulated in Appendix – VIII.

a) Basements for permitted uses other than 4.5.1(h) above and lock up Garages

b) Balconies and otlas either open or enclosed, to the extent of 10% of built up area (BUA) of respective floor.

~~c) Office room to the extent of 15 sq.m. of a co-operative housing society or apartment owners' association and one toilet for servants.~~ ** EP 49

~~d)~~ c) Structures permitted in the recreational open spaces under Regulation No.4.1.4.4.

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

CHAPTER - V

GENERAL PLANNING REQUIREMENTS FOR DEVELOPMENT OF LAND

5.1 REQUIREMENTS OF SITE FOR DEVELOPMENT:

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

(i) If the Authority considers that the site is insanitary for any reason, including it being filled up with carcasses, excreta, filth or offensive matter.

(ii) If the site is close to the edge of the existing or proposed water course/ body and the building line is proposed within 9 m. from its edge. However, the Authority may allow development and construction on a site in close proximity of a minor water course/ water body on fulfillment of conditions as may be specified by it.

(iii) If the site is not drained properly. However, such a site may be allowed for development after the owner has made arrangements like restricting or diverting the water course to an alignment and cross section as suggested by the Authority, to drain out the site adequately. Once such a protection work has been constructed by the applicant at his cost to the satisfaction of the Authority, it may also allow the reduction of the reservation for such water course to the extent of the cross section inclusive of a suitable means of access to the alignment and allow construction of a building at a distance of 5 m. from the edge of restricted water way.

(iv) If the owner of the building has not shown to the satisfaction of the Authority that all the measures required for safeguarding the construction from constantly getting damp are taken.

(v) If no potable water supply is available till the date of grant of C.C.

(vi) If it is within 30 m. from a burial ground or cremation shed and residential development is proposed thereupon.

5.2 MEANS OF ACCESS:

5.2.1 Every plot shall be accessible through a paved public means of access like street/road or layout road. Plots which do not abut a public street/road or layout road shall be made accessible through a private means of access to which the plot owner has a legitimate right.

Such means of access serving plot upto 500 sq.m. shall not be less than 3.0 m. in width with a length not more than 30 m. from a public street/road or layout road. However, in the case of larger plot, width of such means of access shall be consistent with the internal road to which it connects.

5.2.2 In the case of housing scheme for LIG/EWS of society with upto two storied row houses, the means of access may be of 3 m. wide but this shall not be more than 50 m. in length and shall not serve more than 8 plots on either side of such an access.

5.2.3 No building shall be erected so as to deprive any other building of its means of access.

5.3 MINIMUM PLOT SIZE FOR VARIOUS USES/ACTIVITIES:

The minimum plot areas required for taking up different types of development, along with minimum dimensions thereof shall be as per Appendix IX.

5.4 NARROW PLOTS:

Narrow plots are those, which are existing prior to the date of enforcement of these Regulations and have an average width or depth upto 12 m. The development of such plots shall be permitted as per Sr. No. 3.0 and Note (i) below table at Sr. No.2.1.8 of Appendix X.

5.5 ACCESS FROM HIGHWAYS/MAJOR ROADS:

No development of any sort including highway amenities like petrol pumps, motels, service garages, etc. shall be permitted fronting the National/State Highways unless no objection certificate in writing from the P.W.D. is produced by the applicant for taking access from such highways.

5.6 ACCESS TO SPECIAL BUILDINGS:

5.6.1 Main entrance 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 6 m. The entrance gate shall fold/slide back against the compound wall of the premises, thus leaving the exterior access within the plot free for movement of fire service vehicles. If main entrance has a construction of any type (like arch etc.) the minimum vertical clearance shall be 6.0 m.

5.6.2 The approach to special buildings within marginal open spaces shall have minimum width of 4.5 m. and the layout for the same shall be prepared in consultation with the Chief Fire Officer. The approach shall be of hard surface capable of taking the weight of fire engine, weighing up to 18 tons. The said open space shall be kept free of obstructions and shall be motorable.

5.7 DISTANCES FROM RAILWAY CORRIDOR:

In the case of properties falling within 30m from the railway boundary no new construction or reconstruction of an existing building shall be allowed, within a distance

a) equal to one third of the height of the building/wing or

b) 3m, or

c) as may be approved by the Authority of Railways,

whichever is more

5.8 DISTANCE OF BUILDING FROM ELECTRIC LINES:

No portion of a building including any projection of building shall be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted below in accordance with the Indian Electricity Rules in force from any overhead electric supply line.

TABLE –6

CLEARANCE WITH RESPECT TO POWER LINE

Voltage in the power line	Vertical clearance in m.	Horizontal clearance in m.
(i) Low and medium voltage lines and service lines.	2.5	1.2
(ii) High voltage lines upto and including 33 kv	3.7	2.0
(iii) High Voltage lines above 33 kv	3.7+0.3 for every additional 33 kv or part thereof.	2.0+0.3 for every additional 33 kv or part thereof.

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

5.9 MARGINAL OPEN SPACES:

5.9.1 Exterior Open Space

5.9.1.1 The provisions for open spaces at the front, side and rear of the buildings, shall depend upon occupancy, plot size, nature of development, width of road fronting the plot, height of the building etc. The same shall be as given in Appendix X.

5.9.1.2 If the plot abuts any road proposed to be widened under the development plan or as mentioned under these Regulations, the front open space/road side setback shall be measured from the resulting road widening line or the centre line of the widened road as the case may be. Where there is any conflict between the width provided in the development plan and the width available at site the larger of the two shall prevail.

5.9.1.3 When a building abuts two or more streets, the setbacks from the streets shall be such as if the is fronting each such street.

5.9.1.4 The building shall be at least 3 m. away from the boundary of recreational open space.

5.9.2 Distance between two adjacent buildings/wings

The minimum distance between two adjacent buildings/wings, exclusive of projections like curtain walls, ornamental projections, balconies, revas, façade, etc. in a group housing scheme/multi - building schemes shall be equal to H/2 where H is the height of the taller of the two buildings/wings *subject to the minimum of 6.0 m.* Provided further that if one of the walls concerned is a dead wall, such a distance shall be 0.4 H subject to a minimum of 3.0 m. The distance between any building and an accessory building shall not be less than 1.5 m *if the accessory building has an upper floor then the minimum distance shall be 3.0 m and if it is of habitable nature then it should have regular open space.* ** EP 54

5.9.3 Structures permitted in the side or rear marginal open spaces

Covered parking spaces at least 7.5 m from any access road, suction tank, pump room, electric meter room or sub-station, garbage shaft, space required for fire hydrants, electrical and water fittings, septic tank, water tank, dust bin, etc. shall be permitted in the side or rear margins of not less than 3.0 m in width.

5.9.4 Other features permitted in marginal open space

5.9.4.1 A rockery, well structures, plant nursery, water pool, fountain, swimming pool (if uncovered and only beyond the required open space as required under these Regulations), platform around a tree, tank, bench, gate, slide, swing, ramps to basement, compound wall.

5.9.4.2 A cantilevered and unenclosed canopy over common entrance each not more than 5.5 m. long and at least 2.2 m. above ground level. The outer edge of the canopy shall be at least 1.5 m. from the plot boundary. The Metropolitan Commissioner may permit canopies of larger size in public or special buildings.

5.9.4.3 An unenclosed porch open on three sides, not more than 5.5 m. in length parallel to the main building in front of common entrance only. No part of such porch shall be less than 1.5 m. from the plot boundary.

5.9.4.4 A balcony/revas projection/architectural feature/elevation/facade feature/otla for a residential building constructed in conformity with these Regulations, if it does not reduce the width of the marginal open space to less than 3 m. in the case of buildings up to 16 m. in height and 6m. In the case of high rise buildings, the width of a balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outer-most edge.

5. 9.4.5 A chhajja, cornice, weather shed, sun breaker and other ornamental projection of not more than 0.60 m. width from the face of the building. Moreover no projections shall be permitted, so as to reduce the width of the required open space, to less than 3.0 m. for low-rise and 6.0 m. for high

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

rise buildings. When projections or curtain walls as part of elevation treatment are constructed to conceal the service lines, they shall not obstruct the light and ventilation of the bathrooms and toilets.

5.9.4.6 A chhajja, cornice, weather shed, sun breaker over a balcony or gallery in the form of projection not exceeding 0.3m from the balcony or gallery face.

5.9.4.7 Watchman's booth not over 3 sq.m. in area and only on the ground floor with a height not exceeding 3m.

5.9.4.8 Parking lock up garage not exceeding 2.4 m in height shall normally be permitted in the rear corner of the plot, provided that in exceptional cases where such a location is not possible it may be permitted in the side or rear open spaces at a distance of 7.5 m. from any road line or the front boundary of the plot and 1.5 m from the main building.

5.9.4.9 The approach by means of pathway to a building or to a recreational open space within a plot subject to clearance of 1.0 m. from any building.

5.10 INTERIOR OPEN SPACES (CHOWK):

5.10.1 Inner Chowk

5.10.1.1 Unless it abuts a front, rear or side opens space, the whole of one side of every room other than a habitable room shall abut an interior open space, courtyard or chowk, whose minimum width shall be 3 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 of at least 1 m. width. Further, the inner chowk shall have an area at all its levels of not less than the square of one fifth of the height of the highest wall abutting the chowk if ventilation is not derived for habitable rooms.

5.10.1.2 Provided that when any room (excluding staircase bay, the bathrooms and water closet) depends for its light and ventilation on inner chowk, the minimum dimension of the side perpendicular to the room deriving ventilation from the inner chowk shall be one-half of the height of the taller of the two wings/buildings.

5.10.2 Outer Chowk

If the depth of the exterior opening is only up to 2.4 m, then such an opening will be treated as a notch and the distance between such faces of walls shall not be less than 1.0 m. If the depth of outer chowk exceeds 2.4 m the open spaces between the walls shall be regulated as per Regulation No 5.9.2, when ventilation is derived for habitable rooms. If only bathrooms, storerooms and staircase bay etc, are facing the outer chowk the width shall not be less than H/5.

5.11 PARKING, LOADING AND UNLOADING SPACES:

5.11.1 Each parking space provided for motor vehicles shall not be less than 2.5 m x 5.5 m in size.

5.11.2 For buildings of different occupancies, off-street parking space for vehicles shall be provided as given in Table – 7. Any fractional space in excess of half shall be rounded to the nearest upward integer.

TABLE – 7

REQUIREMENT OF PARKING SPACES

No.	Occupancy		Car spaces
1	Residential		
	a) House and Apartments	a	1 for every dwelling unit of carpet area more than 120 sq.m.
		b	1 for every two dwelling units of carpet area between 100 sq.m. and 120 sq.m.
		c	1 for every three dwelling units of carpet area between 80 sq.m. and 100 sq.m.
		d	1 for every six dwelling units of carpet area between 50 sq.m. and 80 sq.m.
	b) Hotels and lodging houses		
	(i) For all starred category hotels		*One parking space for every 60 sq.m. of total floor area.* ** EP 51
	(ii) For lodging establishments		One parking space for every 100 sq.m. of total floor area.
	(iii) For Grade I, II and III Hotels		*For Grade I hotels and eating houses, one parking space for every 12.5 sq.m. of area of restaurant including hall, dining room, pantry and bar.* *For Grade II and III hotels and eating houses, one parking space for every 40 sq.m. of restaurant including hall, dining room, pantry & bar.* ** EP 51
2	Educational Institution		1 for 120 sq.m. floor area or part thereof.
3	Institutional		1 for 250 sq.m. floor area or part thereof.
4	Assembly		1 for 60 sq.m. floor area or part thereof.
5	Business		1 for 100 sq.m. floor area or part thereof.
6	Mercantile		1 for 100 sq.m. with additional loading and unloading area decided by the authority as Applicable.
7	Industrial		1 for 250 sq.m. with additional loading and unloading area decided by the authority as Applicable.
8	Storage/warehousing		1 for 250 sq.m. with additional loading and unloading area decided by the authority as applicable.

Note: i) The aforesaid provision is not inclusive of parking spaces required for two wheelers.
ii) Loading – unloading space shall be 4.0 m. X 6.0 m.

5.11.2.1 Parking space shall be exclusive of a clear circulation space of 3.0 m. around the buildings.

5.11.2.2 For Bungalow plots at least 1 parking space per plot shall be provided.

5.11.2.3 In case of parking spaces provided in basements, at least two ramps of 3 m. width and slope not more than 1: 10 and of non-slippery material shall be provided. These shall preferably be located at opposite ends.

5.11.2.4 Construction of multi-storeyed parking spaces may be permitted on parking lots.

5.11.2.5 In addition to the parking spaces provided for mercantile buildings like offices, markets, departmental stores, wholesale establishments, industrial, hazardous and storage buildings, parking spaces for loading and unloading of transport vehicles shall be provided at the rate of one space for every 2,000 sq.m. of built -up area or fraction thereof. The space shall not be less than 3.75 m. X 7.5 m. in size and more than 6 spaces shall not be insisted upon.

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

5.11.2.6 For Malls and multiplex plots the parking shall be provided double the business occupancy i.e. 1 for every 50 sq.m. floor area or part thereof.

5.11.3 Parking Spaces may be provided, as under

5.11.3.1 Under the building, in basement, under stilts or on upper floors;

5.11.3.2 In case of residential user in the side and rear open space, if -

i) The area is open;
ii) Parking spaces do not consume more than 50 percent of the open spaces;
iii) A minimum distance of 3.0 m. around the building is kept free for proper maneuverability of vehicles;
iv) Detached covered garages of 2.5 m. X 5.5 m. size and height not exceeding 2.75 m. are constructed at least 7.5 m. away from the road boundary;
v) The parking layout meets the requirements of the Chief Fire Officer.

5.11.4 Parking Space for Assembly Buildings such as Cinema etc

The parking spaces in Cinema theatres, auditoriums and places of public assembly shall be provided and segregated as given in Table – 8.

TABLE – 8

PARKING REQUIREMENT FOR PUBLIC ASSEMBLY BUILDINGS

Occupancy	For every	Car Parking Spaces required
a. Marriage halls, Assembly Halls, Auditoriums canteens and restaurants in educational buildings	50 seats	1
b. Cinemas, Drama theatres, concert halls, auditoriums and Assembly halls.	30 seats	1

5.11.4.1 In case of Cinemas, drama theatres, assembly halls etc one row of uncovered parking may be allowed in the front margin space of 12 m. or more, if the clear vehicular access is not reduced to less than 6 m.

5.11.4.2 Parking spaces shall be paved and clearly marked for different types of vehicles.

5.12 HEIGHT OF THE BUILDINGS:

5.12.1 Height vis-a-vis the road width

5.12.1.1 If a building abuts on two or more streets of different widths, the building shall be deemed to face the street that has the greater width and the height of the building shall be regulated by the width of this street. For the purpose of above clause, the width of the road will be either the existing width or the prescribed/ proposed DP width whichever is more.

5.12.1.2 For all structures in the vicinity of aerodromes, the maximum height shall be subject to Regulations framed by the Civil Aviation Authorities.

5.12.2 Maximum permissible height

5.12.2.1 The maximum permissible height shall be as under.

5.12.2.2 Notwithstanding anything contained in these Regulations, the maximum permissible height of a building shall not exceed ~~13.5 m.~~ 15.0 m above the average surrounding ground level. * SM 18

5.12.2.3 The Authority may for reasons to be recorded in writing, prescribe for any building or structure, a maximum height which may be more or less than that permissible otherwise under these Regulations.

~~5.12.2.4 In the Green Zone, and Fishing and Allied Activities Zone only G structures with a maximum height of 4.0 m are permitted.~~ ** SM15

5.12.2.4 Buildings intended for storage of hazardous/inflammable/chemical explosive materials shall be single storeyed structures only.

5.12.3 Structures not relevant to height

(i) Appurtenant structures like roof tanks and their supports, ventilating shafts, air conditioning shafts, lift rooms and similar service equipment, stair cover, chimneys, parapet walls and architectural features not exceeding 1.5 m. in height, television antenna, booster antenna and wireless/satellite transmitting and receiving towers shall not be included in the height of the building.

(ii) Any telemetric equipment storage erection facility of an Information Technology Establishment.

5.13 DEVELOPMENT PLAN RESERVATIONS:

5.13.1 Mode of carrying out development of reservations

Public reservations sites proposed in the Development Plan shall be developed in the manner given in Appendix XIV.

5.13.2 Where the Planning Authority proposes to use land/ building/ premises reserved for one specific public purpose for any other suitable public purpose, the Planning Authority may do so and use the land under reservation for other complementary public purpose in addition to the purpose of reservation provided that the user conforms to these Regulations and the permissible use in the zone in which the site falls. Provided that this shall not apply to:

a) any site being developed for an educational or medical purpose or club/gymkhana wherein a branch of bank may be allowed,

b) any site being developed for medical purposes wherein shops of pharmacists or chemists may be permitted,

c) any site encumbered by a non-educational user and being re-developed for educational purposes,

d) any site such as garden, play ground, recreational ground, park etc. each measuring not less than 400 sq.m. at one place, where electric sub-station utilizing not more than 10 per cent of the site is proposed.

5.13.2.1 Reservation for Tourist Amenity Centers shall permit Restaurants, ATM, Nature Interpretation Center, Tourist Information Center, Public Conveniences, Changing rooms, Parking, Hawking Plaza, etc. ** EP 53

5.13.3 Relocation of Reservations

5.13.3.1 In case of specific designations/reservations in the Development Plan, the Authority, with the consent of interested persons or vice versa may shift, interchange the designation/reservation

Note: * Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 13th May 2013.
** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.

within the land of the same owner or on adjoining lands/buildings of the same owner within 200 m if he is satisfied that an access is available or will be provided and the same is not encumbered and provided that such an act conforms to the zoning provisions. However, in all such cases, the area of such designation/reservation shall not be reduced.

5.13.3.2 In doing so, the owner will ensure that the shapes of altered allocated/reserved sites are such that they can be developed in conformity with these Regulations. In case of DP roads, they may be realigned within the land holding, however, the general nature and entry and exit points of such roads shall remain unaltered.

5.14 TRANSFER OF DEVELOPMENT RIGHTS:

In the case of land falling partly or wholly under any reservation or road proposed in the DP, the owner concerned will be entitled to have additional FSI in lieu of compensation in the form of Development Right or Transferable Development Right as provided in Appendix XI.

5.15 RECONSTRUCTION OF BUILDINGS AFFECTED BY ROAD WIDENING:

Where legitimately constructed structures are affected by road widening proposal as per Development Plan or as per proposal under regular line of street under the Municipal Act, their reconstruction shall be permitted as below provided the land under road is surrendered to the Authority free of cost and free of encumbrances.

i) FSI of the land surrendered shall be permitted in the form of DR/TDR.

ii) Additional built up area shall be permitted equal to the built up area affected by such road widening in the remaining plot.

iii) Reconstruction shall be done as per these Regulations with relaxation in margins and setbacks wherever necessary, without payment of premium/ compounding charges.

5.16 TREE PLANTATION:

5.16.1 Two times the number of trees required to be cut, shall be planted before obtaining the plinth completion certificate by the applicant on the same parcel of land. However, before felling of any tree, permission from the Tree Authority shall be obtained in writing.

5.16.2 Over and above this, 1 tree for every 30 sq.m. of the built-up area or part thereof shall be planted before obtaining the occupancy certificate.

5.16.3 Trees shall also be grown in the recreational open space at the rate of 1 tree for every 10 sq.m. before obtaining the occupancy certificate and in case of layouts/sub-division of lands along with development of infrastructure.

5.17 WELLS:

5.17.1 Wells, wherever permissible, shall be located as follows :

(a) Not less than 12 m. away from any ash pit, refuge pit, cess pit, soak pit, borehole latrine, earth closet or privy and shall be located on a site upwards from the earth closet or privy.

(b) Not under a tree unless it has a canopy over, so that leaves and twigs do not fall into the well and rot.

(c) So as not to cause contamination by the movement of sub soil or other water.

5.17.2 No dug well shall be permitted unless it satisfies following requirements-

(a) Have a minimum internal diameter of not less than 1.5 m.

(b) Be constructed to a height not less than 1 m. above the surrounding ground level to form a parapet or curb and to prevent surface water flowing into it and shall be surrounded by a paving constructed of impervious material which shall extend upto a distance of not less than 1.8m in every direction from the parapet or the curb forming the well head. The upper surface of such a paving shall be sloped away from the well.

(c) Be of sound and permanent construction (pucca) throughout. Temporary exposed (kutchcha) wells shall only be permitted in fields or gardens for purpose of irrigation.

(d) Be rendered impervious for a depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well head.

(e) Have a provision to facilitate movement of persons into the well for occasional cleaning purposes.

5.18 WATER REQUIREMENT:

Per capita water requirement for various Zones shall be as per Appendix – XII.

5.19 SULLAGE AND SEWAGE:

5.19.1 Sullage collected separately from kitchen and bathrooms shall be directly connected to a collection centre or shall be suitably connected to the main storm water drain.

5.19.2 Sewage collected from W.C. s shall be suitably connected to septic tank, which in turn should be connected to a soak pit.

5.20 SEPTIC TANKS:

5.20.1 Location of septic tanks and sub-surface dispersion system: -

A sub-soil dispersion system shall not be closer than 12 m from any source of drinking water such as a well. It shall also be located away from a habitable building but not closer than 1.5 m to avoid damage to the structure.

5.20.2 Requirements

a) Septic tanks shall have minimum width of 75 cm, minimum depth of 1.0 meter below the water level and a minimum liquid capacity of 1.0 cum. Length of tanks shall be 2 to 4 times the width.

b) Septic tanks may be constructed of brickwork, stone masonry or concrete.

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

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

e) The gradients of land drains, underground drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.

f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be covered with a suitable mosquito proof wire mesh. The ventilating pipe shall extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m, above the top of the building when it is located closer than 15 m.

g) When the disposal of septic tank effluent is to a seepage pit, it may be of any suitable shape with the least cross sectional dimension of 90 cm and not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks

with dry open joints, which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the R.C.C. cover slabs. Where no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage due to flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm from the top as an anti - mosquito measure.

h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm wide excavated to a slight gradient and shall be provided with 15 to 25 cm of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware, clay or concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench shall be longer than 30 m. and trenches shall not be placed closer than 1.8 m. to each other.

