DEVELOPMENT CONTROL RULES FOR MIDC

Sanction to Development Control Regulations for Notified area where MIDC is a Special Planning Authority.

Government of Maharashtra
No. TPB/4395/353/CR-135/95/UD-11
Urban Development Department
Mantralaya, Mumbai-400 032
Date 7th January, 1999.

Whereas as per Sub-Section A of Section 40 of the Maharashtra Regional S Town Planning Act, 1966 (Amended Act, 1993 inserted in Principal Act (MAH.Act No. XXXVIi of 1966) hereinafter referred to as "the said act"), the Maharashtra Industrial Development Corporation (hereinafter briefed as MIDC) has been appointed as a Special Planning Authority for the area notified under the provisions of Chapter-VI of M.I.D. Act, 1961, (hereinafter referred to as "the said authority")

And whereas the said authority has prepared and published a set of Draft Development Control Regulations as a part of development proposals, under Section 115 of the said act for inviting suggestions and/ or objections from the interested persons, in order to have uniformity in application of these rules in all the notified areas of the said authority.

And whereas after considering the suggestions and/ or objections received by it the said authority under it's letter No. 1344 dated 19th January. 1996, has submitted the said Development Control Regulations to Government for according sanction,

And whereas, MIDC has informed the Govt. vide their letter No. ^sftfcw/^,. 1344 dated 19.12.96 that MIDC Board has accorded their approval to draft D.C. Regulations vide Resolution No. 3215 dated 16.12.1996.

And whereas, Govt. of Maharashtra after consulting the Director of Town Planning, has come to the conclusion that the said Development Control Regulations shall be sanctioned with certain changes as appended in the schedule hitherto.

Now, therefore, Govt. of Maharashtra hereby accords it's sanction to the said Development Control Regulations as per the powers conferred under section 115 of the said act and the said regulations shall come into force from the date of it's publication in the official gazette.

Note: - A set of Development Control Regulations is available for inspection and sale of the general public during office hours in the all offices of M.I.D.C.

By order and in the name of Governor of Maharashtra.

(V. W. Deshpande)
Deputy Secretary to Government

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CHAPTER -1

ADMINISTRATION

1. Short title, extent and commencement -

1.1 These Regulations shall be called the Development Control Regulations for the notified areas as defined under the provisions of sub-section (1-A) of Section 40 of the Maharashtra Regional and Town Planning Act and in respect of which the Maharashtra Industrial Development Corporation (hereinafter referred to as the "Corporation"). established under Section 3 of the Maharashtra Industrial Development Act, 1961, is the "Special Planning Authority",(hereinafter called these Regulations).

1.2 These Regulations shall apply to the building activity and development works, in the notified areas under the jurisdiction of the Corporation appointed by the Government of Maharashtra as the Special Planning Authority under Sub-section (1-A) of Section 40 of the MR & TP Act, 1966. If there is a conflict between the requirements of these regulations and those of any other rules or bye-laws of any local authority. for the time being in force, these regulations shall prevail.

1.3 These regulations shall come into force on 21/01/1999 (being the date of publication in the official gazette) and shall replace the existing building regulations/ development control rules.

2. Definitions of Terms and Expressions -

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

2.2 *Meaning as in the Act, Rules, etc.:* - Terms and expressions not defined in these Regulations shall have the same meanings as in the

Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No.XXXVIi of 1966) or the Maharashtra Industrial Development Act, 1961 and the rules framed thereunder, as the case may be, unless the context otherwise requires.

3. Definitions -

3.1 "Accessory building" means a building separated from the main building on a plot, and put to one or more accessory uses.

3.2 "Accessory use" means use of the building subordinate and customarily incidental to the principal use.

3.3 "Act" means -

(i) The Maharashtra Industrial Development Act, 1961 (Mah. Act No.illof 1962).

(ii) The Maharashtra Regional and Town Planning Act. 1966 (Mah.Act No. XXXVII of 1966); as amended from time to time.

3.4 "Advertising sign" means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or giving information regarding or to attract the public to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part of or is connected, with any building, or is fixed to a tree or to the ground or to any poie, screen, fence or-hoarding or displayed in space; or in or over any water body included in the limits of "notified area".

3.5 "Air-conditioning" means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.

3.6 "Addition and/ or alteration" means change from one occupancy to another, or a structural change, such as addition to the area or height. or the removal of part of a> building or a change to the structure, such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of ingress or egress, or a change to fixtures or equipment, as provided in these Regulations.

3.7 "Amenity[1]' means roads, streets, open spaces, parks recreational grounds, play grounds, gardens, sports complex, parade ground, markets. Primary schools, secondary schools, Colleges, Polytechnics, Clinics. Dispensaries, hospitals, parking lots, water supply, electric supply, street lighting, sewerage, drainage, public works and includes other utilities, services and conveniences.

3.8 "Automatic sprinkler system" means an arrangement of pipes and sprinklers, automatically operated by heat and discharging water on fire, simultaneously setting an audible alarm,

3.9 "Balcony" means a horizontal projection, including a parapet. hand-rail balustrade, to serve as a passage or sitting out place.

3.10 "Basement or cellar" means the lower storey of a building below, or partly below the ground level.

3.11 "Building" means a structure, constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes -

foundation, plinth, wall, floors, roofs, chimneys, plumbing and building services, fixed platforms; verandahs, balconies, cornices, projections; part of a building or anything affixed thereto; any wall enclosing or intended to

enclose land or space, signs and outdoor display structures; tanks constructed for storage of chemicals or chemicals in liquid form; and all types of buildings defined in 3.11.1 to 3.11.15 below, except tents, shamianas and tarpaulin shelters erected for temporary purposes for ceremonial occasions, with the permission of the Chief Executive Officer or any other officer empowered by him in this behalf.

3.11.1 "Assembly buildings" means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and simitar purposes, and include buildings of drama and cinema theatres. drive-in-theatres, assembly halls, city halls, town halls, auditoria. exhibition halls, museums, "mangal karyalayas", skating rinks, gymnasia, stadia, restaurants, eating or boarding houses, places of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations, and recreation piers.

3.11.2 "Business building[1]" means any building or part thereof used for transaction of business and/or keeping of accounts and record therefor; offices, banks, professional establishments, court houses being classified as business buildings if their principal function is transaction of business and/or keeping of books and records.

3.11.3 "Detached building" means a building with walls and roofs independent of any other building and with open spaces on all sides.

3.11.4 "Educational building" means a building exclusively used fora school or college or educational institution recognised by the appropriate Board or University, or any other competent authority

involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as a library or a research institution, it shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

3.11.5 "Hazardous building" means a building or part thereof used for-

(i) 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;

(ii) 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.

3.11.6 "Industrial building" means a building or part thereof wherein products or material are manufactured and/or fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories.

3.11.7 "Institutional building" means a building constructed by Government, Semi-Government organisations or registered Trusts and used for medical or other treatment or for a hostel for working women or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical

or mental illness, handicap, disease or for infirmary and care of orphans, abandoned women, children and infants, convalescents, destitutes or aged persons and for penal or correctional detention ' with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharmashalas, hospitals, sanatoria,custodial and penal institutions such as jails, prison, mental hospitals, houses of correction, detention and reformatories.

3.11.8 "Mercantile building" means a building or part thereof used as shops, stores or markets for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.

3.11.9 "Multi-storeyed building" or "High-rise building" means a building of a height of 15 Mtr. and above the average surrounding ground level.

3.11.10 "Office building" (premises), means

a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. "Office purposes" includes the purpose of administration, clerical work. handling money, telephone, telegraph and computer operation; and "clerical work" includes writing, book-keeping, sorting papers, typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter for publication.

3.11.11 "Residential building" means a building in which

sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes

one or more family dwellings, lodging or rooming houses, hostels. dormitories apartment houses, flats, and private garages of such buildings.

3.11.12 "Semi-detached building" means a building detached on three sides with open spaces as specified in these Regulations.

3.11.13 "Special building" means-

(i) a building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an exhibition hall, theatre museum, a stadium. a "mangal karyalaya" or where the built-up area of such a user exceeds 500 sq.mts. in the case of mixed occupants:

(ii) an industrial building;

(iii) a hazardous building;

(iv) a building of a wholesale establishment;

(v) a residential hotel building or centrally air-conditioned building which exceeds-

(a) 15 m. in height, or

(b) a total built-up area of 500 sq.m.

3.11.14 "Storage building" means a building or part thereof used primarily for storage or shelter of goods, wares, merchandise and includes a building used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hangar, truck terminal, grain elevator, barn and stable.

3.11.15 "Unsafe building" means a building which-

(i) is structurally unsafe,

(ii) is insanitary,

(iii) is not provided with adequate mean of egress,

(iv) constitutes a fire hazard,

(v) is dangerous to human life,

(vi) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

3.11.16 "Wholesale establishment" means an establishment wholly or partly engaged in wholesale trade and manufacturer, wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.

3.12 "Building line" means the line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, if any.

3.13 'Built-up area" means the area covered by a building on all floors including cantilevered portion, if any,but excepting the areas excluded specifically under these Regulations.