5.21 SANITATION REQUIREMENT:

The sanitation requirements for various types of uses/occupancies shall be as per the Appendix XIII.

5.22 DISPOSAL OF INDUSTRIAL/ CHEMICAL EFFLUENTS:

In the case of industrial buildings with different operations or processes, the different (gaseous, solid, liquid) effluents shall be treated, in accordance with the directions given from time to time by the Maharashtra Pollution Control Board and Chief Inspector of Steam Boilers and Smoke nuisance, before letting them out on the air, ground or water.

5.23 STORM WATER DRAINAGE:

5.23.1 The infrastructure to be developed to facilitate proper storm water drainage of the site under reference will have to be constructed by the applicant as per Local Authority's specifications and design. * SM 21

5.23.2 For the plots abutting existing/proposed channel/ water course, if the width of the channel is reduced, as per the design given by the Authority, the owner/developer can utilize the balance land in tune with the zoning regulations of surrounding land.

5.23.3 The owner will be entitled to use the F.S.I. of the land actually falling under the storm water drainage/reservation on the remaining area as per these Regulations.

5.23.4 The owner shall allow free access through his property for inspection and maintenance of the storm water drainage at all times by the Authority.

5.23.5 The owner shall not dump or allow anyone to dump any waste/ debris/ construction material in the drain/channel during or after the construction.

5.23.6 The owner can construct a wall for his property over the retaining wall of the storm water drain. However an inspection gate will have to be provided for access and maintenance of the drain.

5.24 GARBAGE DISPOSAL ARRANGEMENT:

5.24.1 Solid waste disposal unit at a location accessible to the municipal sweepers is to be provided, to store/ dump solid waste in 2 compartments of 0.67 cu.m. and 1.33 cu.m. capacity for every 50 tenements or part thereof for non-biodegradable and bio-degradable waste, respectively.

5.24.2 In the case of any non-residential, commercial and industrial premises, such a unit shall be provided in 2 compartments of 1.33 cu.m and 0.67 cu.m capacity for every 1000 sq.m. built up area or part thereof for non-biodegradable and biodegradable waste, respectively.

*Note: * Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11, dated 13th May 2013.*

5.25 PROVISION FOR ELECTRIC SUB-STATION:

In the case of development of large holding provision for electric sub-station shall be made as per the space requirement of the power supply authority concerned.

5.26 MANNER OF DEVELOPMENT OF CERTAIN LAND USES:

Notwithstanding anything contained in these Regulations, the development of following uses wherein large number of people/vehicles are expected to gather shall be governed by the following restrictions.

5.26.1 Educational Buildings

No educational building shall be constructed if the distance between the boundary of the site of the proposed building and cinema theatre/assembly hall or any junction of roads is less than 60 m.

5.26.2 Medical Buildings (Hospitals, Maternity Homes & Health Centres)

No building shall be constructed if the distance between the boundary of the site of the proposed building and cinema theatre/assembly hall or any junction of roads is less than 60m.

5.26.3 Cinema theatres/Assembly halls

a) In the case of plots facing National Highway, State Highway and Major District Roads the building shall be constructed at least at a distance prescribed by the P.W.D. for control line from the centre line of such classified roads or 12 m. from plot boundary, whichever is more.

b) The minimum distance between boundary of the site for cinema theatre/assembly hall and boundary of educational, institutional and other government buildings as well as any junction of roads shall not be less than 60 m.

c) The provisions of Maharashtra Cinema Rules 1966 as amended from time to time shall be applicable.

5.26.4 Petrol filling stations with or without service bays

a) The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot. No other structure shall be constructed on the plot.

b) Petrol station shall not be permitted within a distance of 90 m. from any junction of roads having width less than 15 m.

c) Petrol station shall not be located on the convex side of a road curve. In case the curve is not very sharp and vehicles moving out of the station are completely visible to the traffic from a distance of at least 100 m. and vice-versa, a petrol station may be permitted on such a convex curve.

d) Petrol station shall not be located within a distance of 100 m. from the premises of school, hospital, theatre, assembly hall or stadium.

5.27 HOUSING SCHEMES FOR ECONOMICALLY WEAKER SECTIONS:

These shall be permitted in the Development Zone 1 and 2 as per Appendix XV. Schemes for EWS and LIG under taken by the MHADA shall be permitted as per the prevailing Govt. orders.

5.28 PROVISIONS FOR INSTALLATION OF SOLAR ENERGY ASSISTED SYSTEMS

5.28.1 Definitions

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

i)	"Solar Assisted Water Heating System" (SAWHS)	A devise to heat water using solar energy as heat source
ii)	"Auxiliary Back Up"	Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
iii)	"New Building"	Such buildings of categories specified in Regulation no. 5.29.2 for which construction plans have been submitted to Authority for approval
iv)	"Existing Building"	Such buildings which are licensed to perform their respective business

5.28.2 Solar Assisted Water Heating Systems (SAWHS)

"Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAWHS).

a) Hospitals and Nursing Homes.

b) Hotels, Lodges and Guesthouses.

c) Hostels of Schools, Colleges, Training Centers.

d) Barracks of armed forces, paramilitary forces and police.

e) Individual residential buildings having more than 150 sq.m. plinth area.

f) Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.

g) Community Centers, Banquet Halls, Barat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use.

5.28.3 Installation of Solar Assisted Water Heating Systems (SAWHS)

The following provisions shall be applicable for all the new buildings of categories mentioned in 5.28.2 for installation of Solar Energy Assisted Systems.

a) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.

b) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

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

d) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning/Local Authority concerned. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

e) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.

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

5.28.4 In case of existing building, the above provisions shall be mandatory at the time of change of use/expansion of use to any of the categories specified in 5.28.2 above, provided there is already system or installation for supplying hot water.

5.28.5 Solar Assisted Electric Equipment (Photo voltaic equipment)

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

5.29 PROVISIONS FOR INSTALLATION OF RAIN WATER HARVESTING STRUCTURES (RWHS):

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

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstructions/additions on plots having area not less than 300 sq.m. in non gaothan areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Sub Regulation 5.29.3 given here below.

Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater, at all times.

c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

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

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

i) **Open well** of a minimum of 1.00m dia and 6 m depth into which rain water may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may 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.

iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be 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 the rain water may be drawn off for

domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be or 0.60 m width x 2.00 to 6.00 m length x 1.50 to 2.00 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.

a) 40 mm stone aggregate as bottom layer upto 50% of the depth;

b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;

c) Coarse sand as upper middle layer upto 20% of the depth ;

d) A thin layer of fine sand as top layer.

e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cm

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

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

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

5.29.4 The terrace shall be connected to the open well/bore well/storage tank/recharge pit/by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. m for a roof area of 100 sq.m.

5.29.5 Rain Water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

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

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

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

CHAPTER –VI

SPECIFICATIONS OF PARTS OF BUILDINGS

The following parts of a building, wherever present, shall conform to the specifications given herein:

6.1 HABITABLE ROOM:

6.1.1 Size and dimensions of various rooms

The minimum size and dimensions of various rooms shall be as follows:

TABLE – 9

MINIMUM SIZE AND DIMENSIONS OF HABITABLE ROOMS

No	Occupancy	Minimum size in sq.m.	Minimum dimension of a side in m	Remarks
1	Living room	9.5	2.4	
2.	Bed room	9.5	2.4	
3.	Kitchen a) One room -kitchen tenement b) Two room -kitchen tenement	 7.5 5.5	 1.8 1.8	
4.	Any other room in a two room – kitchen tenement	7.5	2.4	
5.	Rooms in a two-room tenement of a site and services projects (I) one of the rooms (ii) other room	 9.5 7.5	 2.4 2.4	
6	Single room tenement in Housing scheme for EWS,	12.5	2.4	Cooking alcove of a minimum length of 1.5 m and a minimum width of 1.5m should be provided. A window of at least 1.0 sq.m. opening to external face or courtyard should also be provided.
7.	Single-bedded room in a hostel of educational institution/working men's or women's hostel.	7.5	2.75	
8	Shop	7.5	2.4	
9	Class room in an educational building	38.0	5.5	Area at the rate of 0.8 sq.m. per student, whichever is more.
10	General ward in a hospital/ nursing home	38.0	5.5	

Provided that –

(i) Every tenement except that in EWS housing scheme shall have at least a living room and a kitchen.

(ii) Minimum size of a Cinema theatre shall be in conformity with Maharashtra Cinema Rules. The minimum size of Drama theatre or Auditorium shall be provided at the rate of 25 seats in 9.0 sq.m. inclusive of gangways.

6.1.2 Height of the rooms

The minimum and maximum height of a habitable room shall be as follows:

TABLE – 10

HEIGHT OF HABITABLE ROOMS

No.	Occupancy	Min. Height. in m.	Max. Height. in m.
1.	Flat Roof		
	(i) Living room	2.75	4.20
	(ii) Habitable room in LIG or EWS housing scheme	2.60	4.20
	(iii) Air-conditioned habitable room/ common corridors.	2.40	4.20
	(iv) Commercial, Business and Professional Occupancies, residential hotels of 3 star category and above, rooms in institutional, educational, departmental stores, entrance halls and lobbies to departmental store	3.60	4.20
	(v) Industrial hazardous or storage occupancies,	3.60	5.00
	(vi) Auditorium, Drama/Cinema Theatres, Assembly Halls etc.	3.60	Not Applicable
2.	Pitched Roof		
	(i) Any habitable room	2.75 (average) 2.10 (min)	4.20 (average) 3.20 (min)
	(ii) Habitable room in LIG and EWS Housing scheme	2.60 (average) 2.00 (min)	4.20 (average) 3.20 (min)

Provided that -

(i) In the case of mezzanine such maximum height shall be 4.6 m.

(ii) In case of occupancies where more room height is unavoidable, it may be permitted as special case after recording reasons in writing therefore.

(iii) The minimum clear headway under any beam shall be 2.2 m.

6.2 BATHROOM AND WATER CLOSET:

6.2.1 The area and dimensions of a bathroom and water closet shall not be less than those given below.

TABLE – 11

MINIMUM AREA AND DIMENSIONS OF BATHROOM AND WATER CLOSET

Type	Area (sq.m.)	Side (m)
1. Bathroom	1.5	1.2
2. Water Closet (W.C.)	1.1	0.9
3. Combined Bathroom and Water Closet (WC)	2.2	1.2

6.2.2 In the case of housing schemes for Economically Weaker Sections as given in Appendix–XV, the minimum sizes of bathroom and water closet shall be as follows :

TABLE – 12

SIZE OF BATHROOM AND WATER CLOSET IN HOUSING FOR ECONOMICALLY WEAKER SECTION

Type	Minimum Dimension (m)
1. Bathroom	1.1 x 0.9
2. Water Closet	1.3 x 1.1
3. Combined Bathroom and Water Closet.	1.8 x 1.1

6.2.3 The height of a bathroom or water closet measured from the surface of the floor to the lowest point in the ceiling shall not be less than 2.2 m.

6.3 STORE ROOM:

6.3.1 The area of a storeroom in a residential building shall not be more than 3.0 sq.m.

6.3.2 The height of a storeroom shall not be less than 2.2 m.

6.4 BASEMENT:

6.4.1 No basement shall be constructed in the marginal open spaces and setbacks provided for a building.

6.4.2 Area and Extent: The total area of any basement shall not exceed twice the plinth area of the building or the area of the plot, whichever is less. It may be in one level or two. Second level basement will be allowed on payment of premium.

6.4.3 Basement may be put to the following uses only:

6.4.3.1 Storage of house-hold or other goods of ordinarily non-combustible material and ancillary storage to main users;

6.4.3.2 Strong Rooms and lockers of banks;

6.4.3.3 Air conditioning equipment and other machines used for services and utilities of the building, except transformers;

6.4.3.4 Parking of vehicles;

6.4.3.5 In the case of basement used for any purpose other than that mentioned above its built-up area shall be counted towards FSI.

6.4.4 Other requirements

6.4.4.1 The minimum and maximum height of the ceiling of any basement shall be 0.9 m and 1.2 m respectively above the average surrounding ground level. Further only one storey of basement shall be permitted. The area of window provided for ventilation shall not be less than 10% of the floor area.

6.4.4.2 Adequate arrangements shall be made to ensure that surface drainage does not enter the basement.

6.4.4.3 The walls and floors of the basement shall be watertight and be so designed that the effect of the surrounding soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given.

6.4.4.4 The access to the basement shall be independent of the main entrance of a building. Separate staircase providing access and exit may be provided. Where the staircase is continuous, the same shall be of enclosed type serving as a fire separation for the basement floor and higher floors. Ramps to the basement shall be permitted in the open spaces except the front open spaces subject to the provision of 6.4.4.2. Car lifts may also be provided in addition to or in lieu of ramps when basement is proposed for vehicular parking.

6.4.4.5 No part of the basement shall exceed 2.4 m. in height from the floor to the underside of the beam. More height will be allowed subject to the area being counted towards FSI.

6.4.4.6 Stack parking if provided, additional height for basement be permitted without counting in FSI.

6.5 PLINTH:

6.5.1 The minimum height of plinth for any building shall be 60 cm above the surrounding ground.

6.5.2 Interior courtyards, covered parking and garages shall be raised at least 15 cm above the surrounding ground level and shall be satisfactorily drained.

6.6 STILT:

6.6.1 A stilt portion shall be permitted on ground only, the height between ground floor level and ceiling of the stilt portion shall not be more than 2.4 m. and at least three sides of the stilt portion shall be open. The stilt portion shall not be used for any purpose other than parking of vehicles or as play area. Plinth of stilt shall be 15 cm above the surrounding ground level. A ramp shall be provided to facilitate movement of vehicles.

6.6.2 In the case of buildings intended for educational purpose, or for utilities like fire brigade stations, etc. stilt with more height shall be permitted *with special approval from the Metropolitan Commissioner,* without payment of any premium. * SM 19

6.6.3 Any violation in the maximum height mentioned above will lead to counting the stilt area in the built up area.

6.7 MEZZANINE FLOOR:

6.7.1 Mezzanine floor may be permitted only on ground floor and its area shall be counted towards FSI.

6.7.2 Aggregate area of the mezzanine floor shall not exceed 50% of the built up area of that floor. The minimum size of a mezzanine floor, if it is used as a habitable room, shall not be less than 9.5 sq.m.

6.7.3 Minimum headroom of a mezzanine floor shall be 2.2 m.

*Note: * Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 13th May 2013.*

6.7.4 A mezzanine floor may be permitted provided that -

i) It conforms to the standards of habitable rooms as regards light and ventilation.

ii) It is so constructed as not to, affect the ventilation of the spaces over and under it.

iii) No part of it is used as a kitchen.

iv) It is at least 1.8 m away from the front wall of a habitable room.

v) It is accessible only from within the respective room below the same.

6.8 LOFT:

Loft provided in habitable rooms, kitchens or over bathrooms and corridors or in shops and industrial buildings shall be subject to following:

TABLE – 13

MAXIMUM DEPTH AND COVERAGE OF LOFTS

No.	Rooms over which loft is permitted	Maximum Coverage as percentage to area of room below	Max. Depth in m.
1.	Kitchen/habitable room	25.00 %	0.75
2.	Bathroom, water closet, corridor	100.00 %	2.00
3.	Shops with depth upto 3 m.	33.33 %	1.00
4	Shops with depth exceeding 3 m.	50.00 %	2.00
5.	Industrial	33.33 %	3.00

Provided that -

(a) Lofts in commercial or industrial buildings shall be located at least 2 m. away from the entrance;

(b) Loft area shall not be considered in built up area computation, if it is in accordance with these regulations.

6.8.2 The clear headroom under the loft shall not be less than 2.2 m. and the headroom above the loft shall not be more than 1.5 m. If it exceeds 1.5 m. it shall be counted towards F.S.I.

6.8.3 Projections for cupboards

Cupboards either under the window sill or above the window lintel level may project upto 0.75 m. in the marginal open spaces for residential buildings, provided their width does not exceed 2.4 m. and there is not more than one such cupboard/shelf in each room.

6.9 BALCONY:

6.9.1 In any residential building including lodging houses, balconies may be permitted with a minimum width of 0.9 m. and a maximum width of 1.5 m.

6.9.2 Balconies shall be allowed only on the floor above the ground floor. No balcony shall be at a height less than 2.2m above the ground level.

6.9.3 However, balconies and otlas may be allowed on the ground floor if the building line inclusive of the balcony or otla fulfills the statutory marginal open space requirements.

6.9.4 Balconies/ otlas are allowed to be enclosed, provided light and ventilation for the room, to which they are attached, is not compromised.

6.10 REVAS PROJECTION:

6.10.1 A revas projection of maximum width of 1.20 m may be permitted in the front, side and rear marginal open spaces provided required marginal open spaces are left from such projection.

6.10.2 No revas projection shall be at a height less than 2.2 m above the ground level.

6.10.3 Areas of all revas projections excepting staircase projection shall be taken into account for the computation of built up area.

6.11 ROOF:

6.11.1 The roof of a building shall be so constructed or framed as to permit effective drainage of the rain-water by means of sufficient rain-water pipes of adequate size, so as not to cause dampness in any part of the walls or foundations of the building or those of an adjacent building.

6.11.2 The Authority may require rain water pipes to be connected to a drain through a covered channel formed beneath the public footpath or in any other manner.

6.12 LIGHTING AND VENTILATION OF ROOM:

6.12.1 Adequacy and manner of provision

6.12.1.1 All habitable rooms including kitchen shall have for the admission of light and air, one or more apertures, such as windows opening directly to the external air or into an open verandah not more than 2.4 m in depth.

6.12.1.2 The minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall be not less than 1/6 of the floor area. However a staircase shall be deemed to be adequately lighted and ventilated if it has one or more openings, on the external wall, having size of at least 1.00 sq.m. per landing.

6.12.1.3 Minimum opening of 1.00 sq.m. area in any habitable room including a kitchen, and 0.3 sq.m. with one dimension of 0.3 m for any bathroom, water closet, store or pooja room shall be provided.

6.12.1.4 No part of a habitable room including kitchen shall be assumed to be lighted and ventilated if it is more than 7.5.m. away from the opening assumed for lighting that portion. However, room meant for non-residential uses shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open spaces does not exceed 12 m.

6.12.1.5 Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per the provisions of the National Building Code of India. (Part VIII building, services, sections and light and ventilation)

6.12.1.6 In the case of special types of buildings requiring artificial lighting and air conditioning for special types of manufacturing or other process, the requirements regulating natural day lighting and ventilation may be suitably relaxed by the Authority.

6.12.2 Ventilation shaft

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

TABLE – 14

AREA AND DIMENSION OF VENTILATION SHAFT

Height of buildings in m	Cross sectional area of ventilation shaft in sq.m.	Minimum side of shaft in m
Up to 12	2.8	1.2
Up to 18	4.0	1.5
Up to 24	5.4	1.8

In ventilation shafts, in high rise building mechanical system shall be installed. Further such ventilation shafts shall be adequately accessible for maintenance.

6.12.3 In residential hotels, where attached toilets are provided with mechanical ventilation system installed as per aforesaid Regulation the Authority may relax the size of the ventilation shaft.

6.13 PARAPET:

Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall have a clear height not less than 1.15 m. from the finished floor level and not more than 1.30 m. above the unfinished floor level.

6.14. EXIT REQUIREMENTS:

6.14.1 The following general requirements shall apply to exits:

6.14.1.1 Any building meant for human occupation shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergencies. An exit may be doorway, corridor, passage leading to an internal staircase or external staircase, ramps or a verandah and/or terraces that have access to the street or to the roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level.

6.14.1.2 In every part of the building except those, which are not accessible for general public use, exits shall comply with the minimum requirements of this part. Requisite number and size of exits shall be provided, based on the population in each room and floor based on the occupant load capacity of exits, travel distance and height of buildings as per these Regulations.

6.14.1.3 Non residential component in a building partially having residential use shall have independent exit.

6.14.1.4 All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.

6.14.1.5 Exits shall be clearly visible and the routes to reach the exit shall be clearly marked and sign posted to guide the people to the floor concerned;

6.14.1.6 All exit ways shall be properly illuminated.

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

6.14.1.8 Firefighting equipment where provided along with the exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way.

6.14.1.9 Alarm devices shall be installed for special buildings above 16 m. in height in conformity with Regulation 14 of Appendix XVI to ensure prompt evacuation of the population concerned through the exits.

6.14.1.10 Exits shall be so arranged that they may be reached without having to pass through another occupied unit except in the case of residential buildings.

6.14.1.11 Exits for all public assembly and institutional buildings shall have provision of ramp with handrails at 75 cm height to facilitate movement of physically handicapped persons.

6.14.1.12 No building shall be altered so as to reduce the number, width of exits to less than that required.

Note 1: The travel distance to an exit from dead end of a corridor shall not exceed half the distance specified above.

Note 2: Lifts and escalators shall not be considered as exits.

6.14.2 Occupant load

The population in rooms, areas of floors shall be calculated based on the occupant load given below.

TABLE – 15

OCCUPANT LOAD

No.	Group of Occupancy	Occupant Load as Gross Area in sq.m./person. *
1	Residential	12.5
2	Educational	4.0
3	Institutional	15.0
4.	Assembly	
	(i) With Fixed or Loose Seats and Dance floors	0.6 **
	(ii) Without seating facilities, including dining rooms	1.5 ***
5	Mercantile	
	(i) Street Floor and Sales basement	3.0
	(ii) Upper Sale Floors	6.0
6	Business and Industrial	10.0
7	Storage	30.0
8	Hazardous	10.0

* The gross area shall mean plinth area or covered area.

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

*** The gross area shall include in addition to the main assembly room or spaces, any occupied connecting room or spaces 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. Area under corridors, toilets, etc shall not be taken into account while computing the occupant load.

6.14.3 Capacity of exits -

6.14.3.1 The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm shall be as given below.

TABLE – 16

OCCUPANT LOAD PER UNIT EXIT WIDTH

No.	Group of Occupancy	Stairways	Occupant load
1.	Residential	25	75
2.	Educational	25	75
3.	Institutional	25	75
4.	Assembly	60	90
5.	Business	50	75
6.	Mercantile	50	75
7.	Industrial	50	75
8.	Storage	50	75
9.	Hazardous	25	40

6.14.3.2 For all special buildings where two staircases are required, at least one of them shall be on the external wall of building and shall open directly to the exterior, interior open space or to any open place of safety. It shall preferably be of an enclosed type.

6.15 DOORWAY:

6.15.1 Every exit doorway shall open into an enclosed stairway, a horizontal exit, or a corridor or passageway providing continuous and protected means of egress.

6.15.2 No exit doorway shall be less than 100 cm in width. Doorways shall not be less than 200 cm in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm wide - (masonry opening) provided further that the clear opening between the frames shall not be less than 65 cm

6.15.3 Exit doorways, including special security doors shall open outwards, that is, away from the room but shall not obstruct the travel along any exit corridor, landing etc. No door, when opened, shall reduce the required width of stairway or landing to less than 90 cm Overhead or sliding doors shall not be installed.

6.15.4 Exit door shall not open immediately upon a flight of stairs. A landing of at least 1.5 m. width shall be provided in the stairway at each doorway. The level of landing shall be the same as that of the floor it serves.

6.15.5 Revolving Doors:

Revolving doors may be used as required exit only in business and mercantile occupancies. When revolving doors are considered as required exit way the following assumptions shall be made: -

i) Each revolving door shall be credited one half unit exit width, and

ii) Revolving doors shall not be located at the flight of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

6.16 CORRIDOR:

(i) The minimum width of a corridor shall not be less than 1.0 m in the case of 2 storeyed row housing residential building and in the case of other buildings, actual width shall be calculated based on the provisions of Table-17.

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

6.17 STAIRCASE:

6.17.1 Minimum width of the staircase

6.17.1.1 For various occupancies, width of a stair shall be as under:

TABLE – 17

MINIMUM WIDTH OF COMMON STAIRWAYS/CORRIDORS FOR VARIOUS OCCUPANCIES.

No.	Type of Occupancy	Minimum width of staircase/stairway/ corridor in m	Minimum width of landing/mid landing in m
1.	Residential Buildings -		
	(I) General	1.20	1.50
	(ii) Row Housing (2 storeys)	0.75	0.75
	(iii) Hotels	1.50	1.50
2.	Educational and Medical bldgs. -	2.00	2.00
3.	Institutional buildings -	2.00	2.00
4.	Assembly buildings	2.00	2.00
5.	Mercantile, business, industrial, storage, hazardous buildings.	1.50	1.50

6.17.1.2 Notwithstanding anything contained in the above table, if the length of the closed corridor/passage exceeds 7.5 m in the case of a residential building, then the width of the corridor/passage shall increase by 1/5th of the incremental length. Similarly, in the case of non-residential buildings, if the length of closed corridor/passage exceeds 12 m., then the width of the corridor/passage shall increase by 1/8th of the incremental length. Provided that the maximum width of such corridor shall not exceed 3.0 m.

6.17.2 Other requirements of staircase

6.17.2.1 Common stairs shall be constructed of non-combustible materials throughout.

6.17.2.2 Interior stairs shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed.

6.17.2.3 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 the type of construction itself.

6.17.2.4 Hollow combustible construction shall not be permitted.

6.17.2.5 The minimum width of treads without nosing shall be 25 cm for an internal staircase for residential buildings. In the case of other buildings, the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.

6.17.2.6 The maximum height of riser shall be 19 cm in residential buildings and 15 cm in other buildings. They shall be limited to 12 per flight. For Housing Schemes for EWS and in narrow plots, the risers may be provided in one flight.

6.17.2.7 Handrails shall be provided with a minimum height of 90cm from the centre of the tread. In the case of public offices, assembly halls, hospitals, etc. an additional low rail shall be provided at a height of 75 cm

6.17.2.8 The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.

6.17.2.9 No room shall open directly to the flight of a stair.

6.17.2.10 External exit door of staircase enclosure at ground level shall open directly to the open spaces or shall be such as can be reached without passing through any door other than a door provided to/ from a draught lobby.

6.17.2.11 In the case of assembly, institutional, residential hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to escape route shall be provided at a height of 1.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits or alternatively painted with fluorescent paint. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture and other heavy equipment. Further, all landings of floor shall have floor indication boards indicating the number of floor.

6.17.2.12 In the case of single staircase, it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Whenever, a building is served by more than one staircase, one of the staircases may lead to basement level, provided the same is separated at ground level by either a ventilated lobby or a cut off screen wall without opening, having a fire resistance of not less than 2 hours with discharge points at two different ends or through enclosures. It shall also be cut off from the basement area at various basement levels by protected and ventilated lobby/lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting open spaces shall be 0.3 sq.m. per landing.

6.18 LIFT:

6.18.1 At least one lift shall be provided in every building more than 16 m in height.

6.18.2 Other requirements –

(a) The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population on each floor based on the occupant load and the building height; shall be in accordance with Section 5 – Installation of Lifts and Escalators, National Building Code of India.

(b) At ground floor level, a grounding switch shall be provided to enable grounding the lift cars in an emergency.

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

(d) The number of each floor shall be conspicuously painted in figures at least 15 cm large on the wall opposite the lift/lifts opening or on other suitable surface so as to be distinctly visible from the lift cages.

(e) In high rise residential building; one of the lifts installed shall be freight lift.

16.18.3 Minimum one lift, preferably a stretcher lift should be provided in a hospital building exceeding three storeys.

6.19 PORCH/CANOPY:

A porch/canopy shall be at least 1.5 m. clear of the plot boundary. Area covered by porch up to a length of 5.50 m, parallel to the main entrance shall not be counted towards built up area. A parapet wall of maximum height of 0.25 m is permissible over a porch, and in case of a canopy it could be up to 1m.

6.20 GARAGE:

The garage shall be located in a plot as provided in Regulation 5.9.4.8 and shall not affect the access to the building.

6.20.1 The aggregate built up area of all the garages shall not exceed

(i) 10 % of the gross plot area, however, a minimum area of 20 sq.m. shall be permitted.

(ii) Area of a single garage shall not exceed 20 sq.m.

6.20.3 The maximum headroom in a garage and parking area shall be 2.4 m.

6.21 CABIN:

The size of cabins shall not be less than 3.0 sq.m. The minimum height of the cabin shall be 2.2 m.

6.22 CHIMNEY:

6.22.1 Chimneys shall conform to the requirements of IS 1645-1960.

6.22.2 They shall be built at least 0.9 m. above flat roofs, provided further that they shall project above the adjacent parapet wall. In the case of sloping roofs, the chimney top shall rise 0.6 m. above the ridge of the roof.

6.23 METER ROOM:

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

6.24 RAMP:

In the case of parking spaces provided in the basement at least 2 ramps each of minimum 3 m. width and slope not more than 1:10 shall be provided, preferably at opposite ends. Such ramps may be permitted in marginal open spaces subject to clearance of 3.6 m.

6.25 LETTER BOX:

A letterbox of appropriate dimensions shall be provided on the ground floor residential and commercial buildings having G+2 and more storeys.

6.26 HANDRAIL:

Handrails shall be provided at a height of 90 cm from the centre of the step of a staircase/ ramp surface. An additional rail shall also be provided at a height of 75 cm

6.27 REFUGE AREA:

(i) ~~In multi-storeyed and high-rise buildings, at least one Refuge Area shall be provided on the floor immediately above 16 m.~~ At least one refuge area shall be provided immediately above 24.0 m in ~~public/semi-public~~ buildings as required by the Chief Fire Officer. EP 55 **

(ii) It shall be on the external walls as a cantilevered projection or in any manner.

(iii) It shall have a minimum area of 15 sq.m. and a minimum width of 3.0 m.

(iv) It shall not be counted in FSI.

6.28 SPECIAL AMENITIES FOR THE PHYSICALLY HANDICAPPED PERSONS:

Special facilities for physically handicapped persons as specified in Appendix XVII shall be provided in all buildings, either existing or proposed, to be used for public and/ or semipublic offices, business/ professional establishments, educational and medical purpose, recreational amusement/ community or cultural activities , stadiums or like uses or any public purpose where people gather for common activities.

6.29 STRUCTURAL DESIGN:

6.29.1 The structural design 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, Section 2-Foundation, Concrete, Section 3 – Wood, Section 4 – Masonry, Section 5 – Concrete, Section 6 – Steel, of the National Building Code of India. The structural designer shall carry out various tests including soil test in case of high-rise buildings.

6.29.2 The structural design shall satisfy the requirement laid down for Seismic Zone-III. The structural designer shall have to certify accordingly.

6.30 QUALITY OF MATERIALS AND WORKMANSHIP:

(i) All material and workmanship shall be of good quality generally conforming to accepted standards of Public Works Department of Maharashtra and Indian Standard Specification and codes as included in Part V Building material and Part VII Construction practices and Safety of National Building Code of India.

(ii) 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 leading to breeding of mosquitoes.

6.31 ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION:

The provisions of these regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by these regulations-provided such an alternative has been approved by a concerned authority.

The provisions of these regulations are also not intended to prevent their adoption for architectural planning and layout- conceived as an integrated development scheme.

The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conforms to the provisions of the relevant parts regarding material, design and construction and that material and method of work offered is, for the purpose intended, at least equivalent to that prescribed in the regulations, in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

6.32 TESTS:

I. Whenever there is insufficient evidence of compliance with the provisions of these regulations or evidence that any material or method of design or construction does not conform to the requirements of these regulations or in order to substantiate claims for alternative material, design or methods of construction, the Authority may require tests to be carried in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.

II. Test method shall be as specified by the regulation for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials, reference shall be made to relevant Indian standards as given in the National Building Code of India.

III. The Authority shall retain copies of the result of all such tests for a period of not less than two years after the acceptance of the alternative material.

6.33 BUILDING SERVICES:

(1) Electrical installations

The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with part – VIII Building services, section 2 – Electrical Installations, Section 3 – Air conditioning and Heating, of the National Building Code of India.

(2) Plumbing Services

The planning, design, construction and installation of water supply, drainage, sanitation and gas supply system shall be in accordance with the provisions of water supply and drainage regulations of the Municipal Council/ Gram Panchayat concerned and Part – IX Plumbing Services – Section 1- Water Supply, Section 2- Drainage and Sanitation and Section 3 – Gas Supply, of National Building Code of India.

(3) Requirements of water supply in buildings

The total requirement of water supply shall be calculated based on the population as given below:

OCCUPANCY	BASIS
Residential Building	5 persons/tenement
Other buildings	No. of persons based on occupant load and area of floors given in Table – 15

The per capita requirements of water supply for various occupancies shall be as specified in Appendix XII.

(4) Sanitary requirements

The fittings and installation for different occupancies shall be as approved by the Authority as per Appendix – XIII.

(5) Town gas/Liquid Petroleum 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 interconnection between these shafts and the rest of the floors; Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space at ground level.

(6) Alternate source of electric supply

A stand-by electric generator for high-rise buildings shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump.

(7) Lightning Protection of Building –

The lightning protection systems for buildings shall be in accordance with the provisions of Part III, National Building Code of India.

6.34 FIRE PROTECTION MEASURES:

All buildings shall conform to the fire protection requirements as detailed out in Appendix XVI. The fire escape staircases shall be provided as per the following:

6.34.1 Fire escape staircases

6.34.1.1 **External stairs:** High rise and special buildings shall be provided with fire escape stairs and cantilever fire escape passages. They shall conform to the following :-

(a) They shall not be taken into account in calculating the evacuation time of a building.

(b) All of them shall be directly connected to the ground.

(c) Entrance to them shall be separate and remote from the internal staircase.

(d) Routes to the fire escape shall be free of obstruction at all times, except for a doorway leading to the fire escape stairs and fire escape passages. These shall have the required fire resistance.

(e) They shall be constructed of non-combustible materials.

(f) They shall have straight flight not less than 75 cm wide with 15 cm treads and rises not more than 19 cm The number of risers shall be limited to 16 per flight.

(g) They shall be provided with handrails at a height not less than 90 cm above the tread.

6.34.1.2 Spiral stairs

(a) The use of spiral staircase shall be limited to buildings of height upto 9 m. having low occupant load unless connected to platforms such as balconies and terraces to allow escapees to pause.

(b) A spiral fire escape staircase shall not be less than 150 cm in diameter.

6.35 SIGNS AND OUTDOOR DISPLAY STRUCTURES:

1) The display of advertising signs on building and land shall be in accordance with Part - X - Signs and Outdoor Display Structures, National Building Code of India.

2) Other conditions:

In addition to the provisions of Regulation 6.29, the following provisions shall be complied with for permitted advertising signs in different land use zones.

i) Development Zone 1 and Development Zone 2

The following non-flashing and non-neon signs with illumination not exceeding 10 ft candles:

a) One name plate with an area not exceeding 0.1 sq.m. for each dwelling unit.

b) for other users permissible in the zone, one identification sign on bulletin board with an area not exceeding 1.6 sq.m.

c) 'For Sale' or 'For Rent' signs for real estate not exceeding 2 sq.m. in area, provided they are located on the premises offered for sale or rent.

d) Non-flashing business signs placed flat against the wall and not exceeding 2 sq.m. in area per establishment.

ii) Tourism Development Zone

Flashing or non-flashing business signs placed flat against the wall, not exceeding 5 sq.m. in area and covering not more than 15% of the area of such wall including doors and windows and overhanging signs which project not more than 0.9 m from the wall, provided that such overhanging signs shall be in conformity with the following and provided that such signs do not face residential building.

a) not more than one overhanging sign may be permitted for each 4.5 m of plot frontage and

b) the area of such overhanging signs shall not be more than 1 sq.m. except that for each 0.9 m of plot frontage above the first 4.5 m an increase in area of 0.2 sq.m. shall be permitted.

3) Prohibition of advertising signs and outdoors display structures in certain cases:

Notwithstanding the provisions of sub-regulations (1) and (2), no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance as may be decided by the Authority or on Government buildings, save that in the case of the Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities of the Government departments.

APPENDIX – I

OPERATIONAL CONSTRUCTIONS OF GOVERNMENT DEPARTMENTS
(Regulation No.2.1.2)

(A) Construction for operational purposes, including maintenance of operational structures, by the following organizations, authorities or departments, whether temporary or permanent, shall be from the purview of these Regulations, except those relating to change in the floor space index :

(i) Railways;

(ii) National Highways;

(iii) National Waterways;

(iv) Major Ports;

(v) Aerodromes and Airports;

(vi) Posts and Telegraphs, Telephones, Television, Wireless, Broadcasting authorities and the authorities of other similar forms of communication;

(vii) Regional grids, towers, gantries, switchyards, contact rooms for distribution, etc. of electricity;

(viii) Defence Authorities;

(ix) Any other essential public service as may be notified by the State Government.

All such constructions shall, however, conform to the prescribed requirements for the provision of essential services, water supply connections, drains, etc. to the satisfaction of the Authority.

(B) Following works of Operational Constructions in case of railways are excluded from taking regular Development Permission: -

a. Repairs and renovations of existing railway tracks, including culverts, over bridges, underpasses or bridges, tunnels and side drains;

b. platforms, goods sheds and offices, parcel offices, sub-stations, foot-over bridges, turn-tables, lifting towers, gantries, signal and signal boxes or control cabins in hump yards;

c. running (LOCO) sheds, carriage and wagon depots, carriage washing places, overhead or ground level water tanks, pipelines and pumping stations, running rooms, train examiner's offices, yard depots, permanent way inspectors' and signal inspector's stores in railway yards and all overhead electric equipment for traction.

d. Store sheds, when ancillary to operational requirement only.

(C) For laying of new railway lines, construction of new buildings, goods stores, sheds or platforms, parcel offices and workshops or for purposes of major remodelling the approval of the Authority shall be necessary.

(D) The following constructions by the organisations, authorities or departments listed above shall not be deemed to be operational constructions for the purpose of exemption under the said Regulation, namely:

(a) Residential buildings, commercial buildings, office buildings, and industrial buildings (other than guest houses, essential operational staff quarters and the like), roads and drains, hospitals, clubs, institutes and schools in residential, commercial or industrial areas of the colonies of such organizations, authorities or departments.

(b) Construction, installation or any extension of any building in the case of any services other than those mentioned in this Regulation.

APPENDIX – II

QUALIFICATIONS, COMPETENCE, DUTIES AND RESPONSIBILITIES OF TECHNICAL PERSONNEL FOR PREPARATION OF SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION

(Regulation No. 2.3.4 & 2.3.2.1)

1.0 GENERAL:

1.1 The minimum qualifications of technical personnel and their competence to carry out different jobs for development permission and supervision shall be as given in item 2.0 to 6.0 mentioned hereinafter.

2.0 ARCHITECT:

2.1 Qualification - Registration with the Council of Architecture, India.

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

a) All plans and information connected with development permission.

b) Certificate of supervision and completion for all buildings.

3.0 ENGINEER:

3.1 Qualification – Membership (Civil) of the Institution of Engineers (India) or a Degree or Diploma in Civil or Structural engineering which makes him eligible for such membership.

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

a) All plans and related information connected with development permissions;

b) Structural details and their calculations of buildings on plot up to 500 sq.m. and up to 5 storeys or 16m height; and

c) Certificate of supervision and completion for all buildings.

4.0 SUPERVISOR:

4.1 Qualifications: –

a) For Supervisor I: i) Three years architectural assistantship or intermediate in architecture with two years experience; or

ii) Diploma in Civil Engineering with two years experience.

b) For Supervisor II: Draftsman in Civil Engineering from ITI with five years experience under architect/ engineer.

4.2 Competence:

a) For Supervisor I: To carry out all work related to development permission and to submit

i) All plans and related information connected with development permission on plots up to 200 sq.m. and up to two storeys; or height up to 9 m.

ii) Certificate of supervision of building on plots up to 200 sq.m. and up to two storeys; and completion thereof.

b) For supervisor II: To carryout work related to development permission and to submit.

i) All plans and related information upto 50 sq.m. built up area and up to two storeys; and

ii) Certificate of supervision of buildings on plots upto 50 sq.m. and completion thereof;

5.0 STRUCTURAL ENGINEER:

5.1.1 Qualifications –

a) A Degree in Civil Engineering or Structural Engineering which makes him eligible for Associate Membership of the Institution of Engineers (India) or equivalent overseas institution; or

b) Associate Membership in Civil Engineering Division of the Institution of Engineers (India) or equivalent overseas institution possessing exceptional merit.

5.1.2 In addition to qualifications mentioned at (a) and (b) above, three years experience in Structural Engineering practice with designing and field works. The three years experience will be reduced to two years for those with a post-graduate degree of a recognized Indian/Foreign University in the branch of Structural Engineering and to one year for those with a Doctorate in Structural Engineering

5.1.3 Competence –

To carry out all works related to structural designing and to submit:

i. structural details and calculations for all buildings and supervision

ii. stability of structures and their design conforming to requirements of seismic zone no. III.

iii. certificate of supervision relating to all structural works during construction in respect of stability.

6.0 LICENSING:

6.1 Technical personnel to be licensed: - the qualified technical personnel or group referred to in item 3.0, 4.0 and 5.0 shall be licensed by the Authority and the license shall be valid for one calendar year ending 31st December after which it shall be renewed annually.

6.2 Fee for licensing the technical personnel except the architects mentioned at Sr.No.2.0 above shall be as under:-

For Engineers and Structural Engineers	Rs. 5,000 per annum
For Supervisors S-I	Rs. 2,000 per annum
For Supervisors S-II	Rs. 1,000 per annum

These fees can be revised by the Planning Authority at any time for any calendar year starting from 1st January by the Authority.

6.3 Duties and Responsibilities of Licensed Technical Personnel and the Architects:

1) It will be incumbent on every licensed technical person or architect in all matters in which he may be professionally consulted or engaged to assist and co-operate with the Authority in carrying out and enforcing the provisions of the Maharashtra Municipalities, Nagar Panchayats and Industrial Townships Act, 1965 and the Maharashtra Regional and Town Planning Act, 1966 and rules for the time being in force under these Acts and under these Regulations.

2) Every licensed technical person or architect shall in every case in which he may be professionally consulted or engaged be responsible so far as his professional connection with such case extends, for due compliance with the provisions of the Maharashtra Municipalities, Nagar Panchayats and Industrial Townships Act, 1965 and the Maharashtra Regional and Town Planning Act, 1966 as may be applicable to the circumstances of the particular case. It will

be obligatory on him to satisfy himself that a qualified and competent site supervisor with qualifications prescribed by the Authority is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

3) In every case in which a licensed technical person or architect is professionally concerned with any building or work upon any premises designed or intended to be used for such purpose for which the written permission or license of any other appropriate Authority is necessary under any other Act to the establishment or use of such premises, it shall be incumbent on such licensed technical person or architect, so far as his professional connection with such case extends, to see that all requirements and conditions prescribed by that relevant Act, or by any rules or regulations for the time being in force there under, are duly fulfilled or provided etc.

4) A licensed technical person or architect shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Authority in contravention of any condition of the lease or agreement for lease.

5) When a licensed technical person or architect ceases to be in employment for the development work, he shall report the fact forthwith to the Authority

6.4 Revocation of License:-

The license issued to a technical person is liable to be revoked in case he is proved to have indulged in professional misconduct, misrepresentation or suppression of material facts or forgery of documents. However, an opportunity of being heard shall be given to him before the Authority revokes the license.

In the case of Architect involved in such matter mentioned above the Authority shall refer the name of concerned Architect for cancellation of his registration to the Council of Architecture, India.