3.14 "Cabin" means a non-residential enclosure constructed of non-load bearing partitions.

3.15 "Carpet area" means the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations.

3.16 "Chimney" means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.

3.17 "Chajja" means a structural overhang provided over opening on external walls for protection from the weather.

3.18 "Chowk" means a fully or partially enclosed space permanently open to the sky within a building at any level; an "inner chowk" being enclosed on all sides and an "outer chowk" having one unenclosed side.

3.19 "Combustible material" means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS :3808-1966 Method of Test for Combustibility of Building Materials, National Building Code.

3.20 "Convenience shopping" means shops, each with a carpet area not exceeding 20 sq.m. except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping. It includes -

(i) Foodgrain or ration shops, each with carpet area not exceeding 50 sq.m.

(ii) Pan shops,

(iii) Tobacconists.

(iv) Shop for collecting and distribution of clothes and other materials for cleaning and dyeing establishments,

(v) Tailor or darner shops,

(vi) Groceries, confectioneries, wine and general provision shops, each with a carpet area not exceeding 50 sq.m.

(vii) Hair dressing saloons and beauty parlours,

(viii) Bicycle hire and repair shops,

(ix) Vegetable and fruits shops,

(x) Milk and milk products shops,

(xi) Medical and dental practitioners[1] dispensaries or clinics, pathological or diagnostic clinics and pharmacies, each with a carpet area not exceeding 50 s'q.m.

(xii) Florists.

(xiii) Shops dealing in ladies ornaments such as bangles etc.

(xiv) Shops selling bakery products.

(xv) Newspaper, magazine stalls and circulating libraries.

(xvi) Wood, coal and fuel shops, each with a carpet area not exceeding 30 sq.m.

(xvii) Books and stationery shops or stores,

(xviii) Cloth and garment shops,

(xix) Plumbers, electricians, radio, television and video equipment repair shops and audio/video libraries,

(xx) Restaurants and eating houses each with a carpet area not exceeding 50 sq.m.

(xxi) Shoes and sports shops each with a carpet area not exceeding 75 sq.m. With the approval of the "Corporation". The "Chief Executive Officer" may from time to time add to, alter or amend the above list.

3.21 "Contiguous holding" means a continuous piece of land in one ownership irrespective of separate property register cards/possession receipts of plots.

3.22 "Corridor" means a common passage or circulation space including a common entrance hall.

3.23 "Courtyard" means a space permanently open to the sky within the site around a structure .

3.24 Development with grammatics variation means to carry out the building, of Engineering, mining or other variations in, or over, or under land or water, or to making of any material change, in any building, or land, or in the use of any building or land or any material or structural

change in any heritage building or it's precinct and includes demolition of any existing building, structure or erection or part of such building, structure or erection and redevelopment and layout and subdivision of any land and "to develop" shall be construed accordingly.

3.25 "Dharmashala" means a building used as a place of religious assembly, a rest house, a place in which charity is exercised with religious or social motive, or a place wherein a certain section of people have a right of, or are granted, residence without payment or on nominal payment.

3.26 "Drain" means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps, gullies, floor traps used for drainage of buildings or yards appurtenant to the buildings within the same curtilage. A drain includes an open channel or conveying surface water or a system for the removal of any liquid.

3.27 "Enclosed staircase" means a staircase separated by fire resistant walls and doors from the rest of the building.

3.28 "Escape route" means any well ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.

3.29 "Existing building[1] means a building or structure existing authorisedly before the commencenffent of these Regulations.

3.30 "Existing use" means use of a building or a structure existing authorisedly before the commencement of these Regulations.

3.31 "Exit" means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety; horizontal outside and vertical exits having meanings at (i),(ii) and (iii) respectively as under:

(i) "Horizontal exit" means an exit which is a protected opening through or around at fire wall or a bridge connecting two or more buildings,

(ii) "Outside exit" means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.

(Hi) "Vertical exit" means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

3.32 "External wall" means an outer wall of a building not being a partition wall, even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.

3.33 "Fire and/ or emergency alarm system" means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals. Working automatically or manually in the case of fire or other emergency.

3.34 "Fire lift" means a special lift designed for the use of fire service personnel in the event of fire or other emergency.

3.35 "Fire proof door" means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.

3.36 "Fire Pump" means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm^2 at the topmost level of a multi-storyed or high rise building.

3.37 "Booster fire pump" means a mechanical/electrical device which boosts up the water pressure at the top level of a muitistoryed/high rise building and which is capable of a pressure of 3.2 kg/cm^2 at the nearest point.

3.38 "Fire resistance" means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS : 3809-1966 Fire Resistance Test of Structure.

3.39 "Fire separation" means the distance in metre measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.

3.40 "Fire service inlet" means a connection provided at the base of a building for pumping up water through-in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer & Fire Advisor to MIDC.

3.41 "Fire tower" means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire-resfstant doors and open to the outer air.

3.42 "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.

3.43 "Floor space index (FSI)" or Floor Area Ratio (FAR) means the quotient of the ratio of the combined gross covered area (plinth area) on all floors, excepting areas specifically exempted under these Regulations, to the total area of the plot viz>

$$\text{Floor Space Index (FSI) Or Floor Area Ratio(FAR)} = \frac{\text{Total covered area on all floors.}}{\text{Plot area.}}$$

3.44 "Footing" means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.

3.45 "Foundation" means that part of the structure which is in direct contact with and transmitting loads to the ground.

3.46 "Front" means the space between the boundary line of a plot abutting the means of access/road/street and the building line. Plots facing two or more means of accesses/roads/streets shall be deemed to front on all such means of access/roads/streets with accesses / roads / streets having more width shall be considered as main frontage for deciding side and rear margins..

3.47 "Gallery" means an intermediate floor or platform projecting from a wall of an auditorium or a hall, providing extra floor area, and/or additional seating accommodation. It also includes the structures provided for seating in stadia.

3.48 "Garage-Private" means a building or a portion thereof designed and used for the parking of vehicles.

3.49 "Garage-Public" means a building or portion thereof, designed other than as a private garage, operated for gain, designed and/ or used

for repairing, servicing, hiring, selling or storing or parking motor-driven or other vehicles.

3.50 "Habitable room" means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used.

3.51 "Hazardous material" means -

(i) radio active substances;

(ii) material which is highly combustible or explosive and/or which may produce poisonous fumes or explosive emanations or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids;

(iii) other liquids or chemicals producing flame, fumes, explosive. poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.

3.52 "Height of a building" means the vertical distance measured, in the case of flat roofs,from the average level of the ground around and continuous to the building to the highest point of the building and. in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and, in the case of gables facing the road, the mid-point between the eaves level and the ridge.

3.53 "Height of a room" means the verticle distance measured from the finished floor surface to the finished ceiling/ slab surface. The height of a

room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.

3.54 "Heritage Building" means a building possessing architectural aesthetic, historic or cultural values which is declared as heritage building by the Planning Authority in whose jurisdiction such building is situated.

3.55 "Heritage precinct" means an area comprising heritage building or buildings and precincts thereof or related places.

3.56 "Home occupation" means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and/or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. "Home Occupation" may also include such similar occupations as may be specified by the Chief Executive Officer and subject to such terms and conditions as may be prescribed.

3.57 "Ledge" or "land" means a shelf-like projection supported in any manner, except by vertical supports, within a room itself but without a projection of more than half a meter.

3.58 "Architect" means an architect who is an associate or corporate member of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such membership for such qualifications listed in Schedule XIV of the Architects Act, 1972 and being duly registered with the Council of Architecture under that Act

3.59 "Licensed Surveyor/ Engineer/ Structural Engineer/ Supervisor" means a qualified surveyor or engineer, structural engineer or supervisor, licensed by any local authority or Planning Authority or State Government.

3.60 "Lift" means a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.

3.61 "Loft" means an intermediate floor between two floors or a residual space in a pitched roof above normal level constructed for storage.

3.62 "Masonry" means an assemblage of masonry units properly bound together by mortar.

3.63 "Masonry unit" means an unit whose net cross-sectional areas in every plane parallel to the bearing surface is 75 per cent or more of its gross cross-sectional area measured in the same plane. It may be either clay, brick, stone, concrete block or sand-lime brick,

3.64 "Mezzanine floor" means an intermediate floor not being a loft. between the floor and ceiling of any storey.

3.65 "Non-combustible" means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS-3808-1966 Method of Test for Combustibility of Building Materials.

3.66 "Occupancy" or "Use" means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy buildings being those in which more than one occupancy are present in different portions of the buildings.

3.67 "Open Space" means an area forming an integral part of a land left permanently open to the sky.

3.68 "Lessor": In respect of "Notified Area" means MIDC where Ml DC has executed the Lease in favour of its allottee.

3.69 "Lessee": In respect of Area means the allottee in favour of whom Lease has been granted by MIDC.

3.70 "Grantor": In respect of "Notified Area" means MIDC, where MIDC has executed the Agreement to Lease or Licence in favour of its allottee.