APPENDIX –III

FEES, DEPOSITS, AND CHARGES
(Regulation No. 2.3.2.2, 2.6.1, 2.15.2 & 2.18.2)

1.0 SCRUTINY FEES FOR VARIOUS TYPES OF APPLICATIONS:

No.	Purpose of Application	Rate of scrutiny fees per sq.m.	Area considered for charging fees.	Limits of scrutiny fees	
				Minimum	Maximum
1	Layouts for subdivision of parcel of land	a). Green Zone, Development Zone 1, and Development Zone 2 - Rs 2	Total area under layout	Rs 500	Rs 50,000
		b). Tourism Development Zone -Rs 5		Rs 1000	Rs 1,00,000
2	Amalgamation plots	In any Zone – Rs. 5	Total area under amalgamation	Rs 500	Rs 10,000
3	Construction or reconstruction of building in Tourism Development 2 Zone (including additions to existing building)	a) Any Use – Rs. 20	Total proposed built up area	Rs 2000	Rs 5,00,000
4	Construction or reconstruction of building in other than Tourism Development Zone 2 (including additions to existing building)	a) Any Use – Rs. 15	Total proposed built up area	Rs 1000	Rs 1,00,000
5	Amendments of previously sanctioned layouts/building proposals/alterations to existing buildings.	a) Tourism Development Zone– Rs. 5	Total built up area proposed under amendment.	Rs 1000	Rs 1,00,000
		b) Any other Zone – Rs. 2		Rs 500	Rs 50,000
6	NOC for NA	1. Tourism Development Zone – Rs. 2	Total area proposed for NA	Rs 500	Rs 50,000
		2. Any other zone – Rs. 1		Rs 200	Rs 25,000
7	Any Use, Temporary Construction at Regn. No. 2.18.1 Sr.No.(i),(iii),(v), (viii),(x)	Lump sum of Rs.1000	-	-	-

Note:-

i) Fees for compound walls, storage tanks, garages, open structures, other temporary structures, repairs of existing structures, demolition works shall be Rs 500 per proposal.

ii) Built up area in the proposal shall be considered as that area under construction permitted by the Authority.

2.0 SECURITY DEPOSITS FOR DUE PERFORMANCE OF CONDITIONS:

No.	Part of building for security	Rate per sq.m. of relevant built up area	Period of deposit	Conditions for forfeiture of deposit
1	Basement or stilt portion in all zones	Rs. 20	3 years from the date of occupancy certificate	Basement and stilts used for non permitted uses Violations in the height of stilts. If stilts enclosed from three sides or more
2	Buildings or structures not under basement or stilt in all Zones	Rs. 10	1 years form then date of occupancy certificate	It is forfeited either in part or whole at the discretion of Authority depending on the nature of violations

Note:

i) Forfeiture of security deposit shall be without prejudice to any other remedy or right of the Authority.

ii) The security deposit shall not bear to any interest at any time.

iii) Forfeiture of security deposit shall be only in the case of breach of any conditions, provision, and regulations stipulated in the CC and it shall be at the absolute discretion of the Authority.

3.0 FIRE CESS FOR BUILDINGS TO BE USED FOR VARIOUS PURPOSES:

No.	Zone	Rate per sq.m. of total BUA
1	Any other zone than Tourism Development Zone	Rs 10
2	Tourism Development Zone	Rs 15

Note:

i) Payment of fire cess can be permitted at the request of the developer in three installments of 50%, 25% and 25% at the stages of grant to commencement certificate, plinth completion certificate and the occupancy certificate respectively.

ii) The area of basement for any use and mezzanine floor shall be counted in total BUA for the purpose of fire cess.

4.0 REVALIDATION FEES:

No	Period from the date of expiry of CC	Revalidation fee for	
		All Zones other than TDZ	TDZ
1	One year from the date of CC	Rs 1000	Rs 1500
2	Within one month from the expiry date of Cc	Rs 1500	Rs 2500
3	After one month but within three months from expiry date of CC	Rs 2000	Rs 3000
4	After three months but upto 4 years from the date of CC	Rs 4000 + late fee of Rs 500 per month	Rs 5000 + late fee of Rs 500 per month

Note:

i) Revalidation of the Commencement Certificate shall not be made for any reason after total period of four years from the date of grant of CC.

ii) Applications for revalidation is considered valid only after above fees are received by the Authority.

5.0 FEES FOR CERTIFIED COPIES OF APPROVED PLANS AND DOCUMENTS:

No	Certified copy of	Fees per copy
1	Approved building and layout plans	Rs 50
2	CC, PCC, OC OR NOC	Rs 25
3	Part of DP (colored)	Rs 25 for size of 15cm x 20cm

6.0 DEVELOPMENT CHARGE:

6.1 Any person who intends to carry out any development or change any use of any land or building for which the development permission is required under these Regulations, whether he has applied for such permission or not or who has commenced carrying out any such development or has carried out any change in such use or who has applied to the Authority for grant of Occupancy Certificate shall pay to the Competent Authority the development charge in accordance with the procedure laid down in Section 124 A to L of MR & TP Act, 1966 and in accordance with the directives received from the State Government for levy of development charges.

6.2 A development charge will be levied for all the zones except No Development Zone.

APPENDIX – IV

PERMISSIBLE ACTIVITIES WITHIN LAND-USES
(Regulation Nos. 3.2.1 to 3.2.6)

1.0 CONSERVATION AND RESTORATION:

(i) Plantation of mangroves, trees etc

(ii) Rejuvenation of salt pans

(iii) Clearing and maintenance of creeks & water bodies and feeder channels leading to these

2.0 NATURE TOURISM:

(i) Board walks through mangroves

(ii) Trails through hillocks

(iii) Boat rides through mangroves

(iv) Some amount of built up required for administration/management of these and amenities such as rest rooms

3.0 RECREATION:

(i) Designated trekking / walking trails

(ii) Fishing, Boating and Water sports

(iii) Rock climbing, *sway rope, rope-bridge,* paragliding, *horse riding and joy rides along with some amount of facilities to the service providers*

(iv) Camping sites: this includes temporary camp structures (tents), temporary tree houses and amenities such as rest rooms, store room, cooking areas and an administrative area.

(v) Picnic spots: this includes pavilions with roof and open on sides, open seating areas, viewing gallery/plinth with railing/parapets with viewing station and amenities such as rest rooms, water fountains, mobile vendors. ** EP 47

4.0 AGRICULTURE AND PLANTATION:

(i) Cultivation/growing of crops, plantation, horticulture, floriculture, vegetables etc

(ii) Green houses, nurseries

(iii) Limited processing facilities for processing the produce – subject to permitted FSI

(iv) Poultry, dairy, piggeries and allied operations

5.0 FISHING RELATED ACTIVITY:

(i) Fish drying and sorting

(ii) Boat building and boat repair

(iii) Net repair ,selling

(iv) Temporary structures to facilitate the above activities

6.0 RESIDENTIAL:

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

Residential buildings that are a) detached or semidetached floor like farm houses, bungalows in Green Zone; b) detached, semi detached houses such as independent houses, twin houses, row houses, walk-ups and apartments in Development Zones

7.0 HOME BASED ECONOMIC ACTIVITY:

(i) Services/occupations carried within the premises of the house not using hired labour and subject to maximum electricity load of 0.75 kw.

8.0 COMMERCIAL:

(i) Food grains, grocery, vegetables, fruits, general provision shops, milk booths

(ii) Pan, tobacconists

(iii) Dry cleaners, ironing

(iv) Tailors, darners

(v) Medical, wellness products, cosmetics, jewelry

(vi) Salons, barbers, beauty parlors

(vii) Bicycle, bike hire, repairs

(viii) Florists

(ix) Newspaper, magazines, books

(x) Flour mills, grinding establishments not exceeding 0.75 kw electric load

(xi) Studios

(xii) STD, Xerox, internet, stationery

(xiii) Clothes

(xiv) Plumbers, electricians

(xv) Boarding establishments – tea stalls, eating places, café, restaurant etc

(xvi) Offices

(xvii) Banks, ATMs

(xviii) Bakeries

(xix) Household equipment, electrical equipment/gadgets, video libraries

(xx) Petrol pumps/service stations

(xxi) Shopping centers

(xxii) Cinema theaters, halls for performance

(xxiii) Lodges and boarding establishments – hostels, hotels below 2 star

(xxiv) Garages

(xxv) Shopping centers, show rooms

(xxvi) Fitness centers, gymnasiums

(xxvii) Data processing units

(xxviii) Dispensaries, clinics, maternity homes, dentists etc

(xxix) Hotels up to 2 star

9.0 INSTITUTIONAL:

(i) Utility institutions such as Police stations, post offices, etc.

(ii) Social and welfare institutions such as, crèches, places of worship, old age homes, libraries etc.

(iii) Cultural institutions such as community halls, function halls, auditoria etc.

(iv) Health and medical institutions such as clinics, dispensaries, maternity homes and hospitals.

(v) Educational institutions such as schools, colleges, university, vocational training centres, research centres etc.

10.0 SPECIAL COMMERCIAL:

(i) Shopping centers, malls

11.0 HOSPITALITY AND ENTERTAINMENT

(i) Establishments such as resorts, hotels, lodging & boarding houses.

(ii) Theme parks, amusement parks, wellness centres.

(iii) Film studios and film & video shooting sites. ** EP 47

12.0 UTILITIES:

(i) Open spaces, parks, playgrounds

(ii) Power lines, sub stations

(iii) Gas lines

(iv) Telephone lines

(v) Water supply lines, ESRs, sumps

(vi) Sewers/drainage lines, STPs, pumping stations

(vii) Fire stations

(viii) Burial grounds, crematoria, cemeteries

(ix) Roads, bus stations, bus stops, transfer points, depots

(x) Amenity centers

(xi) Public toilets

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

APPENDIX – V

REGULATIONS FOR DEVELOPMENT OF AMUSEMENT/THEME PARKS
(Regulation No. 3.2.2, 3.2.5 and Part II of Appendix - IV)

(i) The minimum area of land to set up an amusement park/theme park shall be 5 ha. The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking shall be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Authority.

(ii) The project shall have adequate facilities for collection and disposal of garbage to the satisfaction of the Authority.

(iii) Structures for ancillary activities, such as administrative offices, exhibition hall or auditorium, restaurant, open air theatre, essential staff quarters, stores, food shops, museum, structures ancillary to swimming pool, may be permitted.

(iv) Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should be ground floor structures, with the constructions blending with the surrounding environment and landscape.

(v) Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.

(vi) All trees already growing on the land shall be preserved except that if it becomes necessary to cut any tree, the required permission of the Tree Authority should be obtained. At least 5 trees per 100 sq.m. or part thereof, of gross plot area shall be planted and grown within the area of the park.

(vii) Structures, buildings or monuments of historical, aesthetical or heritage importance, if any, shall be preserved and maintained properly.

(viii) Parking facilities shall be provided at the rate of 1 car space for every 200 sq.m. of gross area of the Amusement park, and shall be suitably distributed. Ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the Authority and the Police Department.

(ix) A suitable layout of the entire project with appropriate landscaping of the recreational and other facilities shall have to be submitted and the developer shall obtain approval of the Authority.

(x) No Objection Certificate of the SPA/Tourism Department/MTDC shall be obtained and submitted along with the application while seeking development permission.

APPENDIX – VI

REGULATIONS FOR HERITAGE STRUCTURES/SITES/PRECINCTS
(Regulation No. 3.5)

1.0 **PREAMBLE:** These regulations are imposed with a view to regulate and conserve the listed buildings, areas, artefacts, structures and precincts of historical and/or aesthetic and/or architectural and/or cultural value, i.e. heritage buildings and heritage precincts.

2.0 **APPLICABILITY:** These regulations will apply to listed building and listed precincts. Apart from those listed in Appendix VII these regulations shall also apply to heritage buildings/heritage precincts as may be listed in notification(s) to be issued by Government, from time to time.

3.0 **RESTRICTION ON DEVELOPMENT/REDEVELOPMENT/REPAIRS ETC:**

(i) No development or redevelopment or engineering operation or additions, alternations, 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 Authority.

(ii) Changes, repairs, additions, alterations and renovations required in respect of religious buildings, 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.

(iii) Power to alter, modify or relax Regulations : With the approval of Government the Authority shall have the power to alter, modify or relax the provisions of other Regulations of the Development Control Regulations applicable to and in force if it is needed for the conservation, preservation or retention of historical, aesthetical, cultural or architectural quality of any listed buildings/heritage buildings or listed precincts/heritage precincts.

iv) Grant of compensation in cases of loss of Development Rights: - If any application for development is refused under this Regulation or conditions are imposed while permitting such development which deprives the owner/lessee of any unconsumed FSI the said owner/lessee shall be compensated by grant of market value to be determined by the divisional Deputy Director of Town Planning.

v) Restrictive Covenants: Restrictions existing as on date of this notification imposed under covenants, terms and conditions on the leasehold plots by State Government shall continue to be imposed in addition to these Regulations. However, in case of any conflict with the heritage preservation interest, the stringent of the two regulations shall prevail.

vi) Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed precinct/building. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

vii) Grading of Listed Buildings/Listed Precincts: In the said list of Heritage buildings, and Heritage Precincts. "Grades" shall be mentioned. The meaning of these Grades and basic guidelines for development permissions are as follows :-

MEASURES TO CONSERVE HERITAGE SITES

No	Grade – I	Grade -II	Grade - III
A.	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 Sub Region.	Heritage Grade-II (A & B) comprises of buildings, of regional or local importance, possessing special architectural or aesthetical merit cultural or Historical value, though of a lower scale than in Heritage Grade. 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 III comprises of buildings, and precincts of importance for townscape; 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 life style of a particular community or region and, may also be distinguished by setting on a street line, or special character of the façade and uniformity of height, width and scale.
B.	Objective: Heritage Grade-I richly deserves careful preservation.	Heritage Grade II deserves intelligent Conservation.	Heritage Grade III deserves protection of unique features and attributes.
C.	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 this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original	Grade-II (A) internal changes and adaptive reuse will be generally allowed, but external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all spatial aspects for which it is included in heritage grade II. Grade-II (B) in addition to the above extension or additional buildings in the same plot or compound could, in certain circumstances, be allowed provided that the extension/additional building is in harmony with (and does not detract from) existing heritage building(s) or precincts especially in towns of height and façade.	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/precinct especially in terms of height and/or façade. 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 attract the provisions of regulations 33, 33(7) 33(9) and Appendix II and Appendix III of Development Control

No	Grade – I	Grade -II	Grade - III
			Regulation, 1991. Reconstruction may be allowed in those buildings being repaired/reconstructed by MHADA. However, unless absolutely necessary nothing should spoil or destroy the special features or attributes which it is placed in the Heritage List.
D.	Procedure: Development permission for the changes would be given by the Planning Authority on the advice of the Heritage Conservation Committee to be appointed by the State Government.	Development permission for changes would be given by the Planning Authority in consultation with a sub-committee of the Heritage Conservation Committee.	Development permission would be given for changes by the Planning Authority itself but in consonance. With guidelines, which are to be laid down by Government in consultation with the Heritage Conservation Committee.
E.	Vistas/Surrounding Development: All development in 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.		

APPENDIX – VII

LIST OF HERITAGE STRUCTURES AND PRECINCTS
(Regulation No. 3.5)

No.	Heritage Precincts/Structures	Villages	Category	Grade
1	Manori Gaothan	Manori	Precinct	Grade 3
2	Our Lady of Perpetual Succour Church	Manori	Structure	Grade 3
3	Sacred Heart Chapel, Culvem	Manori	Structure	Grade 3
4	Culvem Gaothan	Manori	Precinct	Grade 3
5	Gorai Gaothan	Gorai	Precinct	Grade 3
6	Holy Magi Church	Gorai	Structure	Grade 2A
7	Variala Talav Church	Gorai	Structure	Grade 2A
8	Global Pagoda	Gorai	Precinct	Grade 3
9	Our Lady of the Sea	Uttan	Structure	Grade 3
10	Light House in Uttan	Uttan	Cultural	Grade 3
11	Our Lady of Lourdes	Pali	Structure	Grade 2A
12	Columnar Basalt	Chowk	Geological Feature	Grade 1
13	Dongri Gaothan	Dongri	Precinct	Grade 3
14	Our Lady of Bethlehem	Dongri	Structure	Grade 2A

APPENDIX – VIII

PREMIUM FOR CERTAIN TYPES OF DEVELOPMENTS
(Regulation No 4.5.2)

1.0 The premium to be levied to permit certain types of development shall be determined by the base rates given below.

BASE RATES FOR VARIOUS ZONES

No	Zone	Base Rate
1	Tourism Development Zone	Rs. 600 per sq.m.
2	Development Zone 1, 2	Rs. 300 per sq.m.

2.0 Authority may revise the base rates from time to time. However, the revised rates shall have to be published for the knowledge of public at least for 30 days before their enforcement.

PREMIUM CHARGEABLE FOR VARIOUS PURPOSES

No.	Type of facility	Amount of Premium to be charged as a percentage of the base rate fixed in the Zones.	Remarks
1	Sheds on the ground for maximum period of six months.	20%	As a refundable security deposit, subject to maintenance of clear margins for firefighting measures
3	Society room/ Servants toilet of the co-op hsg. society	20 %	As a non-refundable security deposit.
4	Exclusive Use Terraces/Pocket Terraces	30%	As a non-refundable security deposit.
5	Lock up Garages	50%	As a non-refundable security deposit.
6	Balcony	50%	No premium As a non-refundable security deposit for balcony provided in the Housing Schemes for Economically Weaker Sections.
7	Basement	30%	For permitted uses other than parking of vehicles and ancillary machinery etc, but those not counted in FSI.
8	Cupboards	50%	Provided cupboards are projected at 0.6 m height above floor level.
9	gymnasium	20%	As a non-refundable security deposit.

Note: Premium charged as security deposits will be forfeited for any violation in use or of any conditions prescribed for.

APPENDIX – IX

MINIMUM PLOT SIZE FOR VARIOUS USES/ ACTIVITIES
(Regulation No. 5.3)

No.	Land use	Plot area (sq.m.)	Type of development permitted
1	Residential*	i) Built up area 25 sq.m. and above but less than 40 sq.m. with min width 3 m.	Row house
		ii) Built up area 40 sq.m. and less than 125 sq.m. with min width 5 m.	Row/Semi-detached
		iii) Built up area 125 sq.m. and less than 180 sq.m. with min width 9.0 m.	Row/Semi-detached/Detached
		iv) Built up area 180 sq.m. and above with min width 9.0 m.	Detached
2	Petrol filling station - a) without CNG b) with CNG	a) 1100 b) 1500 (in each case, with one dimension not less than 30.5 m.)	Detached.
3	Cinema theatre/Drama Theatre/Town Hall/ Assembly hall*	Built-up area of 2 sq.m. per seat excluding parking requirement	Detached or as part of a Commercial Complex
4	Other Public Assembly buildings*	1000	Detached or as a part of commercial complex
5	3 and above star Hotel*	2500	Detached
6	Commercial*	150	~~On an independent plot~~ Detached
7	Open Plot for social function	1000	Open to sky with maximum FSI as determined for the Zone for toilets, offices, pantry etc. Dismantlable non-permanent pandals are permitted on temporary basis.
8	Educational* a) Primary b) Secondary	 1000 1000	To be computed @ 2 sq.m./student exclusive of school play ground
9	Hospitals, Nursing Homes, Maternity Homes and other medical centres* with indoor patients	500	~~On an independent plot~~ Detached with other compatible users.
10	Social Welfare institution	500	~~On an independent plot~~ Detached with other compatible users.

** Minimum plot size shall be governed by the FSI admissible in a particular zone – SM 22* *

*Note: * Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11, dated 13th May 2013.*

APPENDIX – X

SETBACKS & MARGINAL OPEN SPACES
(Regulation No. 5.9)

1.0 SET BACKS PRESCRIBED FOR DIFFERENT ROADS:

MINIMUM SET BACKS PRESCRIBED FOR DIFFERENT ROADS

No.	Category of roads	User	Setbacks in all zones except Green Zone & Tourism Development zone 2 (m)		Setbacks in the Green Zone & Tourism Development Zone 2	
			From boundary of the road	From centre line of road	From boundary of road.	From centre line of roads
I)	1. National Highways 2. State Highways 3. Expressways	a) Residential b) Commercial c) Industrial d) Other traffic attractive users e) Other non-traffic attracting users.	6.0 6.0 9.0 12.0 6.0	Upto building & control lines as per schedule II under rule 4(I)(e) of M.L.R. Rules 1969 or as per chapter III of Bombay Highway Act, 1955 as would be applicable.	6.0 6.0 9.0 12.0 6.0	Upto building & control lines as per PWD Resolution No.RBD-1081/871/Roads-7 dated 9-3-2001 and as amended from time to time.
II)	Roads having width of 20m. or more.	a) Residential b) Commercial c) Industrial d) Other traffic attracting users e) Other non-traffic attracting users.	4.5 6.0 7.5 12.0 4.5		4.5 4.5 9.0 12.0 4.5	
III)	Roads of 12 m. or more but less than 20 m. in width.	a) Residential b) Commercial c) Industrial d) Other traffic attracting users e) Other non-traffic attracting users.	4.5 6.0 7.5 12.0 4.5		3.0 4.5 6.0 12.0 3.0	
IV)	Roads of 6m. & more but less than 12 m. in width outside congested area.	a) Residential b) Commercial c) Industrial d) Other non-traffic attracting users.	3.0 6.0 6.0 3.0		3.0 4.5 6.0 3.0	
V)	Roads less than 6	a) Residential	3.0	6.0	3.0	6.0

No.	Category of roads	User	Setbacks in all zones except Green Zone & Tourism Development zone 2 (m)		Setbacks in the Green Zone & Tourism Development Zone 2	
			From boundary of the road	From centre line of road	From boundary of road.	From centre line of roads
	m. in width outside congested area.	b)Other uses.	3.0	9.0	3.0	9.0
VI)	Road of 9.0 m. and more in width in congested and gaothan user.	a) Residential b)Other uses.	1.5 3.0	-- --	1.5 3.0	-- --
VII)	Roads having width less than 9.0m. in congested or gaothan uses.	a) Residential b)Other uses.	Nil Nil	4.5 4.5	Nil Nil	3.0 3.0

Notes:

i) The user of Cinemas, Assembly Halls and Drama theatre, Hospital, Mental Hospitals, Petrol filling & Service stations, stadiums, Star-category Hotels, Holiday resorts, Motels shall be considered a traffic-attracting users.

ii) In case of Commercial use proposed on the roads where Commercial stripes are earmarked on the development plan the setback from the boundary of road shall be at least 6.0 m for the roads 12 m. and of more widths and 4.5 m. for other roads of lesser widths.

iii) The above setbacks shall not be applicable for narrow plots as specific provisions are made for such plots.

iv) In congested areas, plots facing road or street/means of access less than 4.5 m. in width the front set back shall be 2.25 m. from the centre line of such road/street/means of access.

2.0 MARGINAL OPEN SPACES:

2.1 SIDE AND REAR MARGINAL OPEN SPACES FOR BUILDINGS OTHER THAN INDUSTRIAL.

2.1.1 The side and rear marginal open spaces shall not be less than 1/3rd of the height of the building subject to minimum of 3 m. in the case of residential and residential cum shopping buildings.

2.1.2 However, for Educational, Institutional, Special Buildings and buildings for any use in designated commercial areas these shall not be less than 6.00 m. However these provisions shall not be applicable to narrow plots.

2.1.3 Where a public assembly use is proposed in conjunction with any other use, the open spaces shall be provided as per the requirement for the public assembly use.

2.1.4 If the length or depth of a building exceeds 40 m; an additional open space @ 10% of the dimension in excess of 40 m. shall be provided on the side or rear open space as the case may be.

2.1.5 In gaothan/congested areas for lands/plots with width of 9 m. or more, the minimum side/rear margin to be left shall be 1.5 m. upto a building height of 10 m. For further increase of every three metres in building height, the required side margin will increase by 1 m. If the plot width is

less than 9 m. the Authority may allow the building to abut the wall's of the adjoining properties, if NOC of the owners concerned is submitted.

2.1.6 In respect of existing authorized buildings, to utilize any additional FSI, upper floors may be permitted with setback at upper levels to make up for deficiencies in the open space as required under these regulations.

2.1.7 In the case of residential building and residential-cum-shop line building where a room does not derive light and ventilation from an exterior open space; the width of the exterior open space required as per this appendix may be reduced to 1/5th of the height of the building, subject to a minimum of 3.0 m. However in case of G+5/ Stilt+5 or more storeyed buildings, it shall be at least 6m.

2.1.8 Side and rear marginal open spaces in case of industrial buildings shall be as under:

SIDE AND REAR MARGINAL OPEN SPACES FOR INDUSTRIAL BUILDING

No.	Plot size in sq.m.	Minimum side/ Rear margin in m
1	Upto 1,000	3.0
2	Above 1,000 upto 5,000	4.5
3	above 5,000	6.0

Note:-

i) In the case of industrial use proposed in narrow plots, relaxation in side and rear marginal open spaces may be permitted subject to minimum 2.5 m. provided adjacent plot to such side or rear of plot is used only for industrial use.

ii) No room except store room and staircase shall derive light and ventilation from such reduced open space.

3.0 MARGINAL OPEN SPACES FOR NARROW PLOTS FOR RESIDENTIAL USERS:

No.	Plot size and Dimension	Relaxation	Restriction on building
1	Depth less than 12m but more than 9m	Front open space may be reduced to 3m and rear open space reduced to 1.8 m	1) Depth of the bldg. Not to exceed 5.5 m. 2) Height not to exceed 3 storeys or 10 m
2	Width less than 12m but more than 9m	One side open space may be reduced to 3m and other side open space reduced to 1.8 m	1) Width of the bldg. Not to exceed 5.5 m. 2) Height not to exceed 3 storeys or 10 m
3	Depth and width less than 12m	Semidetached structure on adjoining plots with open spaces as at Sr. No. 1 or 2 above	1) Depth of the bldg. not to exceed 5.5 m. 2) Height not to exceed 3 storeys or 10 m
4	Depth and/or width less than 9m	Open space may be reduced to 1.5m all round	Only ground floor structure

Notes:

1. No dimension of a building in narrow plot shall exceed 30 m.
2. No room except store room and staircase shall derive light and ventilation from such reduced marginal open spaces.

4.0 MARGINAL OPEN SPACE IN GREEN ZONE & TOURISM DEVELOPMENT ZONE , GAOTHAN AND CONGESTED AREAS:

MINIMUM MARGINAL OPEN SPACE IN METRES						MAXIMUM HEIGHT IN METRES
No	Category	Front	Side 1	Side 2	Rear	Height
(I)	Outside Gaothans/ Congested areas:					
	(i)Residential Use					
	1. Row Houses	3.0	Nil	Nil	1.5	7.0
	2.Semi detached house	3.0	1.5	Nil	1.5	7.0
	3.Detached house	3.0	1.5	1.5	1.5	7.0
	(ii)Other Uses					
	Institutional, Educational, Hospital, maternity homes, houses for Correction, motel complex, tourist resorts, cattle sheds & all other users.	12.0	6.0	6.0	6.0	12.0
(II)	In Gaothans/ Congested areas:					
	(i)Residential Use	***	1.0	1.0	1.5	10.0
	(ii)Other Uses	***	1.5	1.5	3.0	12.0

Note: 1) The front set back specified in the above table shall be applicable only if the plot/land is abutting public road. If the proposed structure is facing a minor road or an internal road, then the front marginal open space of at least 1.5 m. in case of residential buildings and 3 m. in case of other users shall be left.

***2) For front margins in gaothan and congested areas refer table of minimum setbacks prescribed for different roads

5.0 OPEN SPACES FOR VARIOUS TYPES OF BUILDINGS:

(I) Educational buildings, hospitals, mental hospitals, maternity homes, houses of correction, mangal karyalaya, 4 and 5 storeyed residential hotels, markets, petrol filling and service stations;

A minimum 6 m wide open space on all sides from the boundaries of the plot shall be left.

(II) Cinemas/theatres/drama halls/assembly buildings/stadia

(i) Front Open Space - A minimum space of 12 m. width from the road shall be provided.

(ii) Side and rear open space - The side and rear marginal distances to be left open shall not be less than 6 m. wide.

(III) From the petrol pump location at least 6 m., margin all around should be kept open to sky, and users such as, toilet block, air filling station, repairs shop shall be allowed in the plot, provided they are constructed leaving side margins of 4.5 m. However underground structures shall have 6 m. margins on all sides A canopy connecting the pump area with the office building will be allowed.

6.0 OPEN SPACES FOR ROW HOUSE/SEMI DETACHED HOUSE:

Marginal Open spaces for Row Houses and Semi-Detached houses (except those in **'G' zone & RTZ** having height up to 7.5 m. shall be as under :

No.	Type of Development	Min. Marginal Open Space in m.		
		Front	Rear	Side
1	Row Houses	3.00	1.5	-
2	Semi detached	3.00	1.5	1.5

(i) Row houses at the junction of the roads shall be setback as fronting on both the roads.
(ii) Joint side open space between the row houses buildings shall be minimum 4.5 m.
(iii) Joint rear open space between the row houses buildings shall be minimum 3 m.

APPENDIX – XI

REGULATIONS FOR THE GRANT OF TRANSFERABLE DEVELOPMENT RIGHTS (TDRs AND DRs) TO OWNERS/DEVELOPERS AND CONDITIONS FOR GRANT OF SUCH RIGHTS

(Regulation No. 5.14 and 5.15)

1.0 The owner (or lessee) of a plot of land which is reserved for a public purpose or for road proposal in the development plan shall be eligible for the award of Transferable Development Rights (TDRs) as per section 126 of MR&TP Act 1966. These TDRs shall be in the shape of Floor Space Index (FSI) in the form of Development Right Certificate (DRC) which he may use or transfer to any other person.

2.0 As stipulated in Regulations 1 of above, the transferable developments rights to the extent specified in regulation nos. 5 and 6 of this Appendix shall be used after the plot is surrendered without claiming monetary compensations.

3.0 Development Rights (DRs) shall be granted to an owner or a lessee only for reserved lands, which are retainable, under the Urban Land (Ceiling and Regulations) Act, 1976, wherever applicable As for non-retainable land under the provision of the said Act, only after production of a certificate from the appropriate Authority under that Act, a Development Right will be granted. In the case of non-retainable lands, the grant of Development Rights shall be to such extent and subject to such conditions as Government may specify. Development Rights (DRs) are available only in case where development of a road or reservation has not been implemented i.e. TDRs will be available only for prospective development of roads and reservations which will be solely decided by the Authority.

4.0 Development Rights Certificates (DRCs) shall be issued reservationwise and ownershipwise by the Authority after carrying out demarcation and measurment as well as after ascertaining the title of the land . The certificate shall state the size of plot, survey number, built up area in square meters (all these details in figures and in words) to which the owner or lessee of the said reserved plot is entitled, the place and user zone in which the DRC is earned and the areas in which such credit may be utilised.

5.0 The built up area for the purpose of FSI credit in the form of DRC shall be equivalent to maximum **base FSI premissible** of the zone in which the reservation/*road falls. In case where different land use zones abut a DP road on either side, the center line of the road shall be treated as zone boundary except where NDZ abuts one side of the road, the DRC generated shall be equivalent to the maximum permissible base FSI of the zone on the other side of the road.* ** EP 56

6.0 If a holder of a DRC intends to transfer it to any other person, he shall submit the DRC to the Authority with an appropriate application for an endorsement of the new holder's name i.e. transferee on the said Certificate. Without such an endorsement by the Authority, the transfer shall not be valid and the Certificate will be available for use only by the original holder.

7.0 A holder of a DRC who desires to use the F.S.I. credit certified therein on a particular plot of land shall attach to his application for development permission valid DRC to the extent required.

8.0 A DRC shall not be valid for use on receivable plots in the following cases :-

(a) Coastal Regulation Zone, and areas designated as Gaothans/congested area

9.0 With an application for development permission, when an owner seeks utilisation of DRs, he shall submit the DRC, to the Authority which shall endorse thereon in writing in figures and words, the quantum of DRs proposed to be utilised before granting development permission. When the development is complete, it shall endorse on the DRC in writing, in figures and words – the quantum of DRs actually utilised and the balance thereafter, if any, before issue of occupation certificate. If the quantum of balance development rights is zero then no DRC will be issued.

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

10.0 A DRC shall be issued by the Authority, as a certificate printed on bond paper in an appropriate form. Such a certificate will be transferable "negotiable instrument" after due authentication by the Authority shall maintain a register - in a form considered appropriate by it, of all transactions, etc.relating to grant of/utilisation of DRs.

11.0 Disposal of Land: The surrendered reserved land for which a DRC is to be issued shall vest absolutely in the Planning Authority. Such land will be transferred in the City Survey Records in the name of the Planning Authority. The surrendered land so transferred to the Planning Authority in respect of which the Planning Authority is not the Appropriate Authority for reservation, may, on application, there after allot such land to the appropriate authority concerned, which may be a State or Central Government Department, a public authority, a registered society or charitable institution or a public Trusts on appropriate terms as may be decided by It, and as per its land disposal policy.

12.0 For authorised structures falling in the DP road reservation, TDR will be given equal to the total land area affected and built up area of structure affected provided that the cost of demolition or reconstruction is borne by owner.

14.0 FEES AND VALIDITY:

i The scrutiny fee to be paid along with the application for TDR will be Rs. 5/- per sq.m.

ii The fee for transfer of DRC will be Rs. 1/- per sq.m. of the total FSI value of DRC subject to minimum of Rs. 2000/-

1. The principal DRC shall be valid for a period of 5 years from the date of issue. Thereafter, it shall have to be got revalidated from the Planning Authority on payment of Rs.100/- every five years.

2. Transferee's DRC shall be valid only for a period of 2 years or upto the date of principal DRC – whichever is earlier. Thereafter the transferee's DRC shall be got revalidated on payment of Rs.100/- every two years.

3. In the following cases no DR will be granted.

a) Any existing or retention user or any statutory open space of a layout shown as garden in the development plan.

b) Lands falling under the Railway and National Highways.

c) For any reservation designated on the lands vesting in local authority/ Govt. or any agencies of the State or Central Government or Public undertakings. However, such agencies can utilize the FSI of the reservations on the (remaining) land, if any. However, in case the land is acquired by Planning Authority by payment of monetary compensation, the Planning Authority shall be entitled to have TDR free of cost and sell FSI in open market after the said land is either put to use or developed and transferred to the concerned implementing authority.

**

~~d) Land to be surrendered from any reservation (not road lands) is less than 1000 sq.m.~~ *EP 50*

e) Land under disputed ownership.

15.0 MODALITIES FOR GRANT OF TDR:

I. The built up area for the purpose of FSI. credit in the form of DRC shall be equal to ***maximum FSI permissible (with payment of premium) to*** the land area under the reservation surrendered to the Authority free of cost, free from all encumbrances and with proper reclamation to the satisfaction of the Authority.

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

~~II. DRC will be granted only if the proposal is received for at least 1000 sq.m. of the land under the reservation except the DP Road and the shape and size is acceptable to Authority.~~ ** EP 50

III. The onus of proving the ownership of land while submitting application for grant of development right certificates shall solely lie on the applicant. The Authority will not be responsible for any litigation arising out of ownership disputes. An Indemnity Bond in this regard will be submitted by the owner.

16.0 UTILIZATION OF TDR:

16.1 DRC may be used on one or more plots of land whether vacant or already developed or by erection of additional storeys, or in any manner consistent with these regulations. Minimum unit for utilization of TDR shall be 10 sq.m.

*16.2 DRC may be used in Green Zone, & Development zone- I subject to permissibility as per CRZ regulations** EP 50*

*Note: ** Sanctioned vide Govt. Notification No.TPB-4312/323/CR-23/2013/UD-11,dated 3rd June 2016.*

APPENDIX – XII

PER CAPITA WATER REQUIREMENT OF VARIOUS OCCUPANCIES/USES
(Regulation No. 5.18 & 6.33.3)

PER CAPITA WATER REQUIREMENT

No.	Type of Use	Consumption (LPCD)
1.	**RESIDENTIAL**	
	(a) Very low intensity residential	150
	(b) Low intensity residential	125
	(c) Medium intensity residential	125
2	**HOTELS/RESORTS**	
	(a) Low end (non star, area per tourist (0 – 25 sq.m.)	100
	(b) Medium end (one star to three stars, area per tourist (26 - 100 sq.m.)	120
	(c) High end (four star and above, area per tourist (above 100 sq.m.)	180
2.	**EDUCATIONAL**	
	(a) Pre Primary, primary and secondary schools	45
	(b) Residential schools	125
3.	**HOSPITALS/MATERNITY HOMES**	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
4.	**CINEMA THEATRES/AUDITORIA** (per seat of accommodation)	15
5.	**OFFICES**	45
6.	**MERCANTILE**	
	(a) Restaurants (per seat)	70
	(b) Other buildings	45
7.	**FISHING AND ALLIED ACTIVITIES**	
	(a) Units where bath rooms are to be provided	45
	(b) Units where no bath rooms are required to be provided.	30
8.	Storage including warehousing	30
9.	Hazardous building	30
10.	Bus Terminal	15

NOTE:-

(1) The number of persons for Sr. No. (12) shall be determined by the average number of passengers handled by the station daily. Due consideration may also be given to the staff and workers likely to use the facilities.

(2) As regards the requirement of water for cattle sheds, the norm prescribed by the Animal Husbandry and Dairy Development Department shall be followed.

FLUSHING STORAGE CAPACITIES

No. (1)	CLASSIFICATION OF BUILDINGS (2)	STORAGE CAPACITY (3)
1.	For tenements having common convenience.	900 liters per WC Seat.
2.	For residential premises other than tenements having common convenience.	270 liters for one WC Seat & 180 liters for each additional seat in the same flat.
3.	For factories and workshops.	900 liters per WC seat and 180 liters per urinal seat.
4.	For cinemas, public assembly halls etc.	900 liters per WC seat & 350 liters per urinal seat.

DOMESTIC STORAGE CAPACITIES

No.	No. of floors	Storage capacity	Remarks
I For premises occupied as Tenements with Common conveniences.			
	Floor 1 (Ground)	Nil	Provided no down take fittings are installed.
2	Floors 2,3,4,5 and upper floors	500* liters per tenement	
II For premises occupied as Flats			
	Floor 1	Nil	Provided no down take fittings are installed.
2	Floor 2,3,4,5 and upper floors	500* liters per tenement	

NOTE: 1 - If the premises are situated at a place higher than the road level in front of the premises, storage at ground level shall be provided on the same lines as on floor 2.

NOTE: 2 - The above storage may be permitted to be installed provided, that the total domestic storage calculated on the above basis is not less than the storage calculated on the number of down take fittings according to the scales given below.

Down take taps	70 liters each
Showers	135 liters each
Bathtubs	200 liters each

* Subject to provisions of Water Supply and Drainage rules.

APPENDIX – XIII

SANITATION REQUIREMENTS FOR VARIOUS USES/OCCUPANCIES
(Regulation No. 5.21 and 6.33.4)

No.	Type of Occupancy	Water closets with ablution taps	Bath rooms with water taps	Urinals with water taps	Cleaners sinks	Wash basins
1.	**Residences**					
	i) Dwelling with individual convenience.	1	1	--	1	--
2.	**Shops**					
	i) For 10 convenience shops or part these of	1	--	2	--	1
	ii) For 5 shops other than (a) above.	1	--	2	--	1
3.	**Mercantile & Business Occupancy**					
	i) For every 25 persons or part thereof for Male.	1	--	3	1/ unit	2
	ii) For every 15 persons or part thereof for Female	1	--	2	1/ unit	2
4.	**Hotels & Lodging Houses**					
	i) For residential & staff					
	a) For every 10 Male staff or part thereof			1 for 25 persons	1 for 25 beds	
	b) For every 10 Female staff or part thereof	1	1			1
		1	1	1 for 15 persons		1
	ii) For non-residential staff					
	a) for 20 males or part thereof				--	
	b) for 15 females or part thereof	1	--	2	--	2
		1	--	2		2
	iii) For Public Rooms					
	a) for 100 males or part thereof				--	
	b) for 50 females or part thereof	1	--	2	--	1
		1	--	--		1
5.	**Restaurants & Bars**					
	i) for public for every 50 seats or part therefore	1 for male 1 for female	--	2 for male	--	2
6.	**Educational Institutions**					
	i) Nursery schools for every 30 pupils or part thereof	1	--	1	--	2
	ii) Residential Institutions					
	a) for every 25 boys or part thereof	3	3	1	1/floor	2
	b) For every 25 girls or part thereof	4	4	1	1/floor	2
	iii) Non residential other/ Educational Institutions.					
	a) for 80 boys or part thereof	1	--	4	--	2
	b) for 60 girls or part thereof	1	--	3	--	2

No.	Type of Occupancy	Water closets with ablution taps	Bath rooms with water taps	Urinals with water taps	Cleaners sinks	Wash basins
7.	**Hospitals & indoor patients medical institutions.**					
	(i) Hospital					
	a) for every 8 beds & part thereof					
	i) for male ward	1	1	--	1 per ward	4
	ii) for female ward	1	1	--	1 per ward	4
	b) for 100 daily outdoor patients or part thereof					
	i) for male	1	--	4	1 per floor	2
	ii) for females					
	c) Administration Unit & for staff.					
	i) for 25 males or part thereof	1	--	2	1 per floor	1
	ii) for 15 females or part thereof	1	--	1	1 per floor	1
	(ii) Medical staff hostels including nurses Hostels.					
	a) for 6 male persons or part thereof	1	1	--	1 per floor	1
	b) for 4 female or part thereof	1	1	--	1 per floor	1
	c) for 4 nurses or part thereof	1	1	1	1 per floor	1
8	**Govt. semi. Govt. & public occupancy offices**					
	i) for every 25 males or part thereof	1	--	2	1 per floor	2
	ii) for every 15 females or part thereof	1	--	2	1 per floor	2
9	**Assembly building, Cinemas theatres & Auditoria & like occupancies.**					
	i) For public					
	a) for every 100 males or part thereof	1	--	5	--	4
	b) for every 50 female or part thereof	1	--	2	--	2
	ii) For staff					
	a) for every 15 male staff or part thereof	1	--	2	1 per floor	1
	b) for every 15 female staff or part thereof	1	--	1	1 per floor	1
10	**Art Galleries museums Libraries & like occupancies**					
	i) For Public					
	a) for every 200 males or part thereof	1	--	4	--	1

No.	Type of Occupancy	Water closets with ablution taps	Bath rooms with water taps	Urinals with water taps	Cleaners sinks	Wash basins
	b) for every 40 females or part thereof	1	--	1	--	1
	ii) For staff a) for every 15 male star or part thereof	1	--	2	1 per floor	1
	b) for every 10 female staff or part thereof	1	--	1	1 per floor	1
11	**Factories, Industries & like occupancies** i) For workers a) for male workers of 25 or part thereof	1	--	2	1	1
	b) for female workers of 15 or part thereof	1	--	1	1	1
	ii) For administrative & supervising staff a) for every 1 male staff or part thereof					
	b) for every 10 female staff or part thereof	1	--	1	1	1
		1	--	1	1	1

Note:

i. Sanitation requirements for occupancies other than mentioned above shall be provided as prescribes in part IX section 2 (Drainage & sanitation) of National building code of India.

ii. At least one Indian style water closet shall be provided in each occupancy separately for males & females.

iii. Wherever crèches are attached with the occupancies atleast a wash basin and one water closet for every 10 persons or part thereof shall be provided.

iv. For occupancies like restaurants Hotels assembly halls, Cinemas, Theatres, Museums, Libraries, Art galleries and offices male to female ratio shall be taken as 2:1.

v. For staff in educational occupancies, sanitation requirements shall be taken as mentioned for office occupancy at Sr. No. 8.