3.71 "Licensee" : In respect of "Notified Area" means the allottee in favour of whom MIDC has executed Agreement to Lease.

3.72 "Chief Engineer Additional Chief Engineer, Superintending Engineer, Executive Engineer, Deputy Engineer, means respectively the Chief Engineer, Additional Chief Engineer, Superintending Engineer, Executive Engineer and Deputy Engineer, appointed by the Corporation and shall include any other officer or officers to whom the duties or functions of the Chief Engineer Additional Chief Engineer Superintending Engineer, the Executive Engineer or the Deputy Engineer, may, for the time being, be assigned;

3.73 "Chief Executive Officer" means the Chief Executive Officer appointed by the State Government under sub-section (1) of Section 12 of the Maharashtra Industrial Development Act, 1961, and shall include

any other Officer or Officers to whom the duties and functions of the Chief Executive Officer may be assigned;

3.74 "Owner" means a person who receives rent for the use of the land or building or would be entitled to do so if it were let, and includes -

(i) an authorised agent or trustee who receives such rent on behalf of the owner;

(ii) a receiver, executor or administrator, or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner:

(iii) an agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes; and

(iv) a mortgagee in possession.

3.75 "Parapet" means a low wall or railing built along with edge of roof or a floor.

3.76 "Parking space" means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.

3.77 "Partition" means an interior non-load bearing divider one storey or part storey in height.

3.78 "Permission" means a valid permission or authorization in writing by the Chief Executive officer to carry out development or a work regulated by the Regulations.

3.79 "Plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

3.80 "Plinth area" means the built-up covered area measured at the floor level of the basement or of any storey whichever is larger.

3.81 "Plot" means a contiguous parcel or piece of land enclosed by definite boundaries.

"Plot Corner" means a plot at the junction of and fronting on two or more roads or streets.

"Plot Depth" means the mean horizontal distance between the front and rear plot boundaries.

"Plot with double frontage" means a plot having a frontage on two streets other than a corner plot.

3.82 "Porch" means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.

3.83 "Road/ Street" means any highway, street, lane, pathway, alley, stairway, passegeway, carriageway, footway, square, place or bridge, over which the public have a right of passage, whether existing or proposed and includes all bunds channels, ditches, storm-water drains, service corridors for Sewage lines,Nallas, Electric Lines, culverts, sidewalks, traffic islands, road-side trees and hedges, retaining walls, fences, barriers and railings.

3.84 "Road/ Street-level or grade" means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.

3.85 "Road/ Street line" means the line defining the side limits of a road/ street.

3.86 "Road width" or "Width of road/ street" means the whole extent of space within the boundaries of a road measured at right angles to the course or intended course of direction of such road.

3.87 "Row housing" means a row of houses with only front, rear and interior open spaces.

3.88 "Service road" means a road/lane provided at the front, rear or side of a plot for service purpose.

3.89 "Smoke-stop door" means a door for preventing or checking the spread of smoke from one area to another.

3.90 "Stair-cover" means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather, and not used for human habitation.

3.91 "Storey" means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

3.92 "Tenement" means an independent dwelling unit with a kitchen or a cooking alcove.

3.93 "Theatre" means a place of public entertainment for the purpose of exhibition of motion pictures and/or dramas and other social or cultural programmes.

3.94 "Tower-like-structure" means a structure in which the height of the tower-like- portion is at least twice that of the broader base.

3.95 "Travel distance" means the distance from the remotest point on a floor of a building to a place of safety be it a vertical exit or an horizontal exit or an outside exit measured along the line of travel provided, these Regulations shall apply to all development.

3.96 "Unauthorised developments" means the development is done/ undertaken, in progress without prior approval of the CEO, MIDC.

3. 97 "Volume to plot ratio" : The ratio of volume of building measured in cubic metres to the area of plot measured in square metres and expressed in metres.

3.98 "Water closet (W.C.)" means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.

3.99 "Water course" means a natural channel or an artificial channel formed by training or diversion of a natural channel meant for carrying storm and waste water.

3.100 "Watercourse, Major" means a water course which carries storm water discharging from a contributing area of not less than 100 hectares, the decision of the Chief Executive Officer on the extent of the contributing area being final. A minor water course is one which is not a major one.

3.101 "Window" means an opening, other than a door, to the outside of a building, which provides all or part of the required natural light. ventilation or both to an interior space.

Note: Wherever there is conflict between definitions given in the D.C.Rules above and the definition given by National Building Code, the definition given in the National Building Code shall prevail.

4. Applicability -

4.1 *Development and construction:*

Except as hereinafter otherwise provided, these Regulations shall apply to all development, redevelopment, erection and/or re-erection, structural changes of a building, change of user etc., as well as to the

design, construction or reconstruction of, and additions and alterations to a building.

4.2 *Part construction:*

Where the whole or part of a building is demolished or altered or reconstructed/removed, except where otherwise specifically stipulated. these Regulations apply only to the extent of the work involved.

4.3 *Change of occupancy:*

Where the occupancy of a building is changed, except where otherwise specifically stipulated, these Regulations apply to all parts of the building affected by the change.

4.4 *Reconstruction:*

The reconstruction in whole or part shall be of a building which has ceased to exist due to an accidental fire, earth quake, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished.

4.5 *Exclusion:*

Nothing in these Regulations shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use or occupancy of an existing building or its use unless, in the opinion of the Chief Executive Officer, such a building is unsafe or constitutes a hazard to the safety of adjacent property.

5. Development Permission and Commencement Certificate -

5.1 *Necessity of obtaining permission:*

No person shall erect or re-erect a building or alter any building or carry out any development or redevelopment, on any plot or land or cause the same to be done without first obtaining separate development

permission and a commencement certificate from the Chief Executive Officer.

5.1.1 *Permission for temporary construction:*

No temporary construction shall be permitted, without obtaining prior approval of the Chief Executive Officer, who may grant such permissions subject to such conditions as may be deemed necessary.

5.2 *Pre-Code Building Permit*:

If any building, permit for which had been issued before the date of enforcement of these Regulations,is not commenced within a period of one year from the date of issue of such permit and completed within the period of three years from the date of such permit after getting the *Commencement certificate* or *Building Permit* duly revalidated after every year, the said permission shall be deemed to have lapsed and fresh permit shall be necessary to proceed further with the work in accordance with the provisions of these regulations. In respect of half completed works, the provisions of these Development Control Rules may not strictly be made applicable for granting new permissions in case of genuine bonafide hardship, as may be decided by the Chief Executive Officer.

5.3 *Validity of development permission:*

If development permission has been issued before the date of enforcement of these Regulations, but the development is not started within a year from the date of such permission, the said development permission shall be deemed to have lapsed.

5.4 *Applicability to partially completed works:*

In case of partially completed works, which were started with due permission before the date of enforcement of these Regulations the Chief

Executive Officer may not necessarily insist on compliance with the provisions of these Regulations for extending the period of the development permission, which shall not exceed that specified in Section - 48 of the Maharashtra Regional and Town Planning Act. 1966.

6. Procedure for obtaining building permit and Commencement certificate -

6.1 *Notice:*

Every person who intends to carry out any development work, erect, re-erect, or make material alteration in any place in a building shall give notice in writing to the Chief Executive Officer of said intention in the prescribed proforma given in Appendix A and such notice shall be accompanied by plans and statements in four copies. The plans may be ordinary prints on ferro paper or any other type. One set of such plans shall be retained in the office of the authority granting such permission, for record after the issue of permit or refusal.

6.2 *Copies of Plans and Statements:*

Normally, four copies of plans and statements shall be submitted alongwith the notice. In case of building schemes, where the clearance is required from other agencies like Fire Service and other agencies. additional number of copies of plans as may be required shall be decided by the Chief Executive Officer.

6.3 *Information Accompanying Notice:*

The notice shall be accompanied by "the documents" as may be prescribed by the Chief Executive Officer in form of a check list (please see Appendix).

6.4 *Sizes of Drawing Sheets and Colouring of Plans:*

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

TABLE I
Drawing Sheets Sizes.

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

6.5 *Colouring notations for plans:*

The plans shall be coloured as specified in Table 2 given below

Further the prints of the plans shall be on one side of the paper only

TABLE - 2

COLOURING OF PLANS

Sr. No.	Item	White Plan	Site plan Blue Print	Ammonia Print	White Plan	Building plan Blue Print	Ammonia Print
1	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing street	Green	Green	Green	--	--	--
3.	Future street, if any	Green dotted	Green dotted	Green dotted	--	--	--
4.	Permissible building lines	Thick dotted black	Thick dotted black	Thick dotted black	--	--	--
5.	Open space	No colour	No colour	No colour	No colour	No colour	No colour
6.	Existing work	Black (outline)	White	Blue	Black	White	Blue

Sr. No.	Item	White Plan	Site plan Blue Print	Ammonia Print	White Plan	Building plan Blue Print	Ammonia Print
7	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8	Proposed work	Red filled in	Red	Red	Red	Red	Red
9	Drainage & Sewerage work	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10	Water Supply Work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11	Deviations	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched
12	Recreation Ground	Green Wash	Green Wash	Green Wash	Green Wash	Green Wash	Green Wash

6.6 *Dimensions.*

All dimensions shall be indicated in metric units.