APPENDIX – XIV

MANNER OF CARRYING OUT DEVELOPMENT OF VARIOUS DP RESERVATIONS
(Regulation No.5.13.1)

No.	Amenity Type	Who Can Develop	Additional Uses Permissible	Mechanism of Acquisition if required by Planning Authority		
				ALT-1 Monetary compensation by Planning Authority	ALT-2 TDR by Planning Authority	ALT-3 Allocati of Govt. land
1	Dispensary and Maternity Home	Owner/Trust/ Local Body/Dept. Concerned/ Planning Authority	Hospitals/Nursing Homes in addition to Dispensary & Maternity Home.	Allowed	Allowed	Allowed
2	Hospital	Owner/Chari. Trust/Local Body /Dept. Concerned /Planning Authority	Dispensary, Maternity Home, staff quarters with Hospital	Allowed	Allowed	Allowed
3	Primary/ Secondary School + Playground	Owner/Local Body/Registered Trust/Planning Authority	Playgroup, nursery, technical school in addition to principal use	Allowed	Allowed	Allowed
4	Open Space	Local Body/ Planning Authority/Trust	None	Allowed	Allowed	Allowed
6	Burial ground/ Cremation ground	Owner/Local Body/Charitable Trusts/Planning Authority	None	Allowed	Allowed	Allowed
7	Tourist Amenity Centre	Owner, Local Body/ Planning Authority	Restaurants, ATMs, Nature Interpretation Centers, Tourist Information Centers, Public Convenience, Changing Rooms, Parking, Hawking Plaza, etc.	Allowed	Allowed	Allowed
8	Parking Lot	Land Owner/ Local Body/ Planning Authority	None	Allowed	Allowed	Allowed
9	Bus Depots	Local Body/ Planning Authority	STD booth, shops, canteen, ticketing office, staff restrooms, public toilets, ATMs, etc.	Allowed	Allowed	Allowed
10	Sewerage Treatment Plant	Local Body/ Planning Authority	None	Allowed	Allowed	Allowed
11	College + Training Center	Owner/Local Body/Registered Trust/Planning Authority	None	Allowed	Allowed	Allowed
12	Police Post / Police Station	Dept. Concerned	None	Allowed	Allowed	Allowed
13	Municipal Office	Local Body	STD booth, shops, canteen, staff	Allowed	Allowed	Allowed

No.	Amenity Type	Who Can Develop	Additional Uses Permissible	Mechanism of Acquisition if required by Planning Authority		
				ALT-1 Monetary compensation by Planning Authority	ALT-2 TDR by Planning Authority	ALT-3 Allocati of Govt. land
			restrooms, public toilets, ATMs, etc.			
14	Fire Station	Local Body/ Planning Authority	staff restrooms	Allowed	Allowed	Allowed
15	Slaughter House, Boat Repairing Workshop, Cold storage facility, Fish Processing Unit & Fish Market	Owner/ Trust/ Society/ Local Body/ Dept. Concerned/ Planning Authority	None	Allowed	Allowed	Allowed
16	Landfill Site	Local Body/ Dept. Concerned/ Planning Authority	None	Allowed	Allowed	Allowed

Note:

Alt.1. Surrender of land in lieu of monetary compensation as per the prevailing policy.

Alt.2. Surrender of land in lieu of TDR as prescribed in DCR as per the prevailing policy

Alt.3. Owner is compensated by allocation of land on the nearby government plot.

1. The owner is entitled to have TDR as per the provisions of Appendix –XI of these Regulations.
2. Alternative 1, 2, and 3 shall normally be available only where the whole of the amenity land is offered for development. In case of part ownership these options may be permitted only at the sole discretion of the Authority. The Authority may in such cases also prescribe a combination of the relevant alternatives so as to ensure regular shape and size of plot on which the amenity is developed and to keep aside the odd shaped and sized pieces of land for future development along with the balance land reserved for the same amenity.

APPENDIX – XV

REGULATIONS FOR HOUSING FOR ECONOMICALLY WEAKER SECTIONS (EWS)
(Regulation No 5.27)

The following special regulations shall be applicable for Housing Schemes for Economically Weaker Sections.

1.0 MINIMUM PLOT/ ROOM SIZE:

(I) In case of a growing or incremental house for EWS category on a plot of 25 sq.m. A room with a minimum carpet area of 5.57 sq.m. (60 sq ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq ft) may be allowed to be added. However, commencement and occupation certificate shall be granted initially to the first phase only, and subsequent certificate for second phase shall be issued as required.

(ii) Multi-purpose rooms: The minimum size of a multi-purpose room shall be 12.5 sq.m. with a minimum width of 2.4 m.

(iii) Cooking space (alcove): Provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.m. and a minimum width of 1.2 m.

(iv) Toilet: Each tenement shall have an independent bath and WC, which may be separate or combined with minimum dimension and area, shall be as per Regulation No.6.2.2.

(v) Height: The average height of a habitable room with sloping roof shall be at least 2.6 m and at least 2 m at eaves. In the case of a flat roof, minimum clear height shall be 2.6 m for habitable rooms. Kitchen areas shall have minimum clear height/average height of 2.4 m and bath and water closet (without loft) shall have a minimum height of 2.2 m.

(vi) Plinth: The minimum plinth height shall be 30 cm from the top surface of the approach road or pathway.

2.0 EXTERNAL WALLS:

115-mm. thick external brick wall without plaster shall be permitted.

3.0 STAIRCASES:

Single flight staircases without landing between the two floors shall be permitted.

4.0 OPEN SPACES:

(i) **Front**

The front open space from internal roads having width of 9 m or less shall be of a minimum of 1.5 m for buildings with height up to 10 m.

(ii) **Side and Rear**

The minimum distance between two ground floor structures shall be 4.5 m for purposes of light and ventilation of habitable rooms. In the case of toilets, deriving light and ventilation, the distance between two ground floor structures shall be 1.5 m.

5.0 PATHWAYS:

They shall be as follows:

(i) 1.5 m width for pathways with length up to 20 m.
(ii) 2.0 m width for pathways with length up to 30 m.
(iii) 2.5 m width for pathways with length up to 40 m.
(iv) 3.0 m width for pathways with length up to 50 m.

6.0 WATER CLOSET PAN SIZE:

The water closet shall be at least 0.46 m (18 inches) in length.

7.0 FLUSHING SYSTEM:

Toilets/Water closets without the provision of a flushing system may be permitted.

8.0 SEPTIC TANK:

Septic tank shall be provided with a capacity of 141.6 liters (five cubic feet) per capita, where the municipal services are likely to be available within four to five years. Whereas, Pour Flush Water seal latrines (NEERI Type) shall be permitted where municipal sewerage system is not available and the water table in the area is not high.

9.0 CONVENIENCE SHOPPING:

Convenience Shopping as defined in these Development Control Regulations shall be permitted along layout road within the area with width of 12.0 to 18.00 m provided a minimum setback of 1.5 m and minimum plot area of 25 sq.m. is available.

10.0 RECREATION GROUND:

In the layouts, provision for recreation ground shall be as prescribed in these regulations.

11.0 ANCILLARY STRUCTURES:

Ancillary structures such as underground tank, overhead tank, sub-station, etc. shall be permissible in the compulsory recreation space subject to the condition that not more than 10 percent of such recreation space shall be allowed to be utilized for such purposes.

APPENDIX – XVI
ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR MULTI-STOREYED, HIGH RISE AND SPECIAL BUILDINGS
(Regulation No. 6.34)

1.0 GENERAL:

In addition to the provisions of Part IV Fire Protection National Building Code of India, the Fire Officer may insist on suitable provisions in multi-storeyed, high rise and special buildings or premises from the fire safety and fire-fighting point of view depending on their occupancy and height.

2.0 CONSTRUCTION:

2.1 Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material. Interior finish materials (wall paintings, 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 plasterboard.

2.2 Stairways and corridors shall not contain combustible materials.

2.3 Structural members such as supports and load bearing walls shall have fire resistance rating of 3 hours, whereas transoms and ceilings shall have fire resistance rating of at least 2 hours.

2.4 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.

2.5 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.

3.0 STAIRCASE ENCLOSURES:

3.1 The internal enclosing walls of staircases shall be of brick or RCC 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.

3.2 The staircase enclosure on the external wall of a building shall be ventilated to the atmosphere at each landing or mid-landing.

3.3 A permanent vent at the top equal to 5 percent of the cross sectional area of the enclosure and openable sashes at each landing level with area not less than 0.5 sq.m. on the external wall shall be provided. The roof of the shaft shall be at least 1 m above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm water gauge by an electrically operated blower shall be maintained.

3.4 The mechanism for pressuring the staircase shaft shall be so installed that it operates automatically and also manually when the automatic fire alarm operates.

4.0 LIFT ENCLOSURES:

4.1 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 having a clear area of at least 0.2 sq.m. or 1800 mm diameter. Lift 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.

4.2 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.

4.3 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 other shafts by a brick masonry or RCC wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.

4.4 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 3mm, water gauge by an electrically operated blower shall be maintained in the lift lobby and positive pressure of not less than 5 mm water gauge shall be maintained in the lift lobby and positive pressure of not less than 5mm water gauge shall be maintained in the lift shaft. The mechanism for pressurizing the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operates. The mechanism shall have facilities to operate manually.

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

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

4.7 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.

5.0 EXTERNAL WINDOWS:

The area of the openable external windows on a floor shall be not less than 2 5 percent of the floor area. The locks for these windows shall be fitted with budget lock or the carriage key type (which can be opened with the point of a fireman's axe).

6.0 FIRE LIFTS: The following provisions shall be made for a fire lift:-

6.1 To enable fire service 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/livable floor space of each floor.

6.2 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.

6.3 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 isolated 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 change-over switch.

6.4 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 car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.

6.5 The words `FIRE LIFT' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.

6.6 Collapsible gates shall not be permitted for lifts. The lifts shall have solid doors with fire resistance of at least one hour.

6.7 The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.

7.0 BASEMENTS:

7.1 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 board 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 positions easily accessible to the Fire Brigade personnel and rescue teams and clearly marked `SMOKE OUTLET' or `AIR INLET' with an indication of area served, at or near the opening.

7.2 The staircase of basements shall (a) be of enclosed type having fire resistance of not less than two hours; (b) be situated at the 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 storey of the building; and (c) communicate with the basement through a lobby provided with fire-resisting self-closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m., additional staircases at proper places shall be provided.

7.3 Intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.

7.4 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 55^0 C.

7.5 Kitchens working on gas fuel, departmental stores and shops shall not be permitted in basements.

8.0 FLOOR SPACE DIVISION (FIRE SECTION):

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 building, fire walls should be erected at distances not exceeding 40 m. For floors with sprinklers, the area mentioned above may be increased by 50 percent.

9.0 SERVICE DUCTS:

9.1 Service ducts shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have a fire resistance of not less than two hours.

9.2 If the cross sectional area of a duct exceeds 1 sq.m. it shall fit as closely as possible around any such pipe or trunk.

9.3 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 diameter for each 900 sq cm of the area of the shaft, whichever is more.

10.0 REFUSE CHUTES AND REFUGE CHAMBERS:

10.1 Hoppers under refuse chutes shall be situated in a well ventilated position and the chutes shall be continued upward 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.

10.2 Inspection panels and hopper (charging station) openings shall be fitted with light fitting metal doors, 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.

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

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

11.0 BUILDING SERVICES:

11.1 Electrical Services

11.1.1 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.

11.1.2 Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.

11.1.3 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.

11.1.4 The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having a fire resistance of not less than two hours.

11.1.5 Medium and low voltage wiring running along shafts, and within a false ceiling, shall run in metal conduits.

11.1.6 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' services and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than two hours.

11.1.7 If the licensees agree to provide meters on upper floors, their cables shall be segregated from consumer's 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.

11.1.8 PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation.

11.2 Town gas/LP 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 interconnection 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.

11.3 Staircase and Corridor Lightings

11.3.1 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 firefighting staff at any time irrespective of the position of the individual control of the light points, if any.

11.3.2 Staircase and corridor lighting shall also be connected to alternate supply as defined in sub-regulation (4) below. However, for assembly and institutional buildings of less than 24 m height the alternate source of supply may be provided by battery continuously trickle charged from the electric mains.

11.3.3 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.

11.3.4 Emergency lights shall be provided in the staircases/corridors for multi-storeyed high-rise and special buildings.

11.4 Alternate source of electric supply

A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump.

11.5 Transformers

11.5.1 A tank of RCC construction 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.

11.6 Air-conditioning

11.6.1 Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passages.

11.6.2 The ducting shall be constructed of substantial gauge metal in accordance with IS: 655-1963 Metal Air Ducts (Revised).

11.6.3 Wherever the ducts pass through fire-walls or floors, the opening around the ducts shall be sealed with fire-resisting materials such as asbestos rope or vermiculite concrete glass wool.

11.6.4 As far as possible, metallic ducts shall be used even for the return air in the space above the false ceiling.

11.6.5 The material used for insulating the duct system (inside or outside) shall be of noncombustible materials such as glass wool, spun glass with neoprene facing.

11.6.6 Area more than 750 sq. m. on an 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.

11.6.7 Air ducts serving main floor areas, corridor, etc., shall not pass through the staircase enclosure.

11.6.8 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.

11.6.9 Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment on every floor. 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.

11.6.10 If the air handing unit serves more than one floor, the requirements given above shall be complied with in addition to the conditions given below :-

11.6.10.1 Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.

11.6.10.2 When the automatic fire alarm operates, the respective air handling units of the air-conditioning system shall automatically be switched off.

11.6.11 The air filters of the air-handling units shall be of non-combustible materials.

11.6.12 The air handling unit room shall not be used for storage of any combustible materials.

11.6.13 Inspection panels shall be provided in main trucking to facilitate the cleaning of the duct of accumulated dust and to obtain access for maintenance of fire dampers.

11.6.14 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.

11.6.15 Materials used for false ceilings, runners and suspenders shall be of non-combustible type.

11.7 Boiler room

Boiler and boiler rooms shall conform to the provisions contained in the Indian Boilers Act. The following additional aspects should be taken into account in the location of boiler/boiler room:-

11.7.1 Boilers shall not be allowed in a lower basement but may be allowed in basements at first level and away from the escape routes.

11.7.2 The Boilers shall be installed in a fire-resisting room of 4 hours fire resistance rating situated on the periphery of the basement. Catch-pit shall be provided at the low level.

11.7.3 Entry to this room shall be provided with a composite door of two hours fire resistance.

11.7.4 The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.

11.7.5 The furnace oil tank for the boiler, if located in the adjoining room, shall be separated by-fire resisting walls of 4 hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

11.7.6 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.

12.0 PROVISION OF FIRST AID AND FIRE - FIGHTING APPLIANCES:

12.1 First aid firefighting equipment shall be provided on all floors including basements lift rooms, etc. in accordance with IS: 2217 – 1963 Recommendation for providing First Aid Fire Arrangements in Public Buildings.

12.2 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 Appliances.

13.0 FIXED FIRE FIGHTING INSTALLATION:

13.1 Building shall be protected by wet riser, wet riser-cum-down comer, automatic sprinkler, installation, high pressure water spray or foam generating system as prescribed in sub-regulation (2) to (7) below:

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 below.

Water Supply and Pump Capacity Requirements for Wet Rises

Type of the building/ Occupancy	Type of installation	Requirements			
		Water supply		Pump capacity	
		Underground static tank	Terrace tank	Underground static tank	Terrace tank
Non-apartment buildings a) Above 16 m. in height	Wet riser-cum-down comer	50,000 liters	10,000 liters	1350 liters per minute giving a pressure not less than 3.2 kg/cm^2 at the top most hydrant	450 liters per minute giving a pressure not less than 2.1 kg/cm^2 at the top most hydrant
b)Educational building above 16 m.	Wet riser-cum-down comer	NIL	10,000 liters	-----	------

Note 1: Any of the above categories may incorporate an automatic sprinkler/drencher system, if the risk is such that it requires such protective methods.

Note 2: A minimum of two hydrants shall be provided within a courtyard.

Note 3: Wet riser-cum-down comer is an arrangement for firefighting 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 firefighting purpose through a booster pump check valve and non-return valve near the tank end and a fire pump gear 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.

Note 4: The performance of pumps specified above shall be at RPM not exceeding 2,000.

Note 5: The above quantities of water shall be exclusively for fire fighting and shall not be utilized for domestic or other use.

Note 6:- 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 two 63 mm inlets for 10 cm rising main and four 63 mm inlets with cheek valves for 15 cm diameter rising main) and a non-return valve and a gate valve.

Note 7:- 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.

13.3 Wet Riser Installations

They shall conform to IS: 3644 Code of Practice for Installation of Internal Fire Hydrants in multistoried or high rise buildings. In addition, the wet riser shall be designed for zonal distribution ensuring that unduly high pressure does not develop in riser and hose pipes.

In addition to wet riser cum down comer, first 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 nose 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 installation by means of adapter.

13.3.1 Static Water Storage Tank: A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of an underground static storage tank with capacity specified for each building with arrangements of replenishment by main or alternative source of supply at 1000 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 tones. 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.

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

13.3.3 The static water storage tank shall be provided with a fire brigade collecting breaching with four 63 mm diameter (1 woof 63mm diameter for pump with capacity 1400 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 diameter to discharge water into the tank when required at a rate of 2250 liters per minute.

13.3.4 Automatic Sprinklers – Auto-sprinklers shall be installed-

13.3.4.1 In basements used as car parks except in apartment buildings and residential hotels if the area exceeds 500 sq.m.

13.3.4.2 In basements of multi-storeyed and high rise buildings used as car parks and for permissible essential services ancillary to a particular occupancy

13.3.4.3 In any room or other compartment of a building exceeding 500 sq.m.

13.3.4.4 In departmental stores or shops with an area exceeding 750 sq.m.

13.3.4.5 In all non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircase independent of the reminder of a building.

13.3.4.6 In godowns and warehouses as considered necessary.

13.3.4.7 In dressing rooms, scenery decks, stages and stage basements of theatres.

13.4 Automatic High Pressure Water Spray (emulsifying)

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

13.5 Foam Generating System

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

13.6 Carbon-dioxide (CO_2) Fire Extinguishing System

Fixed CO_2fire extinguishing installation shall be provided as per IS:6382-1971 Code of Practice for Design and Installation of Fixed CO_2 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 CO_2 installation.

14.0 FIRE ALARM SYSTEM:

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

14.1 Special buildings above 16 m in height: Such buildings shall be equipped with a manually-operated electrical fire fighter so located that one or the other of them shall be accessible to all occupants of the floor without having to travel more than 22.5 m.

14.1.2 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.

14.1.3 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. The circuit play should be connected to an alternate source of electric supply as in sub-regulation (4) in Regulation 11 in this Appendix.

14.1.4 The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the building are warned whenever any call box is actuated.

14.1.5 The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m. from the floor level.

15.0 PROTECTION AGAINST LIGHTING:

All Stilt + 5/ Ground + 5 or more storeyed buildings shall have the lightning protection provided as per the stipulations of part III of the National Building Code of India 1970.

16.0 CONTROL ROOM:

For all buildings mentioned in regulations 14 of this Appendix, except residential buildings, there shall be a control room on the entrance floors of the building with communication system (suitable public address systems) to all floors. Panels along with the details of firefighting 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 firefighting equipment and installations. Control room shall be manned round the clock.

17.0 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 familiarized with their contents and action needed in the event of an emergency. Such notices should be displayed prominently.

18.0 AMENDMENTS TO THE APPENDIX:

With the approval of Government, the Planning Authority, in consultation with the Fire Officer, may from time to time, add or amend the provisions in this Appendix.

APPENDIX – XVII

SPECIAL FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS
(See Regulation No. 6.28)

1.0 DEFINITIONS:

1.1 Non-ambulatory Disabilities

Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

1.2 Semi-ambulatory Disabilities

Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, aribritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

1.3 Hearing Disabilities

Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

1.4 Sight Disabilities

Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

1.5 Wheel Chair

Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm. X 750 mm.

2.0 SCOPE:

These bye laws are applicable to all existing and proposed buildings and facilities used by the public.

3.0 SITE DEVELOPMENT:

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

3.1 Access path/walk way

Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm wide having even surface without any slope. Slope if any shall not have gradient greater than 5%. Finishes shall have a no slip surface with a texture traversable by a wheel chair. Curbs wherever provided shall blend to a common level.

3.2 Parking

For parking of vehicles of handicapped people, the following provisions shall be made:

a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 m from building entrance.

b) The width of parking bay shall be minimum 3.60 m.

c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

4.0 BUILDING REQUIREMENTS:

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

1. Approach to plinth level.
2. Corridor connecting the entrance/exit for the handicapped.
3. Stairways.
4. Lift.
5. Toilet.
6. Drinking Water.

4.1 Approach to Plinth Level

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

4.2 Ramped Approach

Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. The maximum gradient shall be 1.12. Length of ramp shall not exceed 9.0 m. It shall have a 800 mm high hand rail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

4.3 Stepped Approach

For stepped approach size of tread shall not be less than 300 mm. The maximum riser shall be 150 mm. An 800 mm high hand rail on both sides of the stepped approach similar to the ramped approach shall be provided.

4.4 Exit/Entrance Door

Minimum clear opining of the entrance door shall be 900 mm. And it shall not be provided with a step that obstructed the passage of wheel chair user. Threshold shall not be raised more than 12 mm.

4.5 Entrance Landing

Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2 Corridor Connecting the Entrance/Exist for the Handicapped

The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:-

(a) The minimum width shall be 1500 mm.

(b) In case there is a difference of level slope ways shall be provided with a slope of 1:12.

4.3 Stair Ways

One of the stair-ways near the entrance/exist for the handicapped shall have the following provisions:

(a) The minimum width shall be 1350 mm.

(b) Height of the riser shall not be more than 150 mm and the width of the tread shall be 300 mm. The steps shall not have an abrupt (square) nosing.

(c) Hand rails shall be provided on both sides and shall extend 300 mm on both sides as well as shall extend 300 mm on the top and bottom of each flight of steps.

4.4 Lifts

Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions - clear internal depth: 1100 mm, clear internal width: 2000 mm, entrance door width: 900 mm.

(a) A hand rail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel. Also, switch control shall be at an operating height equal to that of hand rails.

(b) The lift lobby shall be of an inside measurement of 1800 x1800 mm or more.

(c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 m/sec.

(d) The interior of the case shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exist is either open or closed.

4.5 Toilets

One special WC in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped:

(a) The minimum size shall be 1500 x 1750 mm.

(b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.

(c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

(d) The WC seat shall be 500 mm. from the floor.

4.6 Drinking Water

Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

4.7 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 others fittings and fixtures etc.