6.7 *Key plan (or Location Plan) :*

A key plan drawn to scale of not less than 1:4000 shall be submitted along with the application for a Building Permit and Commencement Certificate showing the boundary locations of the site with respect to neighbourhood landmarks.

6.8 *Site Plan:*

The site plan sent with an application for permit shall be drawn to a scale of not less than 1:1000 and shall show :

(a) The boundaries, giving the dimensions of the site and of any contiguous land.

(b) the position of the site in relation to neighbouring street:

(c) the name of the street(s) in which the building is proposed to be situated, if any;

(d) all existing buildings standing on, over or under the site;

(e) the position of the building, and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a) in relation to >

(i) the boundaries of the site and in case where the site has been partitioned, the boundaries of the portion in possession of the applicant and also of the portions in possession of others.

(ii) all adjacent street/ s building (with number of storeys and height) and premises within a distance of 12 M. of the site and of the contiguous land (if any) referred to in (a):

(f) the means of access from the street to the building, and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a):

(g) space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purposes.

(h) the width of the street (if any) in front and of the street (if any) at the side or rear of the buildings.

(i) the direction of north point relative to the plan of the building(s):

(j) any existing physical features, such as wells, drains, trees etc.

(k) the ground area of the whole property and the break-up of covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required under Bye-laws governing the coverage of the area;

(i) overhead electric supply line, drainage and water supply line:

(m) such other particulars as may be prescribed by the Chief Executive Officer.

6.9 *Building Plan:*

The plans of the buildings and elevations and sections accompanying the notice shall be drawn to a scale of not less than 1:1 OO. The building plan shall:-

(a) include floor plans of ail floors together with the covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, liftwells lift machine room and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking space provided around and/ or within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building.

(b) show the use or occupancy of all parts of the building;

(c) show exact location of essential services, for example, WC. sink, bath and the like;

(d) include sectional drawings showing clearly the sizes of the footings, thickness basement wall, wall construction, size and spacing of framing members, floor slabs and roof slabs with their materials. The section shall indicate the heights of buildings and rooms and also the height of the parapet; and the drainage and the slope of the roof. At least one section should be taken through the staircase provided further that the structural plan giving details of all structural elements and materials used alongwith structural calculations could be submitted separately but in any

circumstances before the issue of the building permit/ commencement certificate.

(e) give dimensions of all doors, windows and ventilators

(f) show all street elevations;

(g) give dimensions of the projected portions beyond the permissible building lines, if any.

(h) include terrace plan indicating the drainage and the slope of the roof.

(i) give indications of the north point relative to the plan and

(j) such other particulars as may be prescribed by the Chief Executive Officer.

6.10 *Building plans for multi-storyed/special buildings: -*

For multi-storyed buildings which are more than 15 M.height and for special buildings like assembly, institutional, industrial, storage and hazardous and mixed occupancies with any one of the aforesaid occupancies having area more than 500 Sq.metres in the following additional information shall be furnished indicated in the Building Plan in addition to the items (a) to (j) of regulation 6.9.

(a) access to fire appliances/ vehicles with details of vehicular turning circle and clear motorable accessway around the building.

(b) size/ width of main and alternate staircases alongwith balcony approach, corridor, ventilated lobby approach.

(c) location and details of lift enclosures:

(d) location and size of fire lift;

(e) smoke stop lobby/door, where provided;

(f) refuse chutes, refuse chamber, service duct etc.

(g) vehicular parking spaces;

(h) refuse area, if any;

(i) Details of Building Services such as Air conditioning system with position of fire dampers mechanical ventilation system, electrical services, boilers, gas pipes etc.

(j) details of exits including provision of ramps etc. for hospitals and special risks;

(k) location of generator, transformer and switch gear room:

(l) smoke exhauster system, if any,

(m) details of fire alarm system net work:

(n) location of centralized control, connecting all fire alarm system built in fire protection arrangements and public address system etc;

(o) location and dimensions of static water storage tank and pump room along with fire service inlet for wet-riser and water storage tank,

(p) location and details of fixed fire protection installations such as sprinklers, wet-risers, hosereels, drenchers, Carbon di oxide (CO_2) installations etc. and

(q) location and details of first aid fire fighting equipments/ installations.

6.11 *Service Plan:*

Plans, elevations and sections of water supply, sewage and effluent disposal system and details of building services, where required by the Chief Executive Officer, shall be made available on a scale not less than 1 : 100.

6.12 *Signing the Plans:*

All the plans and statements regarding the proposed work shall be prepared by licensed Surveyor/ Engineer/ Structural Engineer/ Supervisor or Architect as the case may be and shall be signed by the Licensee/ Lessee and licensed technical personnel who shall indicate the name, address and licence number allotted by the Authority with whom he is registered.

6.13 *Specifications:*

General specifications of the proposed constructions, giving type and grade of materials to be used in the form given in appendix "A" and schedule of doors and windows duly signed by the licensed Surveyor/ Engineer/ Structural Engineer/ Supervisor or Architect "as the case may be, shall accompany the notice.

6.14 *Supervision*

The notice shall be further accompanied by a certificate of supervision in the prescribed form given in appendix "B" by licensed Surveyor/ Engineer/ Structural Engineer/ Supervisor or Architect as the case may be.

6.15 *Building permit fee*

The notice shall be accompanied by an attested copy of Receipt of Payment of building permit application fee.

6.15.1 As one of the conditions under section 45(1) (ii) of M.R, & T.P.Act, the Building Permit Application Fee shall be as prescribed below :-

(i) Sub-Division of Land or Development Work -

Area to be developed	Rupees
1 Ha.	150
1 Ha. to 2.5 Ha.	300
2.5 Ha. to 5 Ha.	450
Above 5 Ha.	150 additional for every 5 Ha. above Rs.450.

(ii) Residential Buildings -

Total covered area on all floors	Rupees
Upto 60 Sq.m.	10
Upto 150 Sq.m.	50
Above 150 Sq.m. & upto 300 Sq.m.	100
Above 300 Sq.m.	Rs. 10/- for every 50 sq.m. above Rs.100 subject to a maximum of Rs. 250.

(iii) Commercial (Mercantile), Business, Assembly, Hazardousand Storage Buildings, (i.e. shops, show-rooms, business offices, godowns. warehouses, banks, cinemas, theatres. clubs etc.)

Total covered area	Rupees
Upto 150 Sq.m.	200
More than 150 Sq.rn.	100 additional for every 150 sq.m. above Rs. 200 subject to a maximum of Rs.1000.

(iv) Public Buildings (for Educational, Religious & Charitable Use)

Total covered area	Rupees
Upto 150 Sq.m.	25
More than 150 Sq.m. or part thereof	25 additional for every 150 sq.m. above Rs. 25 subject to a maximum of Rs. 100.

(v) industrial Buildings

Total covered area	Rupees
Upto 150 Sq.m.	200
More than 150 Sq.m. or part thereof	100 additional for every 150 sq. mt. above Rs 200 subject to a maximum of Rs.1.000/-

(vi) Compound wail - It should be a minimum of Rs 5 for walls upto 100 running metres and further increase the fee on the same scale.

6.15.2 The fixation of these fees shall be governed by the foliowing:-

(a) For re-erection of existing buildings, the fees chargeable shall be the same as erection of new building

(b) For additions and alterations in the existing building the fees shall be chargeable on the added/altered portions only, on the same scale as for a new building.

(c) For revised plan of a building which the Authority has already sanctioned, the fees chargeable shall be 1/4 of the fees chargeable on the original plan, subject to the condition that the covered area of the building has not increased than in the original sanctioned plan

(d) In case of additions and alterations of buildings if the? use of the building is also changed, then the chargeable fees shall be calculated on the use proposed.

(e) In case of basements, for the purpose of calculating fee the area covered under the basement shall be counted towards the covered area.

(f) In the case of buildings with principal and subsidiary occupancies, in which the fees leviable are different, then the fees for the total building scheme shall be calculated as per the rates for individual occupancies.

(g) In the case of repetitive type of residential buildings, the building permit fees shall be calculated only for each type of the building block/ scheme, based on which the other buildings are constructed.

6.15.3 The Licensee/ Lessee may withdraw his application and plans at any time prior to the sanction and such withdrawal shai! terminate all proceedings with respect to such application: but the fees paid shall, in no case be refunded.

6.154 *Charges for Stacking of Building Materials on Public Roads*

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

(a)	For construction of residential building.	Rs. 5/~ perSq.M per week.
(b)	For construction of non-residential building.	Rs.10/- per Sq.M per week.

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

6.16 *Clearance certificate for tax arrears:*

The notice shall also be accompanied by an attested copy of clearance certificate.

6.17 *Development charges:*

Development charges as stipulated by MIDC Board from time to time.

6.18 *Development permission fee:*

As stipulated by MIDC from time to time.