APPENDIX – XVIII

COASTAL REGULATION ZONES
MINISTRY OF ENVIRONMENT & FORESTS
(Department of Environment, Forests & Wild Life)
(See Regulation No. 3.4)

NOTIFICATION UNDER SECTION 3(1) AND SECTION 3(2)(V) OF THE ENVIRONMENT (PROTECTION) ACT, 1986 AND RULE 5(3)(d) OF ENVIRONMENT (PROTECTION) RULES, 1986, DECLARING COASTAL STRETCHES AS COASTAL REGULATION ZONE (CRZ) AND REGULATING ACTIVITIES IN THE CRZ

NOTIFICATION
New Delhi, the 6th January, 2011

S.O.19(E).-WHEREAS a draft notification under sub-section (1) of section and clause (V) of subsection (2) of section 3 of the Environment (Protection) Act, 1986 was issued inviting objections and suggestions for the declaration of coastal stretches as Coastal Regulation Zone and imposing restrictions on industries, operations and processes in the CRZ was published vide S.O.No.2291 (E), dated 15th September, 2010.;

AND WHEREAS, copies of the said Gazette were made available to the public on 15th September, 2010.;

AND WHEREAS, the suggestions and objections received from the public have been considered by the Central Government.; Now, therefore, in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government, with a view to ensure livelihood security to the fisher communities and other local communities, living in the coastal areas, to conserve and protect coastal stretches, its unique environment and its marine area and to promote development through sustainable manner based on scientific principles taking into account the dangers of natural hazards in the coastal areas, sea level rise due to global warming, does hereby, declare the coastal stretches of the country and the water area upto its territorial water limit, excluding the islands of Andaman and Nicobar and Lakshadweep and the marine areas surrounding these islands upto its territorial limit, as Coastal Regulation Zone (hereinafter referred to as the CRZ) and restricts the setting up and expansion of any industry, operations or processes and manufacture or handling or storage or disposal of hazardous substances as specified in the Hazardous Substances (Handling, Management and Transboundary Movement) Rules, 2009 in the aforesaid CRZ.; and

In exercise of powers also conferred by clause (d) and sub rule (3) of rule 5 of Environment (Protection) Act, 1986 and in supersession of the notification of the Government of India in the Ministry of Environment and Forests, number S.O.114(E), dated the 19th February, 1991 except as respects things done or omitted to be done before such supercession, the Central Government hereby declares the following areas as CRZ and imposes with effect from the date of the notification the following restrictions on the setting up and expansion of industries, operations or processes and the like in the CRZ,-

(i) The land area from High Tide Line (hereinafter referred to as the HTL) to 500mts on the landward side along the sea front.

(ii) CRZ shall apply to the land area between HTL to 100 mts or width of the creek whichever is less on the landward side along the tidal influenced water bodies that are connected to the sea and the distance upto which development along such tidal influenced water bodies is to be regulated shall be governed by the distance upto which the tidal effects are experienced which shall be determined based on salinity concentration of 5 parts per thousand (ppt) measured during the driest period of the year and distance upto which tidal effects are experienced shall be clearly

identified and demarcated accordingly in the Coastal Zone Management Plans (hereinafter referred to as the CZMPs).

Explanation - For the purposes of this sub-paragraph the expression tidal influenced water bodies means the water bodies influenced by tidal effects from sea, in the bays, estuaries, rivers, creeks, backwaters, lagoons, ponds connected to the sea or creeks and the like.

(iii) The land area falling between the hazard line and 500mts from HTL on the landward side, in case of seafront and between the hazard line and 100mts line in case of tidal influenced water body the word 'hazard line' denotes the line demarcated by Ministry of Environment and Forests (hereinafter referred to as the MoEF) through the Survey of India (hereinafter referred to as the SoI) taking into account tides, waves, sea level rise and shoreline changes.

(iv) Land area between HTL and Low Tide Line (hereinafter referred to as the LTL) which will be termed as the intertidal zone.

(v) The water and the bed area between the LTL to the territorial water limit (12 Nm) in case of sea and the water and the bed area between LTL at the bank to the LTL on the opposite side of the bank, of tidal influenced water bodies.

2. For the purposes of this notification, the HTL means the line on the land upto which the highest water line reaches during the spring tide and shall be demarcated uniformly in all partsof the country by the demarcating authority(s) so authorized by the MoEF in accordance with the general guidelines issued at Annexure-I. HTL shall be demarcated within one year from the date of issue of this notification.

3. Prohibited activities within CRZ,- The following are declared as prohibited activities within the CRZ:

(i) Setting up of new industries and expansion of existing industries except,

(a) Those directly related to waterfront or directly needing foreshore facilities;

Explanation: The expression "foreshore facilities" means those activities permissible under this notification and they require waterfront for their operations such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like.;

(b) Projects of Department of Atomic Energy;

(c) Facilities for generating power by non-conventional energy sources and setting up of desalination plants in the areas not classified as CRZ-I(i) based on an impact assessment study including social impacts.;

(d) Development of green field Airport already permitted only at Navi Mumbai;

(e) Reconstruction, repair works of dwelling units of local communities including fishers in accordance with local town and country planning regulations.

(ii) Manufacture or handling oil storage or disposal of hazardous substance as specified in the notification of Ministry of Environment and Forests, No. S.O.594 (E), dated the 28th July 1989, S.O.No.966(E), dated the 27th November, 1989 and GSR 1037 (E), dated the 5th December,1989 except,-

(a) transfer of hazardous substances from ships to ports, terminals and refineries and vice versa;

(b) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II appended to this notification and facilities for regasification of Liquefied Natural Gas (hereinafter referred to as the LNG) in the areas not classified as CRZ- I(i) subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and guidelines issued by MoEF and subject to further terms and conditions for implementation of ameliorative and restorative measures in relation to environment as may be stipulated by in MoEF.

Provided that facilities for receipt and storage of fertilizers and raw materials required for manufacture of fertilizers like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid and the like, shall be permitted within the said zone in the areas not classified as CRZ-I(i).

(iii) Setting up and expansion of fish processing units including warehousing except hatchery and natural fish drying in permitted areas:

(iv) Land reclamation, bunding or disturbing the natural course of seawater except those,
- (a) required for setting up, construction or modernisation or expansion of foreshore
- (b) facilities like ports, harbours, jetties, wharves, quays, slipways, bridges, sealink, road on stilts, and such as meant for defence and security purpose and for other facilities that are essential for activities permissible under the notification;
- (c) measures for control of erosion, based on scientific including Environmental Impact Assessment (hereinafter referred to as the EIA) studies
- (d) maintenance or clearing of waterways, channels and ports, based on EIA studies;
- (e) measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or for structures for prevention of salinity ingress and freshwater recharge based on carried out by any agency to be specified by MoEF.

(v) Setting up and expansion of units or mechanism for disposal of wastes and effluents except facilities required for,
- (a) discharging treated effluents into the water course with approval under the Water (Prevention and Control of Pollution) Act, 1974 (6 of 1974);
- (b) storm water drains and ancillary structures for pumping;
- (c) treatment of waste and effluents arising from hotels, beach resorts and human settlements located in CRZ areas other than CRZ-I and disposal of treated wastes and effluents;

(vi) Discharge of untreated waste and effluents from industries, cities or towns and other human settlements. The concerned authorities shall implement schemes for phasing out existing discharge of this nature, if any, within a time period not exceeding two years from the date of issue of this notification.

(vii) Dumping of city or town wastes including construction debris, industrial solid wastes, fly ash for the purpose of land filling and the like and the concerned authority shall implement schemes for phasing out any existing practice, if any, shall be phased out within a period of one year from date of commencement of this notification

Note:-The MoEF will issue a separate instruction to the State Governments and Union territory Administration in respect of preparation of Action Plans and their implementation as also monitoring including the time schedule thereof, in respect of paras (v), (vi) and (vii).

(viii) Port and harbour projects in high eroding stretches of the coast, except those projects classified as strategic and defence related in terms of EIA notification, 2006 identified by MoEF based on scientific studies and in consultation with the State Government or the Union territory Administration.

(ix) Reclamation for commercial purposes such as shopping and housing complexes, hotels and entertainment activities.

(x) Mining of sand, rocks and other sub-strata materials except,-
- (a) Those rare minerals not available outside the CRZ area,
- (b) Exploration and exploitation of Oil and Natural Gas.

(xi) Drawl of groundwater and construction related thereto, within 200mts of HTL; except the following:-

(a) In the areas which are inhabited by the local communities and only for their use.

(b) In the area between 200mts-500mts zone the drawl of groundwater shall be permitted only when done manually through ordinary wells for drinking, horticulture, agriculture and fisheries and where no other source of water is available.

Note:-Restrictions for such drawl may be imposed by the Authority designated by the State Government and Union territory Administration in the areas affected by sea water intrusion.

(xii) Construction activities in CRZ-I except those specified in para 8 of this notification.

(xiii) Dressing or altering the sand dunes, hills, natural features including landscape changes for beautification, recreation and other such purpose.

(xiv) Facilities required for patrolling and vigilance activities of marine/coastal police stations.

4. Regulation of permissible activities in CRZ area.- The following activities shall be regulated except those prohibited in para 3 above,

(i) (a) Clearance shall be given for any activity within the CRZ only if it requires waterfront and foreshore facilities:

(b) For those projects which are listed under this notification and also attract EIA notification, 2006 (S.O.1533 (E), dated the 14th September, 2006), for such projects clearance under EIA notification only shall be required subject to being recommended by the concerned State or Union territory Coastal Zone Management Authority (hereinafter referred to as the CZMA).

(c) Housing schemes in CRZ as specified in paragraph 8 of this notification;

(d) Construction involving more than 20,000 sq.m. built-up area in CRZ-II shall be considered in accordance with EIA notification, 2006 and in case of projects less than 20,000 sq.m. built-up area shall be approved by the concerned State or Union territory Planning authorities in accordance with this notification after obtaining recommendations from the concerned CZMA and prior recommendations of the concern CZMA shall be essential for considering the grant of environmental clearance under EIA notification, 2006 or grant of approval by the relevant planning authority.

(e) MoEF may under a specific or general order specify projects which require prior public hearing of project affected people.

(f) Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures;

(ii) The following activities shall require clearance from MoEF, namely:-

(a) Those activities not listed in the EIA notification, 2006.

(b) Construction activities relating to projects of Department of Atomic Energy or Defence requirements for which foreshore facilities are essential such as, slipways, jetties, wharves, quays; except for classified operational component of defence projects. Residential buildings, office buildings, hospital complexes, workshops of strategic and defence projects in terms of EIA notification, 2006.;

(c) Construction, operation of lighthouses;

(d) Laying of pipelines, conveying systems, transmission line;

(e) Exploration and extraction of oil and natural gas and all associated activities and facilities thereto;

(f) Foreshore requiring facilities for transport of raw materials, facilities for intake of cooling water and outfall for discharge of treated wastewater or cooling water from thermal power plants. MoEF may specify for category of projects such as at (f), (g) and (h) of para 4;

(g) Mining of rare minerals as listed by the Department of Atomic Energy;

(h) Facilities for generating power by non-conventional energy resources, desalination plants and weather radars;

(i) Demolition and reconstruction of (a) buildings of archaeological and historical importance, (ii) heritage buildings; and buildings under public use which means buildings such as for the purposes of worship, education, medical care and cultural activities;

4.2 Procedure for clearance of permissible activities.- All projects attracting this notification shall be considered for CRZ clearance as per the following procedure, namely:

(i) The project proponents shall apply with the following documents seeking prior clearance under CRZ notification to the concerned State or the Union territory Coastal Zone Management Authority,-

(a) Form-I (Annexure-IV of the notification);

(b) Rapid EIA Report including marine and terrestrial component except for construction projects listed under 4(c) and (d)

(c) Comprehensive EIA with cumulative studies for projects in the stretches classified as low and medium eroding by MoEF based on scientific studies and in consultation with the State Governments and Union territory Administration;

(d) Disaster Management Report, Risk Assessment Report and Management Plan;

(e) CRZ map indicating HTL and LTL demarcated by one of the authorized agency (as indicated in para 2) in 1:4000 scale;

(f) Project layout superimposed on the above map indicated at (e) above;

(g) The CRZ map normally covering 7km radius around the project site.

(h) The CRZ map indicating the CRZ-I, II, III and IV areas including other notified ecologically sensitive areas;

(i) No Objection Certificate from the concerned State Pollution Control Boards or Union territory Pollution Control Committees for the projects involving discharge of effluents, solid wastes, sewage and the like.

(ii) The concerned CZMA shall examine the above documents in accordance with the approved CZMP and in compliance with CRZ notification and make recommendations within a period of sixty days from date of receipt of complete application,

(a) MoEF or State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) as the case may be for the project attracting EIA notification, 2006;

(b) MoEF for the projects not covered in the EIA notification, 2006 but attracting para 4(ii) of the CRZ notification;

(iii) MoEF or SEIAA shall consider such projects for clearance based on the recommendations of the concerned CZMA within a period of sixty days.

(iv) The clearance accorded to the projects under the CRZ notification shall be valid for the period of five years from the date of issue of the clearance for commencement of construction and operation.

(v) For Post clearance monitoring –

(a) It shall be mandatory for the project proponent to submit half-yearly compliance reports in respect of the stipulated terms and conditions of the environmental clearance in hard and soft copies to the regulatory authority(s) concerned, on 1st June and 31st December of each calendar year and all such compliance reports submitted by the project proponent shall be published in public domain and its copies shall be given to any person on application to the concerned CZMA.

(b) The compliance report shall also be displayed on the website of the concerned regulatory authority.

(vi) To maintain transparency in the working of the CZMAs it shall be the responsibility of the CZMA to create a dedicated website and post the agenda, minutes, decisions taken, clearance letters, violations, action taken on the violations and court matters including the Orders of the

Hon'ble Court as also the approved CZMPs of the respective State Government or Union territory.

5. Preparation of Coastal Zone Management Plans.

(i) The MoEF may obtain the CZMPs prepared through the respective State Government or Union territory;

(ii) The CZMPs may be prepared by the coastal State Government or Union territory by engaging reputed and experienced scientific institution(s) or the agencies including the National Centre for Sustainable Coastal Management (hereinafter referred to as the NCSCM) of MoEF and in consultation with the concerned stakeholders;

(iii) The hazard line shall be mapped by MoEF through SoI all along the coastline of the country and the hazard line shall be demarcated taking into account, tide, waves, sea level rise and shoreline changes;

(iv) For the purpose of depicting the flooding due to tides, waves and sea level rise in the next fifty and hundred years, the contour mapping of the coastline shall be carried out at 0.5m interval normally upto 7km from HTL on the landward side, and the shoreline changes shall be demarcated based on historical data by comparing the previous satellite imageries with the recent satellite imageries;

(v) Mapping of the hazard line shall be carried out in 1:25,000 scale for macro level planning and 1:10,000 scale or cadastral scale for micro level mapping and the hazard line shall be taken into consideration while preparing the land use plan of the coastal areas;

(vi) The coastal States and Union Territory will prepare within a period of twenty four months from the date of issue this notification, draft CZMPs in 1:25,000 scale map identifying and classifying the CRZ areas within the respective territories in accordance with the guidelines given in Annexure-I of the notification, which involve public consultation;

(vii) The draft CZMPs shall be submitted by the State Government or Union territory to the concerned CZMA for appraisal, including appropriate consultations, and recommendations in accordance with the procedure(s) laid down in the Environment (Protection) Act, 1986;

(viii) The State Government or Union territory CZMA shall submit the draft CZMPs to MoEF alongwith its recommendations on the CZMP within a period of six months after incorporating the suggestions and objections received from the stakeholders;

(ix) MoEF shall thereafter consider and approve the CZMPs within a period of four months from the date of receipt of the CZMPs complete in all respects;

(x) All developmental activities listed in this notification shall be regulated by the State Government, Union Territory Administration, the local authority or the concerned CZMA within the framework of such approved CZMPs as the case may be in accordance with provisions of this notification;

(xi) The CZMPs shall not normally be revised before a period of five years after which, the revision of the maps following the above procedures;

(xii) The CZMPs already approved under CRZ notification, 1991 shall be valid for a period of twenty four months unless the aforesaid period is extended by MoEF by a specific notification subject to such terms and conditions as may be specified therein.

6. Enforcement of the CRZ, notification, 2011-

(a) For the purpose of implementation and enforcement of the provisions this notification and compliance with conditions stipulated thereunder, the powers either original or delegated are available under Environment (Protection) Act, 1986 with the MoEF, State Government or the Union territory Administration NCZMA and SCZMAs;

(b) The composition, tenure and mandate of NCZMA and State Government or the Union territory CZMAs have already been notified by MoEF in terms of Orders of Hon'bleSupreme Court in Writ Petition 664 of 1993;

(c) The State Government or the Union territory CZMAs shall primarily be responsible for enforcing and monitoring of this notification and to assist in this task, the State Government and the Union territory shall constitute district level Committees under the Chairmanship of the District Magistrate concerned containing atleast three representatives of local traditional coastal communities including from fisherfolk;

(d) The dwelling units of the traditional coastal communities including fisherfolk, tribals as were permissible under the provisions of the CRZ notification, 1991, but which have not obtained formal approval from concerned authorities under the aforesaid notification shall be considered by the respective Union territory CZMAs and the dwelling units shall be regularized subject to the following condition, namely-

(i) These are not used for any commercial activity

(ii) These are not sold or transferred to non-traditional coastal community.

7. Classification of the CRZ – For the purpose of conserving and protecting the coastal areas and marine waters, the CRZ area shall be classified as follows, namely:

(i) CRZ-I:

A. The areas that are ecologically sensitive and the geomorphological features which play a role in the maintaining the integrity of the coast,

(a) Mangroves, in case mangrove area is more than 1000 sq.m., a buffer of 50 meters along the mangroves shall be provided;

(b) Corals and coral reefs and associated biodiversity;

(c) Sand Dunes;

(d) Mudflats which are biologically active;

(e) National parks, marine parks, sanctuaries, reserve forests, wildlife habitats and other protected areas under the provisions of Wild Life (Protection) Act, 1972 (53 of 1972), the Forest (Conservation) Act, 1980 (69 of 1980) or Environment (Protection) Act, 1986 (29 of 1986); including Biosphere Reserves;

(f) Salt Marshes;

(g) Turtle nesting grounds;

(h) Horse shoe crabs habitats;

(i) Sea grass beds;

(j) Nesting grounds of birds;

(k) Areas or structures of archaeological importance and heritage sites.

B. The area between Low Tide Line and High Tide Line;

(ii) CRZ-II:

The areas that have been developed upto or close to the shoreline.

Explanation.- For the purposes of the expression "developed area" is referred to as that area within the existing municipal limits or in other existing legally designated urban areas which are substantially built-up and has been provided with drainage and approach roads and other infrastructural facilities, such as water supply and sewerage mains.

(iii) CRZ-III:

Areas that are relatively undisturbed and those do not belong to either CRZ-I or II which include coastal zone in the rural areas (developed and undeveloped) and also areas within municipal limits or in other legally designated urban areas, which are not substantially built.

(iv) CRZ-IV:

A. The water area from the Low Tide Line to twelve nautical miles on the seaward side;

B. Shall include the water area of the tidal influenced water body from the mouth of the water body at the sea upto the influence of tide which is measured as five parts per thousand during the driest season of the year.

(v) Areas requiring special consideration for the purpose of protecting the critical coastal environment and difficulties faced by local communities,

A.(i) CRZ area falling within municipal limits of Greater Mumbai;

(ii) The CRZ areas of Kerala including the backwaters and backwater islands;

(iii) CRZ areas of Goa.

B. Critically Vulnerable Coastal Areas (CVCA) such as Sunderbans region of West Bengal and other ecologically sensitive areas identified as under Environment (Protection) Act, 1986 and managed with the involvement of coastal communities including fisherfolk.

8. Norms for regulation of activities permissible under this notification,

(i) The development or construction activities in different categories of CRZ shall be regulated by the concerned CZMA in accordance with the following norms, namely:

Note:- The word existing use hereinafter in relation to existence of various features or existence of regularisation or norms shall mean existence of these features or regularisation or norms as on 19.2.1991 wherein CRZ notification, was notified.

I. CRZ-I,

(i) No new construction shall be permitted in CRZ-I except,-

(a) Projects relating to Department of Atomic Energy;

(b) Pipelines, conveying systems including transmission lines;

(c) Facilities that are essential for activities permissible under CRZ-I;

(d) Installation of weather radar for monitoring of cyclones movement and prediction by Indian Meteorological Department;

(e) Construction of trans harbour sea link and without affecting the tidal flow of water, between LTL and HTL.

(f) Development of green field airport already approved at only Navi Mumbai;

(ii) Areas between LTL and HTL which are not ecologically sensitive, necessary safety measures will be incorporated while permitting the following, namely:

(a) Exploration and extraction of natural gas;

(b) Construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants living within the biosphere reserves after obtaining approval from concerned CZMA.

(c) Necessary safety measure shall be incorporated while permitting such developmental activities in the area falling in the hazard zone;

(d) Salt harvesting by solar evaporation of seawater;

(e) Desalination plants;

(f) Storage of non-hazardous cargo such as edible oil, fertilizers and food grain within notified ports;

(g) Construction of trans harbour sea links, roads on stilts or pillars without affecting the tidal flow of water.

II. CRZ-II,

(i) Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures;

(ii) Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of floor space index or floor area ratio: provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road:

(iii) Reconstruction of authorized building to be permitted subject with the existing floor space index or floor area ratio norms and without change in present use;

(iv) Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in annexure-ii appended to this notification and facilities for regasification of liquefied natural gas subject to the conditions as mentioned in sub-paragraph (ii) of paragraph 3;

(v) Desalination plants and associated facilities;

(vi) Storage of non-hazardous cargo, such as edible oil, fertilizers and food grain in notified ports;

(vii) Facilities for generating power by non-conventional power sources and associated facilities;

III. CRZ-III,

A. Area upto 200mts from HTL on the landward side in case of seafront and 100mts along tidal influenced water bodies or width of the creek whichever is less is to be earmarked as "No Development Zone (NDZ)",

(i) The NDZ shall not be applicable in such area falling within any notified port limits;

(ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities; Construction/reconstruction of dwelling units of traditional coastal communities including fisherfolk may be permitted between 100 and 200 metres from the HTL along the seafront in accordance with a comprehensive plan prepared by the State Government or the Union territory in consultation with the traditional coastal communities including fisherfolk and incorporating the necessary disaster management provision, sanitation and recommended by the concerned State or the Union territory CZMA to NCZMA for approval by MoEF;

(iii) However, the following activities may be permitted in NDZ –

(a) Agriculture, horticulture, gardens, pasture, parks, play field, and forestry;

(b) Projects relating to department of atomic energy;

(c) Mining of rare minerals;

(d) Salt manufacture from seawater;

(e) Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in annexure-ii;

(f) Facilities for re-gasification of liquefied natural gas subject to conditions as mentioned in subparagraph (ii) of paragraph 3;

(g) Facilities for generating power by non conventional energy sources;

(h) Foreshore facilities for desalination plants and associated facilities;

(i) Weather radars;

(j) Construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA;

(k) Construction of units or auxiliary thereto for domestic sewage, treatment and disposal with the prior approval of the concerned pollution control board or committee;

(l) Facilities required for local fishing communities such as fish drying yards, auction halls, net mending yards, traditional boat building yards, ice plant, ice crushing units, fish curing facilities and the like;

(m) Development of green field airport already permitted only at Navi Mumbai.