7. Processing of the development permission application.-

7.1 Development permission fee as mentioned in 6.15.1, 6.15.2 and 6.15.3, shall be applicable.

7.2 *Grant of permission or refusal.-* The Chief Executive Officer may either sanction or refuse to sanction the plans and specifications or may sanction them with such modifications or directions as he may deem necessary and thereupon, he shall communicate his decision to the person giving the notice accordingly in the form in Appendix "D and E".

73. In the case of proposals for development work, if in the opinion of the Chief Executive Officer the layout of plots, or alignment of the street or access way is not adopted to or would detrimentally affect the layout of development of adjoining lands, the Chief Executive Officer shall require the applicant to alter the layout as deemed necessary.

7.4 If within sixty days of the receipt of the notice, the Chief Executive Officer fails to intimate in writing to the person who has given the notice his refusal or sanction with or without modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided that this shall not be construed to authorise any person to do anything on the site of the work in contravention of or against the terms of lease or titles of the land, or against these or any other regulations, Bye-laws or ordinance or ordinance operating on the site of the work, provided that, the development proposal, for which the

permission was applied for, is strictly in conformity with the requirements of all the relevant Development Control Regulations framed under MR&TP Act or bye-laws or regulations framed in this behalf under any law for the time being in force and the same in no way violates either the provisions of any draft or final plan or proposals published by means of notice. submitted for sanction under the MR&TP Act. :

Provided further that, any development carried out in pursuance of such deemed permission which is in contravention of the provisions of the first proviso, shall be deemed to be an unauthorised development for the purposes of sections 52 to 57 of MR&TP Act.

7.5 Once the plans have been scrutinised and objections have been pointed out, the Licensee/ Lessee giving notice shall modify the plans to comply with the objections raised and resubmit it. No new objections shall generally be raised when they are resubmitted after compliance of earlier objections. The Chief Executive Officer shall scrutinize the resubmitted plan and if there be further objections, the plan shall be rejected.

7.6 *Duration of Sanction:*

In accordance with section 48 of Maharashtra Regional and Town Planning Act, 1966, the sanction once accorded through building permit shall remain valid for one year from the date of issue. The building permit shall be got revalidated before the expiry of this period provided that the Planning Authority, may on application made to it, extend such period from year to year, but such extended period shall in no case exceed three years, if the construction has not commenced.

7.7 *Revocation of Permit:*

In addition to the provisions of section 51 of Maharashtra Regional and Town Planning Act, 1966, the Chief Executive Officer may revoke any

building permit issued under the provisions of the Bye-laws, wherever there has been any false statement or any misrepresentation of material fact in the application on which the building permit was based In the case of revocation of permit based on false statements misrepresentation of material fact in the application, no compensation would be paid.

8 **Procedure during construction work**

8.1 Neither the grant of permission nor approval of the drawing and specifications nor inspections by the Chief Executive Officer during erection of the building, shall in any way relieve the Licensee/ Lessee of such building from full responsibility for carrying out the work in accordance with the requirements of these Regulation.

8.2 The Chief Executive Officer shall have the power to carry out inspection of the work at various stages to ascertain whether the work is proceeding as per the provision of sanctioned plan/s.

9 Notice for Commencement of Work :

9.1 Within one year from the date of sanction for building permit, the Licensee/ Lessee shall commence the work for which the building permit has been awarded. The Licensee/ Lessee shall give notice to the Chief Executive Officer of the intention to start wotk on the building site in the proforma given in Appendix F. The Licensee/ Lessee shall commence the work within seven days from the date of receipt of such notice by the Chief Executive Officer.

10 **Documents at site -**

10.1 Where tests of any material are made to ensure conformity with the requirements of these Regulations, record of the test data shall be

kept available for inspection during the construction of the building and for such period thereafter as required by the Chief Executive Officer

10.2 The person to whom a development permission is issued shall during construction keep at site a certified copy of approved drawings and specifications.

11 Checking of plinth columns upto plinth level.-

11.1 The Licensee/ Lessee shall give notice in prescribed form given in Appendix G to the Chief Executive Officer after the completion of work upto plinth level with a view to enable the Chief Executive Officer to ensure that the work is carried out in accordance with'the sanctioned plans. The Chief Executive Officer sha!l carry out inspection within seven days from the receipt of such notice and give them permission, for carrying out further construction work as per sanctioned plans in prescribed proforma given in Appendix H

12 **Deviation during construction.-**

12.1 If during the construction of a building, any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, which violate any provisions regarding general building requirements, structural stability and fire safety requirements of the bye-laws.sanction of the Chief Executive Officer shall be obtained A revised plan showing the deviations shall be submitted and the procedure laid down for the original plans hereto before shall apply to all such amended plans.

13. **Completion certificate.-**

13.1 The Licensee/ Lessee, through his licensed architect.engineer, supervisor, as the case may be who has supervised the construction. shall give notice to the Chief Executive Officer, regarding completion of

work described in the building permit. The completion certificate shall be submitted in the proforma given in Appendix J and shall be accompanied by two sets of Completion plan, one of which shall be cloth mounted.

14 **Occupancy certificate.-**

14.1 On receipt of the acceptance of completion certificate, the Chief Executive Officer shall inspect the work and sanction or refuse an occupancy certificate, in the proforma given in Appendix K, within twenty one (21) days from the date of receipt of completion certificate after which period it shall be deemed to have been granted by the Chief Executive Officer for occupation, provided the building has been constructed as per the sanctioned plans and it is ensured that temporary structures erected during construction stages are removed. Where the occupancy certificate is refused, the various reasons shall be quoted for rejecting at the first instance itself.

15. **Part Occupancy Certificate:**

15.1 Upon the request of the Licensee/ Lessee of the building permit. the Chief Executive Officer may issue a part-occupancy certificate for a building or part thereof, before completion of the entire work as per building permit provided sufficient precautionary measures are taken by the Licensee/ Lessee of the building permit to ensure public safety and health safety. Further the part of the building for vWiich part occupancy certificate is applied for, shall be complete and conform to all requirements of these Regulations.

The part occupancy certificate shall be given by Chief Executive Officer subject to the Licensee/ Lessee indemnifying the Authority on stamp paper of such value as decided by the Chief Executive Officer as per the proforma given in Appendix L.

16. **Amendment/ Modification Appendix**

16.1 Except where same are prescribed in Maharashtra Industrial Development Act, 1961 or Maharashtra Regional Town Planning Act,1966 or Maharashtra Municipalities Act, 1965 the Chief Executive Officer, MI DC, may from time to time add to alter or amend appendices.

17. **Inspection**

17.1 Inspection at various stages - The Chief Executive Officer may at any time during erection of building or execution of any work or development, make an inspection thereof without giving previous notice of his intention to do so.

18. **Inspection of Fire Officer**

18.1 For all high rise buildings, work shall be subjected to inspection by the Fire Officer and Chief Executive Officer shall issue an occupancy certificate only after clearance by the said Fire Officer.

19. **Unsafe Buildings**

19.1 All unsafe buildings shall be considered to constitute a danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Chief Executive Officer.

20 **Unauthorised Development**

20.1 In case of unauthorised development Chief Executive Officer shall:

(a) Take suitable action which may include the demolition of unauthorised works as provided in the Section 53 of Maharashtra Regional Town Planning Act, 1966 and relevant provisions of Maharashtra Municipalities Act, 1965.

(b) Take suitable action against Licenced Technical person or the architect concerned.

21. **Architectural Control**

21.1 For the buildings coming up in the important areas or fronting on major roads more than 30 m. in width or streets or in the case of important monumental buildings or in the proximity of buildings of historical importance; the building schemes may be cleared from the architectural aesthetics point of view. The Chief Executive Officer shall have powers to frame suitable rules for ensuring the above.

For this the Chief Executive Officer may seek the following information through detailed drawings or models showing the exterior of the building indicating the details on the following:-

(i) Projections, architraves on windows, doors and other openings, weather frames, sun-breakers, galleries, balconies, porches;

(ii) Exterior material/ finishes used with texture;

(iii) Stair rooms and such other constructions on the top of the building which affect the sky line; and

(iv) Details of gates and boundary walls.

CHAPTER -II

GENERAL PLANNING REQUIREMENT

(a) **Restriction on use of land/ plots**

22.1 In respect of lands/ plots, allotted by MIDC, only such user as stipulated in the terms & conditions in the Agreement to Lease/ Lease (alongwith the allied subsidiary user, incidental to the main user) shall be permissible in the land/ allotted plot.

22.2 In respect of lands, notified under MID Act, which are not allotted by MIDC, the user permissible shall be decided by the Chief Executive Officer, and such user shall be permissible, subject to such terms & conditions, as may be stipulated by the Chief Executive Officer.

(b) **Means of Access**

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

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

23.3 The plot shall abut on a public means of access like street/road.

23.4 In case of buildings not abutting on a public means of access like streets/ roads etc., the buildings shall abut on, or have access from spaces directly connected to the street, by a hard surface approach as given below:-

(c) The width of such access ways shall be as follows: -

TABLE 3

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

23.5 In the case of housing schemes for LIG and Economically Weaker Section of Society developed upto one storeyed Row Housing Scheme, the pathway width shall be 3 m. which shall not serve more than 50 m. and 8 plots on each side of pathway.

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

(a) If there are any bends or curves on the approach road around building, not less than 9 m. width shall be provided at the curve, to enable the fire appliances to turn. Turning circle shall be at least of 9 mtr. Radius.

(b) The approach to the building and open space on its all sides, upto 6 m. width and the layout for the same shall be as approved by the Fire Adviser of Govt. of Maharashtra/Chief Fire Officer, Ml DC and the same shall be of hard surface, capable of taking the weight of fire engine, weighing upto 18 tonnes. The said open space shall be kept free from obstructions and shall be motorable.

(c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built-over, the minimum clearance shall be 4.5 m.

(d) For multi-storeyed group of residential buildings, consisting of more than one building in a plot, approach road shall be minimum 9 m. in width and for every individual building, there shall be a minimum space of 6 m. width.

(e) At every entrance, cross drain of size not less than 900 mm dia. for coastal area and 450 mm dia. For non-coastal area or as directed by the CEO, MIDC, shall be provided.

(d) **Minimum Widths of Pathways -**

(e) The approach to a building from a road/street/ internal means of access shall be through a paved pathway of width spacified in Table 4 hereunder, the length of pathway being determined by the distance from the farthest plot or building to the internal road proposed under table 4 or to an existing road from which it takes off.

TABLE 4

WIDTHS OF PATHWAYS

Types of Development	Length of pathway in meters (m)	Width in meters (m)
High Density Housing	upto 50	3.00
	upto 40	2.5
	upto 30	2.0
	upto 20	1.5
Any other Residential Buildings	upto 20	1.5

(f) **Rules for land sub-division and layout:**

(g) Minimum width of layout roads or internal roads in sub-division proposal shall not be less than the following :-

(h) *Industrial and Commercial Zones*

Length of road	Minimum width
Upto 150 m.	15m.
Above 150 m.	20 m.or more as may be required by the projected traffic.

(i) *Residential Zones*

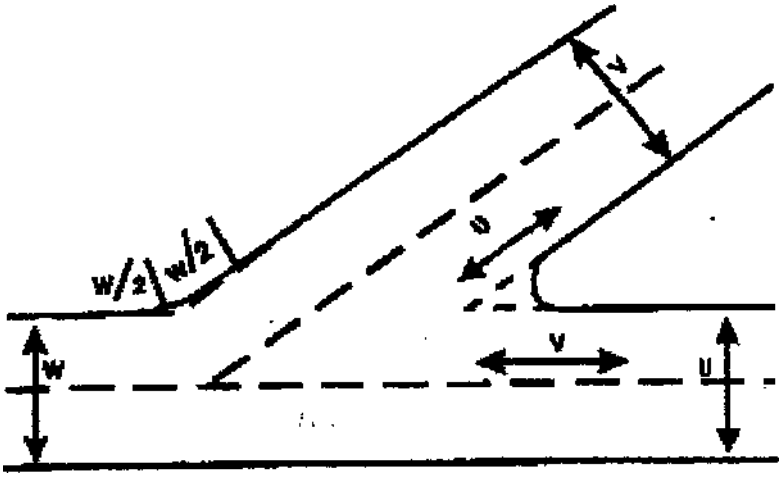
Length of road	Minimum width
Upto 75 m.	6 m.
75 m. to 150 m.	9 m.
151 m. to 300 m.	12m.
Above 300 m.	15 m.or more as may be required by the projected traffic.

26. Intersection of Roads

26.1 (a) At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Chief Executive Officer, with the tangent length from the point of intersection to the curve being half the land width of road, across the direction of tangent as given in diagram below :-

Please Refer the Diagram shown on the last page (177)

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



27. Open Spaces

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

27.2 Such open spaces, earmarked in the layout as "Open Spaces" shall be permitted to be used for -

a) Tree plantation;

b) Play ground/ Sports ground;

27.3 In such open spaces following structures may be permitted :-

a) Erection of telephone line/ electric line, if required, may be permitted subject to the condition, that it does not affect the main

purpose for which open space is used viz. tree plantation/ piay ground.

b) Water retaining structures like tanks for water supply to the tree plantation, underground structures like septic tank, sump well, open transformer, telephone junction boxes, which are part of the services.

27.4 Following areas, however, shall not be counted towards the "Open Spaces", having regard to the fact, that such areas cannot be used as "Lung Spaces'* since tree-plantation is not possible, on such areas

(a) land under nallas;

(b) land under cart tracts/pathways and easement passages.

(c) land under transmission lines, telephone lines and the corridors left for such services;

27.5 For any layout or sub-division of land, if any part of the land is utilised for carving out plots of more than 4 hectares, the land under such large plots of more than 4 hectares, shall be excluded from the area under sub-division of land, for the purposes of reserving 10% open spaces; provided that such large sized plots are governed by the following regulations: -

Maximum permissible ground coverage for such large sized plots of more than 4. hectares, shall be 0.4 and Floor Area Ratio (FAR.)/ Floor Space Index (F.S.I.) for such large sized plots, shall be equal to 0.9. Such large plots shall keep 10% of the total plot area as compulsory "Open Space" within the plot.

28. **Type of structures permissible in the marginal open spaces:**

Covered Areas permissible in open spaces in respect of plots allotted for users other than industrial and commercial purpose.

Every open space, either interior or exterior, shall be kept free from any erection thereon and shall be kept permanently open to the sky.

28 In respect of residential plots, following structures shall be permissible in the marginal open spaces: -

(a) A canopy or canopies, each not exceeding 5.0 m. length and 2.5 m. in width, in the form of cantilever or supported and un-enclosed, over the main entrance, providing a minimum clear height of 2.1 m. below the canopy. In one storeyed residential buildings, only one such canopy shall be permitted for each individual detached buildings. In more than one storeyed residential buildings, two canopies shall be permitted over ground floor\higher floor entrance.

(b) The balconies not in excess of 0.9 Meter width with maximum lenth of 1/3rd the perimeter of the building at that floor and provided further that area of the projected balcony does not exceed 10% of the floor from which the balcony projects. Only such balcony shall be eligible for exemption from the FSI calculation and will be permitted in the marginal open spaces. This facility will also be extended to the residential hotels in addition to the residential buildings. Excess area of balcony over that is prescribed above shall not be permissible.

29 In respect of plots allotted for industrial & commercial users, following structures shall be permissible in the marginal open spaces and are exempted from FAR/ FSI or ground coverage.

30 *Watchman's booth/ Time office* with maximum carpet area not exceeding 8 Sq.m. with one linear dimension of the cabin not exceeding 3 RM.

(b) *Electric Meter Room/ Electric sub-station with or without open transformer yard:*

As specified by MSEB, subject to the maximum of 10.00 Sq.m. carpet area with one linear dimension not exceeding 3 m. are exempted from the built up area constructed under these structures, from the calculations of F.A.R./ F.S.I, and permissible ground coverage.

31 ©Cycle/ Scooter shelters within the boundary of the plot, with the projection of roof not exceeding 1.5 m., subject to the provision. that the total length of such shelters shall not exceed half the perimeter of the plot, subject to maximum of 200 m.

29. Following structures shall not be included in the computation of permissible ground coverage or towards the F.A.R./ F.S.I./ built-up area calculations: -

29.1 Mamty (stair cover) over staircase on top floor;

29.2 Machine room for lift on top floor as required for the lift machine room installations.

Note: The shaft provided for lift, shall be taken for covered area calculations only, on one floor.

29.3 Rockery, well and well structures, plant, nurssery, water-pool. swimming pool (if uncovered), platform round a tree, water tank; fountain, bench, Chabutra with open top and unenclosed sides by wails, ramps,compound wall, gate, slide, steps outside building domestic washing place, swing, fire escape staircase, overhead water tank on top of buildings, underground suction tank having roof slab 0.50 mtr. Above ground level, cooling tower of A.C. plant rest above the top roof slab.

29.4 Drainage culvert, conduit, catch-pit, gully pit, chamber, gutter, culvert on drains.

29.5 Basement floors used as parking space, store room, air-conditioning plant room.

32 Un-enclosed stilts except stair.

30. **Distance of site from electric lines**

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

TABLE 5

		Vertical distance in m	Horizontal distance in m.
(a)	Low and medium voltage line and service lines.	2.5	1.2
(b)	High voltage lines upto and including 33,000 V.	3.7	2.0
©	Extra high voltage lines beyond 33,000 V.	3.7 (Plus 0.3 m for every additional 33,000V or part thereof)	2.0 (Plus 0.3 m for every additional 33,000V or part thereof)

34 The minimum clearance specified in table 5 above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

31. **Floor Space Index/ Floor Area Ratio Computation**

35 *Floor Space Index/ Floor Area Ratio/built-up area calculations >*

For the purpose of computation of Floor Space Index/Floor Area Ratio, the portion of the plot shall be taken into consideration as explained in rule No. 37 of Chapter III.