B. Area between 200mts to 500mts,

The following activities shall be permissible in the above areas;

(i) Development of vacant plot in designated areas for construction of hotels or beach resorts for tourists or visitors subject to the conditions as specified in the guidelines at Annexure-III ;

(ii) Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II;

(iii) Facilities for re-gasification of liquefied natural gas subject to conditions as mentioned in sub-paragraph (ii) of paragraph 3;

(iv) Storage of non-hazardous cargo such as, edible oil, fertilizers, food grain in

(v) Notified ports;

(vi) Foreshore facilities for desalination plants and associated facilities;

(vii) Facilities for generating power by non-conventional energy sources;

(viii) Construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);

(ix) Construction of public rain shelters, community toilets, water supply drainage, sewerage, roads and bridges by CZMA who m a y also permit construction of schools and dispensaries for local inhabitants of the area for those panchayats, the major part of which falls within CRZ if no other area is available for construction of such facilities;

(x) Reconstruction or alteration of existing authorized building subject to sub-paragraph (vii), (viii);

(xi) Development of green field airport already permitted only at Navi Mumbai.

IV. In CRZ-IV areas,-

The activities impugning on the sea and tidal influenced water bodies will be regulated except for traditional fishing and related activities undertaken by local communities as follows:-

(a) No untreated sewage, effluents, ballast water, ship washes, fly ash or solid waste from all activities including from aquaculture operations shall be let off or dumped. A comprehensive plan for treatment of sewage generating from the coastal towns and cities shall be formulated within a period of one year in consultation with stakeholders including traditional coastal communities, traditional fisherfolk and implemented;

(b) Pollution from oil and gas exploration and drilling, mining, boat house and shipping;

(c) There shall be no restriction on the traditional fishing and allied activities undertaken by local communities.

V. Areas requiring special consideration -

I. CRZ areas falling within municipal limits of the Greater Mumbai.

(i) Developmental activities in the CRZ area of the Greater Mumbai because of the environmental issues, relating to degradation of mangroves, pollution of creeks and coastal waters, due to discharge of untreated effluents and disposal of solid waste, the need to provide decent housing to the poor section of society and lack of suitable alternatives in the inter connected islands of Greater Mumbai shall be regulated as follows, namely:

A. Construction of roads - In CRZ-I areas indicated at sub-paragraph (i) of paragraph 7 of the notification the following activities only can be taken up:

(a) Construction of roads, approach roads and missing link roads approved in the Developmental Plan of Greater Mumbai on stilts ensuring that the free flow of tidal water is not affected, without any

benefit of CRZ-II accruing on the landward side of such constructed roads or approach roads subject to the following conditions:-

(i) All mangrove areas shall be mapped and notified as protected forest and necessary protection and conservation measures for the identified mangrove areas shall be initiated.

(ii) Five times the number of mangroves destroyed/cut during the construction process shall be replanted.

B. Solid waste disposal sites shall be identified outside the CRZ area and thereafter within two years the existing conventional solid waste sites shall be relocated outside the CRZ area.

(ii) In CRZ-II areas

(a) The development or redevelopment shall continue to be undertaken in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19th February, 1991, unless specified otherwise in this notification.

(b) SLUM REHABITATION SCHEMES,-

1. In the Greater Mumbai area there are large slum clusters with lakhs of families residing therein and the living conditions in these slums are deplorable and the civic agencies are not able to provide basic infrastructure such as drinking water, electricity, roads, drainage and the like because the slums come up in an unplanned and congested manner and the slums in the coastal area are at great risk in the event of cyclones, storm surges or tsunamis, in view of the difficulties in providing rescue, relief and evacuation.

2. To provide a safe and decent dwelling to the slum dwellers, the State Government may implement slum redevelopment schemes as identified as on the date of issue of this notification directly or through its parastatal agencies like Maharashtra Housing and Area Development Authority (MHADA), Shivshahi Punarvasan Prakalp Limited (SPPL), Mumbai Metropolitan Region Development Authority (MMRDA) and the like.:

Provided that,

(i) Such redevelopment schemes shall be undertaken directly or through joint ventures or through public private partnerships or other similar models ensuring that the stake of the State Government or its parastatal entities shall be not less than 51%;

(ii) The Floor Space Index or Floor Area Ratio for such redevelopment schemes shall be in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority;

(iii) It shall be the duty of the project proponent undertaking the redevelopment through conditions (i) (2) above along with the State Government to ensure that all legally regularized tenants are provided houses in situ or as per norms laid down by the State Government in this regard.

(c) REDEVELOPMENT OF DILAPIDATED, CESSED AND UNSAFE BUILDINGS:

1. In the Greater Mumbai, there are, also a large number of old and dilapidated, cessed and unsafe buildings in the CRZ areas and due to their age these structures are extremely vulnerable and disaster prone and therefore there is an urgent need for the redevelopment or reconstruction of these identified buildings.

2. These projects shall be taken up subject to the following conditions and safeguards:

(i) Such redevelopment or reconstruction projects as identified on the date of issue of this notification shall be allowed to be taken up involving the owners of these buildings either above or with private developers in accordance with the prevailing Regulation, directly or through joint ventures or through other similar models.

(ii) The Floor Space Index or Floor Area Ratio for such redevelopment schemes shall be in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority

(iii) Suitable accommodation to the original tenants of the specified buildings shall be ensured during the course of redevelopment or reconstruction of the buildings by the project proponents, undertaking the redevelopment through condition 2(i) above.

(d) Notwithstanding anything contained in this notification, the developmental activities for slums and for dilapidated, cessed and unsafe buildings as specified at paras (b) and (c) above shall be carried out in an accountable and transparent manner by the project proponents mentioned therein which shall include the following pre-condition measures, wherever applicable:-

1.(i) applicability of the Right to Information Act, 2005 to all redevelopment or reconstruction projects granted clearance by the Competent Authorities;

(ii) MoEF shall issue an order constituting the CPIO and the first Appellate Authority of appropriate ranks in consultation with Government of Maharashtra;

(iii) details of the Slum Rehabilitation Scheme, including the complete proposal and the names of the eligible slum dwellers will be declared suo-moto as a requirement of Section 4 of compliance of the Right to Information Act, 2005 by the appropriate authority in the Government of Maharashtra in one month before approving it;

(iv) the implementing or executing agency at the State Government with regard to projects indicated at sub-item (b) and (c) of item (iii) of sub-paragraph V shall display on a large notice boards at the site and at the office of the implementing or executing agency the names of the eligible builders, total number of tenements being made, names of eligible slum dwellers who are to be provided the dwelling units and the extra area available for free sale.

(v) Projects being developed under sub-items (b) and (c) of item (iii) of sub-paragraph V shall be given permission only if the project proponent agree to be covered under the Right to Information Act, 2005.

2. MoEF may appoint statutory auditors, who are empanelled by the Comptroller and auditor General (hereinafter referred to as the C&AG) to undertake performance and fiscal audit in respect of the projects relating to redevelopment of dilapidated, cessed and unsafe buildings and the projects relating to Slum Rehabilitation Scheme shall be audited by C&AG.

3. A High Level Oversight Committee may be set up by the Government of Maharashtra for periodic review of implementation of V(iii)(b) and (c) which shall include eminent representatives of various Stakeholders, like Architects, Urban Planner, Engineers, and Civil Society, besides the local urban bodies, the State Government and the Central Government.

4. The individual projects under V(iii)(b) and (c) shall be undertaken only after public consultation in which views of only the legally entitled slum dweller or the legally entitled tenent of the dilapidated or cessed buildings shall be obtained in accordance with the procedures laid down in EIA notification, 2006.

(e) In order to protect and preserve the 'green lung' of the Greater Mumbai area, all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorized as CRZ-III, that is, 'no development zone'.

(f) The Floor Space Index upto 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible.

(g) Koliwada namely, fishing settlement areas as identified in the Development Plan of 1981 or relevant records of the Government of Maharashtra, shall be mapped and declared as CRZ-III so that any development, including construction and reconstruction of dwelling units within these settlements shall be undertaken in accordance with applicable as per local Town and Country Planning Regulations.

(h) Reconstruction and repair works of the dwelling units, belonging to fisher communities and other local communities identified by the State Government, shall be considered and granted permission by the Competent Authorities on a priority basis, in accordance with the applicable Town and Country Planning Regulations.

2. CRZ for Kerala

In view of the unique coastal systems of backwater and backwater islands alongwith space limitation present in the coastal stretches of the State of Kerala, the following activities in CRZ shall be regulated as follows, namely:-

(i) All the islands in the backwaters of Kerala shall be covered under the CRZ notification;

(ii) The islands within the backwaters shall have 50mts width from the High Tide Line on the landward side as the CRZ area;

(iii) Within 50mts from the HTL of these backwater islands existing dwelling units of local communities may be repaired or reconstructed however no new construction shall be permitted;

(iv) Beyond 50mts from the HTL on the landward side of backwater islands, dwelling units of local communities may be constructed with the prior permission of the Gram panchayat;

(v) Foreshore facilities such as fishing jetty, fish drying yards, net mending yard, fishing processing by traditional methods, boat building yards, ice plant, boat repairs and the like, may be taken up within 50mts width from HTL of these backwater islands.

3. CRZ of Goa.

In view of the peculiar circumstances of the State Goa including past history and other developments, the specific activities shall be regulated and various measures shall be undertaken as follows:-

(i) The Government of Goa shall notify the fishing villages wherein all foreshore facilities required for fishing and fishery allied activities such as traditional fish processing yards, boat building or repair yards, net mending yards, ice plants, ice storage, auction hall, jetties may be permitted by Grama Panchayat in the CRZ area;

(ii) Reconstruction, repair works of the structures of local communities including fishermen community shall be permissible in CRZ;

(iii) Purely temporary and seasonal structures customarily put up between the months of September to May;

(iv) The eco sensitive low lying areas which are influenced by tidal action known as khazan lands shall be mapped;

(v) The mangroves along such as khazan land shall be protected and a management plan for the khazan land prepared and no developmental activities shall be permitted in the khazan land;

(vi) Sand dunes, beach stretches along the bays and creeks shall be surveyed and mapped. No activity shall be permitted on such sand dune areas;

(vii) The beaches such as Mandrem, Morjim, Galgiba and Agonda has been designated as turtle nesting sites and protected under the Wildlife Protection Act, 1972 and these areas shall be surveyed and management plan prepared for protection of these turtle nesting sites;

(viii) No developmental activities shall be permitted in the turtle breeding areas referred to in sub-paragraph (vii).

4. (a) Critical Vulnerable Coastal Areas (CVCA) which includes Sunderbans and other identified ecological sensitive areas which shall be managed with the involvement of the local coastal communities including the fisher folk;-

(b) The entire Sunderbans mangrove area and other identified ecologically important areas such as Gulf of Khambat and Gulf of Kutchchh in Gujarat, Malvan, Achra-Ratnagiri in Maharashtra, Karwar and Coondapur in Karnataka, Vembanad in Kerala, Gulf of Mannar in Tamil Nadu, Bhaitarkanika in

Orissa, Coringa, East Godavari and Krishna in Andhra Pradesh shall be declared as Critical Vulnerable Coastal Areas (CVCA) through a process of consultation with local fisher and other communities inhabiting the area and depend on its resources for their livelihood with the objective of promoting conservation and sustainable use of coastal resources and habitats;

(c) The process of identifying planning, notifying and implementing CVCA shall be detailed in the guideline which will be developed and notified by moef in consultations with the stakeholders like the State Government, local coastal communities and fisherfolk and the like inhabiting the area;

(d) The Integrated Management Plans (imps) prepared for such CVCA shall interalia keep in view the conservation and management of mangroves, needs of local communities such as, dispensaries, schools, public rain shelter, community toilets, bridges, roads, jetties, water supply, drainage, sewerage and the impact of sea level rise and other natural disasters and the imps will be prepared in line with the para 5 above for preparation of Coastal Zone Management Plans;

(e) Till such time the imps are approved and notified, construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants shall be permitted on a case to case basis, by the CZMA with due regards to the views of coastal communities including fisherfolk.

[F.No.11-83/2005-IA-III]
J. M. MAUSKAR, Addl. Secy.

Annexure I

GUIDELINES FOR PREPARATION OF COASTAL ZONE MANAGEMENT PLANS

I. A. Demarcation of High Tide Line

1. Demarcation of High Tide Line (HTL) and Low Tide Line (LTL) shall be carried out by one of the agencies authorised by MoEF based on the recommendations of the National Centre for Sustainable Coastal Management (NCSCM).
2. Demarcation of the High Tide Line or LTL shall be made on the Coastal Zone Management (CZM) Maps of scale 1:25,000 prepared by the agencies identified by the MoEF.
3. Local level CZM Maps shall be prepared for use of officials of local bodies for determination of the CRZ.
4. The local level CZM Maps shall be prepared on a Cadastral scale in accordance with the CZM Maps approved by the Central Government.

B. Preparation of CZM Maps

5. Base Maps of 1:25,000 scale shall be acquired from the Survey of India (SOI) and wherever 1:25,000 maps are not available, 1:50,000 maps shall be enlarged to 1:25,000 for the purpose of base map preparation and these maps will be of the standard specification given below:

Unit	:	7.5 minutes X 7.5minutes
Numbering	:	Survey of India Sheet Numbering System
Horizontal Datum	:	Everest or WGS 84
Vertical Datum	:	Mean Sea Level (MSL)
Topography	:	Topography in the SOI maps will be updated using latest satellite imageries or aerial photographs

6. The High Water Level (HWL) and Low Water Level (LWL) marked on the Base maps will be transferred to the CZM maps.

7. Coastal geomorphological signatures in the field or satellite imageries or aerial photographs will be used for appropriate adjustment, in the HWL or LWL for demarcating HTL or LTL in accordance with the CRZ notification.
8. The following geomorphological features shall be considered while demarcating in HTL or LTL: Landward (monsoonal) berm crest in the case of sandy beaches Rocks, Headlands, Cliffs Seawalls or revetments or embankments
9. 500 meter and 200 metre lines will be demarcated with respect of HTL.
10. HTL (as defined in the CRZ notification) and LTL shall also be demarcated in the CZM maps along the banks of tidal influenced inland water bodies with the help of the geomorphological signatures or features.
11. Classification of different coastal zones shall be done as per the CRZ notification
12. Standard national or international colour codes shall be used to highlight sub-classification of data.

C. Local level CZM Maps

Local level CZM Maps are for the use of local bodies and other agencies to facilitate implementation of the Coastal Zone Management Plans

13. Cadastral (village) maps in 1:3960 or the nearest scale, shall be used as the base maps.
14. These maps are available with revenue Authorities and are prepared as per standard norms.
15. HTL (as defined in the CRZ notification) and LTL will be demarcated in the cadastral map based on detailed physical verification using coastal geomorphological signatures or features in accordance with the CZM Maps approved by the Central Government.
16. 500metre and 200metre lines shall be demarcated with respect to the HTL thus marked.
17. HTL (as defined in the CRZ notification, 1991) and LTL will also be demarcated along the banks of tidal influenced inland water bodies with the help of geomorphological signatures or features.
18. Classifications shall be transferred into local level CZM maps from the CZM Plans.
19. Symbols will be adopted from CZM Maps.
20. Colour codes as given in CZM Maps shall be used.
21. Demarcation of cadastral maps will be done by local agencies approved by the Central Government. The local agencies shall work under the guidance of the concerned State Government or Union Territory Coastal Zone Management Authorities.

D. Hazard mapping

II. Classification of CRZ areas

1. The CZM Maps shall be prepared in accordance with para 5 of the CRZ notification demarcating CRZ I, II, III, IV and V.
2. The CZM Maps shall clearly demarcate the land use plan of the area and lists out the CRZ-I areas. All the CRZ-I areas listed under para 7(I)A and B shall be clearly demarcated and colour codes given so that each of the CRZ-I areas can be clearly identified.
3. Buffer zone along mangrove areas of more than 1000 sq.m. shall be stipulated with a different colour distinguishing from the mangrove area.
4. The buffer zone shall also be classified as CRZ-I area.
5. The hazard line to be drawn up by MoEF shall be superimposed on the CZM maps in 1:25,000 scale and also on the cadastral scale maps.
6. The CRZ-II areas shall be those areas which have been substantially built-up with a ratio of built-up plots to that of total plots is more than 50%.
7. In the CRZ areas, the fishing villages, common properties of the fishermen communities, fishing jetties, ice plants, fish drying platforms or areas infrastructure facilities of fishing and local communities such as dispensaries, roads, schools, and the like, shall be indicated on the cadastral scale maps. States shall prepare detailed plans for long term housing needs of coastal fisher

communities in view of expansion and other needs, provisions of basic services including sanitation, safety, and disaster preparedness.

8. No developmental activities other than those listed above shall be permitted in the areas between the hazard line and 500mts or 100mts or width of the creek on the landward side. The dwelling unit of the local communities including that of the fishers will not be relocated if the dwelling units are located on the seaward side of the hazard line. The State Government will provide necessary safeguards from natural disaster to such dwelling units of local communities.
9. The water areas of CRZ IV shall be demarcated and clearly demarcated if the water body is sea, lagoon, backwater, creek, bay, estuary and for such classification of the water bodies the terminology used by Naval Hydrographic Office shall be relied upon.
10. The fishing Zones in the water bodies and the fish breeding areas shall be clearly marked.
11. The water area shall be demarcated indicating the pollution levels as per Central Pollution Control Board standards on water quality.
12. In the CRZ V areas the land use maps shall be superimposed on the Coastal Zone Management Plan and clearly demarcating the CRZ I, II, III, IV.
13. The existing authorized developments on the sea ward side shall be clearly demarcated
14. The features like cyclone shelters, rain shelters, helipads and other infrastructure including road network may be clearly indicated on the CZM Maps for the purpose of rescue and relief operations during cyclones, storms, tsunami and the like.

III. CZMPs approved by MoEF in accordance with CRZ notification, 1991

1. While preparing the CZMPs under CRZ notification, 2011, the CZMPs that have been approved under the CRZ Notification, 1991 shall be compared. A justification shall be provided by the concerned CZMA in case the CZMPs prepared under CRZ notification, 2011 varies with respect to the approved CZMP prepared under CRZ notification, 1991.

IV. Public Views on the CZMP.

a) The draft CZMPs prepared shall be given wide publicity and suggestions and objections received in accordance with the Environment (Protection) Act, 1986. Public hearing on the draft CZMPs shall be held at district level by the concerned CZMAs.
b) Based on the suggestions and objections received the CZMPs shall be revised and approval of MoEF shall be obtained.
c) The approved CZMP shall be put up on the website of MoEF, concerned website of the State, Union Territory CZMA and hard copy made available in the panchayat office, District collector office and the like.

V. Revision of Coastal Zone Management Plans

1. Whenever there is a doubt the concerned State or Union territory Coastal Zone Management Authority shall refer the matter to the National Centre for Sustainable Coastal Management who shall verify the CZMP based on latest satellite imagery and ground truthing.
2. The rectified map would be submitted to MoEF for its record.

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Annexure-II

List of petroleum and chemical products permitted for storage in [CRZ except CRZ-I(A)]

(i) Crude oil;
(ii) Liquefied Petroleum Gas;
(iii) Motor spirit;
(iv) Kerosene;

(v) Aviation fuel;
(vi) High speed diesel;
(vii) Lubricating oil;
(viii) Butane;
(ix) Propane;
(x) Compressed Natural Gas;
(xi) Naphtha;
(xii) Furnace oil;
(xiii) Low Sulphur Heavy Stock;
(xiv) Liquefied Natural Gas;
(xv) Fertilizers and raw materials for manufacture of fertilizers.

Annexure-III

Guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of the Ministry of Environment and Forests

I. Construction of beach resorts or hotels with prior approval of MoEF in designated areas of CRZ-II and III for occupation of tourist or visitors shall be subject to the following conditions, namely:-

(a) The project proponent shall not undertake any construction within 200 meters in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line;
(b) The proposed constructions shall be beyond the hazard line or 200mts from the High Tide Line whichever is more;
(c) Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach;
(d) No flattening of sand dunes shall be carried out;
(e) No permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts;
(f) Construction of basement may be allowed subject to the condition that no objection certification is obtained from the State Ground Water Authority to the effect that such construction will not adversely affect fee flow of groundwater in that area;
(g) The State Ground Water Authority shall take into consideration the guidelines issued by Central Government before granting such no objection certificate;
(h) Though no construction is allowed in the no development zone for the purposes of calculation of Floor Space Index, the area of entire plot including the portion which falls within the no development zone shall be taken into account;
(i) The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
(j) The construction shall be consistent with the surrounding landscape and local architectural style;
(k) The overall height of construction upto the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor);
(l) Groundwater shall not be tapped within 200metre of the High Tide Line; within the 200metre 500metre zone it can be tapped only with the concurrence of the Central or State Ground Water Board;
(m) Extraction of sand, leveling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be permitted within 500metres of the High Tide Line;

(n) The quality of treated effluents, solid wastes, emissions and noise levels and the like, from the project area must conform to the standards laid down by the competent authorities including the Central or State Pollution Control Board and under the Environment (Protection) Act, 1986;

(o) Necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent or solid waste shall be discharged on the beach;

(p) To allow public access to the beach, atleast a gap of 20metres width shall be provided between any two hotels or beach resorts; and in no case shall gaps be less than 500metres apart; and

(q) If the project involves diversion of forestland for non-forest purposes, clearance as required under the Forest (Conservation) Act, 1980 shall be obtained and the requirements of other Central and State laws as applicable to the project shall be met with; and

(r) Approval of the State or Union territory Tourism Department shall be obtained.

II. In ecologically sensitive areas (such as marine parks, mangroves, coral reefs, breeding and spawning grounds of fish, wildlife habitats and such other area as may be notified by the Central or State Government Union territories) construction of beach resorts or hotels shall not be permitted

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