36 *Exclusion from FSI computation -*

The areas of structures which are not to be included in the FAR/ FSI calculation as stipulated in rule No. 29 shall not be counted towards the FAR/ FSI.

Provided further that where the permissible FSI has not been exhausted in the case of existing buildings and cases decided by the earlier planning authority, prior to coming into force of these Regulations, the exclusion from FSI computation as in these Regulations will be available for construction of the balance potential.

(a) Area of fire escape stairways and cantilever fire escape passages according to the Chief Fire Officer's requirements.

(b) Area of structures for an effluent treatment plant as required to be provided by industries as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities :

Provided, however in the case of an existing industry, if no vacant land is available the Chief Executive Officer may permit structures with dimensions to be approved by him for such effluent treatment plant on 10 per cent amenity open space in the plot.

(c) Areas covered by service ducts, pump rooms, electric substations, niches upto 1 m. depth below window sill, passages and additional amenity of lift and/or staircase beyond those required under the Regulations with the permission of the Chief Executive Officer.

(d) Area of one room for installation of telephone concentrators as per requirements of Maharashtra Telecommunication Circle, Telephone Nigam Limited or any other Authorised Telephone

Operator, but not exceeding 20 sq.m. per building, with the permission of the Chief Executive Officer.

(e) Area of a separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of the Chief Executive Officer.

(f) Areas covered with 1.5 m. projections in the marginal open space in the form of shelter for bicycles/scooters, as exempted under 28.2 ©.

31.3 (a) The Chief Executive Officer shall permit, on the same plot, additional FAR exceeding 0.9 or 1.00, as the case may be in respect of such part of land that is required from the land area, for the purposes of road widening, laying of service lines and such other public utility services, Licensee/Lessee releases such land required by the Chief Executive Officer, for such public utilities, without claiming any compensation thereof. Provided, further that such area of the land required for road widening, laying services, is restricted to 40% of the area of plot, remaining after release of the land required for laying such services/road widening, (b) For buildings of Central Government, State Government, Semi Government, and Public Sector Undertakings, the Chief Executive Officer may permit, the F.S.I./ F.A.R. specified to be exceeded by 50% .

37 As per the decisions taken by the Government of India, for permission to certain categories, of residential Hotels additional FSI is given by the State Government. This FSI should be granted subject to the payment of such premium as may be fixed by the government (out of which 50% of the amount shall be payable to the MIDC).

31.4 (a) The Chief Executive Officer may permit the FS.Indices specified in regulation No. 39.3 and 39.4 to be exceeded in respect of buildings in independent plots of educational and medical institutions by 50 per cent.

Provided that, in the case of additional FSI allowed as aforesaid, premium, if any, as may be determined by Government, shall be paid to Government out of which 50 per cent shall be payable to MIDC.

38 In case of such buildings which are constructed on stilts either in part or otherwise with the ground level covered area under the stilt slab of height not exceeding 15m. and use exclusively for parking space such area of the stilt plot.

32. **Parking Spaces -**

32.1 Parking spaces shall be provided within the plot as stipulated below.

32.2 *General Space requirements -*

(i) Types -

The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock-up garages,

(ii) Size of Parking Space -

The minimum sizes of parking spaces to be provided shall be as shown below: -

Sr. No.	Type of Vehicle	Minimum size/ Area of parking space
(a)	Motor vehicle	2.5 m. x 5.5 m.
(b)	Scooter, Motor-cycle	3 Sq.m.
©	Bicycle	1.4 Sq.m.
(d)	Transport Vehicle	3.75 m. x 7.5 m.

Sr. No.	Type of Vehicle	Minimum size/ Area of parking space
(e)	Trucks with Trailers	5 m. x20 m.

Note: In the case of parking, access for motor vehicles, upto 50 per cent of the prescribed space may be of the size of 2.3 m.x 4.5 m.

(iii) Marking of Parking Spaces - Parking spaces shall be paved and clearly marked for different types of vehicles.

(iv) Manoeuvering and other ancillary Spaces - Off street parking space must have adequate vehicular access to a street, and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvering of vehicles.

(v) Ramps for Basement Parking -Ramps for parking in basements should conform to the requirements given separately.

39 *Other Vehicles* -

For all non-residential, assembly and non-assembly occupancies. 10 per cent additional parking spaces, subject to a minimum of two spaces shall be provided in addition to what is prescribed in these Regulations.

40 *Transport Vehicles* -

In addition to the parking spaces provided for mercantile (commercial) buildings like offices, markets, departmental stores and fq-industrial and storage buildings, parking spaces for transport vehicles shall be provided at the rate of one space for each 2000 sq.m. of floor area or fraction thereof exceeding the first 400 sq.m. of floor area. The space shall not be less than 3.75 m x 7.5 m. in size.

41 *Parking Spaces* -

Where to be accommodated - The parking spaces may be provided, -

(a) underneath the building, in basements within its stilted portion, or on upper floors;

(b) in the side and rear open spaces, but not in the amenity open spaces, if, -

42 they are unenclosed but uncovered except as provided in (d) below;

(ii) they do not consume more than 50 per cent of the open space;

(iii) a minimum distance of 5.0 m. around the building is kept free of parking for proper maneouverability of vehicles;

(iv) they are atleast 7.5 m. from the road boundary in case of detached covered garages;

(v) the parking layouts meet the requirements of the Chief fire Officer in the case of multi-storeyed, high rise and special buildings.

(c) in a residential zone, beyond the compulsory side and rear open spaces stipulated in Table 7, if other conditions under sub-rule (b) above are satisfied. Here the parking space may be an unenclosed covered space.

(d) in a residential zone and a residential zone with shop line, with covered parking garages with open type enclosures of a size of 2.5 m.x 5.5 m. with a height of 2.75 m. above ground level, at the rate of one covered garage for every 400 sq.m. or part thereof of plot area, in side or rear open spaces, at a distance of not less than 7.5 m. from any street line or the front boundary of the plot Provided that the same is 1.5 m. from the building and the condition in (b) (v) above is complied with.

(e) the parking and loading and unloading spaces as required under these Regulations shall be clearly shown on the plans;

(f) Shopping centres, commercial complexes, marketing and similar commercial activities - one parking space for per 75 sq.m. of total floor area shall be provided within the plot.

43 *Cinemas, Theatres and Assembly Halls.* -

Subject to the provisions of sub-regulation (5) above, in sites of cinemas, theatres, auditoria and assembly hails, one row of uncovered parking may be allowed in the front margin space of 9 m. or more, if the clear vehicular access way is not reduced to less than 6 m. Note: The Cinema and theatre shall be subject to Cinema Act under the rules framed thereunder.

32.7 Plots *used for industrial purpose:*

32.7.1 Parking of various types of vehicles expected to visit the industrial plot, at a frequency of more than 3 days in a week, shall be identified by the ailottee of plot and adequate parking spaces for parking of such vehicles, within the plot, shall be made by the allottee, while planning the overall development of plot.

32.7.2 In respect of plots, with area exceeding 1 hectare. Ten per cent of the plot area shall be earmarked and developed as "Parking Space" for parking of vehicles as required in rule 32.7.3

32.7.3 If for security reasons, vehicles are required to be parked, away from the operational area, in that case, the allottee/ Licensee/ Lessee of the plot shall develop a parking space/s in such a manner by keeping the parking space within his plot adjacent to the boundary of the road. In that parking space, parking of Bicycles/ Two Wheelers/ Three Wheelers/ Cars/

Trucks/ Buses, Bus shelters for the buses for transportation of workers to & from the factory, shall be arranged. The security gate/ entrance gate to the factory premises/plot area, shall be recessed suitably keeping the parking spaces separated from the operational area.

Explanation :

If a plot area is 1.2 hectare, the allottee is expected to maintain

1200 Sq.m. as the parking space, presuming a plot dimension of 75 m. x 160 m. and also presuming that the vehicles entering the plot, particularly Buses/ Other vehicles/ heavy vehicles, which have to wait outside the operational/factory area, require a parking space of 1,000 Sq.m. and the parking space required for the vehicles of workers is about 200 Sq.m., a strip of 13 m. x 75 m. out of the plot, area adjacent to road, shall be developed by allottee/ Licensee/ Lessee of the plot as a parking space for the vehicles entering his plot and the gate of the factory plot, shall be erected leaving 13 m. set back, so that the vehicles entering the plot and waiting for the entry to the plot shall be within the limits of allotted plot. In so far as the ground coverage, FAR and the set back regulations are concerned, the limits of the plot boundary and area of the plot allotted shall be considered as reference; subject to the provision that access to 9 m. marginal space around the other three sides of the plot, shall be suitably provided by emergency gates, by the allottee.

32.8 *Common Parking Space* -

If the total parking space required by these Regulations is provided by a group of allottees for their mutual benefit, such use of this

space may be construed as meeting the-off-street parking requirements under these Regulations subject to the approval of the Chief Executive Officer If such common parking space is proposed for a group of plots, the allottees of such plots shall submit a layout therefor and also a registered undertaking stating that the area earmarked for the parking space will not be built upon provided further a telephone booth,watchman's cabin and sulabh shauchalaya shall be allowed as essential structure which shall not be counted in FSI/ FAR.

33. **Amenity**

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

45 **Layout of Plots**

Piots for different uses shall be laid out, based on the following criteria:-

34.1 *Industrial Plots :*

Sr. No.	Types of Development	Minimum Plot area in sq. meters
(i)	For manufacturing industrial units	500 & more

Sr. No.	Types of Development	Minimum Plot area in sq. meters
(ii)	Canteens, transport offices, individual shops for industrial goods and services	200 & above
(Hi)	Plots for project affected persons includes (iv) & (v)	100 to 150
(iv)	Plots for convenience shopping units	50 to 60
(v)	Informal shopping, stall sites	upto 24

34.2 *Residential Users:*

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

46 *Cinemas, theatres and assembly halls -*

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

47 *Public entertainment halls, community halls,* Mangal Karyalayas

Minimum plot area : 1000 Sq.m.

48 *Petrol filling station:*

(i) Petrol filling station without service bay Width 30 m. x depth 20 m.

(ii) Petrol filling station with service bay Width 40 m. x depth 30 m.

49 *Weigh Bridge* - Width 40 m. x depth 30 m.

50 **Land Use Classification**

51 The various land use classifications shall be as under subject to notification dated 19.02.1991 on Coastal Regulation Zone as amended from time to time,

(i) Industrial Zone,

(ii) Residential Zone,

(iii) Commercial Zone,

(iv) Amenity area,

(v) Open spaces.

CHAPTER - III

LAND USES AND MANNER OF DEVELOPMENT

36. Means of access (Approach Road)

52 *Means of access:* Portion of land within the land width of road, between the boundary of plot and a carriage way of the road .within the land width of MIDC road; provided the minimum width of access for the industrial and commercial plots, shall be 4 m. and for residential plots, shall be 1 $m._T$ shal! Be constructed as approved by Chief Executive Officer, MIDC.

53 **Maximum permissible Floor Area Ratio and Ground Coverage:**

54 Maximum permissible Floor Area Ratio/ Floor Space Index for the plots used for different purposes, in the notified areas of Special Planning Authority, shall be as under: -

TABLE 6

Sr. No.	Type of Activity	Size of Plot	F.A.R. permissible (Maximum)	Maximum Permissible Ground Coverage
(1)	(2)	(3)	(4)	(5)
1.	Residential	Upto 4 H.	1.0	0.33
2.	Residential	More than 4 H.	0.9	0.33
3	For general engineering, electronics, non-chemical industries and commercial	Upto 4 H.	1.0	0.5
4.	For general engineering, electronics, non-chemical industries and commercial	More than 4 Meet.	0.9	0.4
5.	For chemical industries	Upto 4 H	0.8**	0.4**

Sr. No.	Type of Activity	Size of Plot	F.A.R. permissible (Maximum)	Maximum Permissible Ground Coverage
(1)	(2)	(3)	(4)	(5)
6.	For chemical industries	More than 4 Ha.	0.7**	0.35**

General Rule : For chemical and such other industries, requiring storage of chemicals and gases, including hazardous materials, the area of land required for (i) the storage proper of such chemicals and (ii) the compulsory safety area to be maintained all around such storages, shall be computed separately. In respect of such industries, having any storage of such hazardous materials/chemicals, total computed area of

55 & (ii) above, shall deemed to have been utilised in so far as the ground coverage and the FAR in respect of that portion of land. Hence, that component of land shall be deducted from the total plot area and only balance area of the plot, shall be taken for the purpose of calculating the ground coverage and FAR permissible for the plot (indicated in Table 6) This rule shall also apply to the category of industries mentioned at (1) & above, provided storage of such gases and hazardous materials which require safety area, around such storage of material, is undertaken by such industries.

37.1.1 In respect of plot-holders who had prepared master plan prior to 14.10.1993 (MIDC was declared as a Special Planning Authority), covering maximum permissible ground coverage upto 0.5, as per the then prevailing rules, permission shall be granted for maximum ground coverage of 0.5, whereas as per these rules unit is already in production and reduction in ground coverage is

causing hardships for the industrial expansion of the plot-holders, such permission shall be subject to the following conditions:-

(a) The plot-holder shall specifically provide parking space within the plot area itself and in no case, the vehicles coming to his unit shall be parked on the public Road/Roads.

(b) The FSI for such type of cases shall be reduced further by 0.2, thus the maximum permissible FSI/ FAR for such type of cases, should be 0.7 instead of 0.9.

37.2 Chemical plants have open type structures, without roof, shall deemed to have utilised, the ground coverage and FAR permissible, on erection of such plants, subject to the condition, that any additions or alterations to such open type plants, within the occupied area of the plant, by erection of additional tanks, vessels, pipelines and other structures which are incidental/ essential to the said chemical plants shall be permissible. However, no separate FAR or ground coverage for the land occupied for such open type plants of chemical industries shall be permissible. Such open type chemical plants shall have all around the plant 10m. road and the area covered within the external boundary of such road shall be treated as the area of chemical plant, and that a portion of plot shall deemed to be utilised in so far as the permissible ground coverage and FAR of the plot is concerned.

38 .Minimum Marginal Open Space

38.1 The permissible ground coverage as indicated in Table 6 shall be subject to maintenance of minimum marginal open spaces, to be kept all around the periphery of the plot boundary, with the further provision, that such marginal open spaces shall be further subject to the regulations

regarding height of the building and the distance between the boundary of the plot and the height of the building as indicated in the table 7 & 8 below :-

TABLE 7

Sr No.	Plot Size in Sq.m.	Maximum Ground Coverage Permissible	Minimum Open Space from front side	Minimum Marginal Open Space from other sides
(1)	(2)	(3)	(4)	(5)
1.	(a) Stall sites upto 25 Sq.m. (desirable width of plot 4 m. and above)	0.5	0.75m.	0.75m.
	(b) For very small plots - 26 sq. m. to 60 sq.m.	0.5	1.00 m.	1.00 m.
	© For very smal! Plots 61 sq. m. to 100 sq.m.	0.5	1.50 rn.	1.00 m.
2.	For very small plots - Area of plot 101 sq.m. to 150 Sq.m. (desirable width of plot 8 rn. And above)	0.5	2.5 m.	1.5 m.
3.	151 sq. m. to 500 sq. m.	0.5	3 m	2 m.
4.	501 sq. m. to 800|tsq. M.	0.5	4 m.	3 m.
5.	801sq. m. to 1200 sq. m. (desirable width of plot 23 m. and above)	0.5	4 m.	4 m.

Sr. No.	Plot Size in Sq.m.	Maximum Ground Coverage Permissible	Minimum Open Space from front side	Minimum Marginal Open Space from other sides
ir (1)	(2)	(3)	(4)	(5)
6.	1201sq. m. to 2500 sq. m. (desirable width of plot 28 m. and above)	0.5	5 m.	5 m.
7.	2501 sq. m. to 5000 sq. m. (desirable width of plot 40 m. and above)	0.5	9 m.	6 m.
8.	5001 sq. m. and above (desirable width of plot 50 m. ^and above) **	0.5	9 m.	9 m.

Note: In case of plot upto 24 sq.m., if two allottees of such plots, come forward with a proposal of development with a common wall, on common boundary, they shall be permitted to do so, although the plots are not amalgamated, provided the setbacks on other three sides shall be 1.0 m.

** Explanation : For any layout or sub-division of land, if any part of the land is utilised for carving out plots of more than 4 hectares, the land under such large plots of more than 4 hectares, shall be excluded from the area under sub-division of land, for the purposes of providing 10% open spaces; subject to the condition, that such large sized plots shall be governed by the following regulations :-

Maximum ground coverage for such large sized plots of more than 4 hectares, shall be 0.4 and Floor Area Ratio (FAR.)/ Floor Space Index (F.S.I.) for such large sized plots, shall be equal to 0.9. Such large plots

shall keep 10% of the total plot area as compulsory "Open Space" within the plot.

56 In respect of allottees of plots stipulated in Rule No. 37.1.1, if the allottees desire to construct extension of existing approved building along the marginal distances already approved earlier, in form of extension of building not exceeding 20% of the existing approved plinth area, the same shall be permissible in order to reduce the hardships to the existing industrial unit.

39. **Open spaces for buildings of different heights**

57 The exterior open spaces from the boundary of the plot shall be the maximum of (a) the minimum marginal distances stipulated at Table 7, Column (5) above, and (b) the exterior open spaces to be left depending upon the height of the building shall be as indicated in Table 8.

TABLE 8

Sr. No.	Height of buildings	Exterior open space to be left permanently open to sky on all sides of the plot except front
1.	10m.	3 m.
2.	15m.	5 m.
3.	18 m.	6 m.
4.	21 m.	7m.
5.	24m.	8 m.
6.	25 m. & above	9 m.

Note: For every 1 metre height above 10.00 m., extra setback will be 33 Crn. Subject to the distances stipulated above.

39.2 Row type shops shall be permissible as per the terms & conditions of allotment of such plots, for row type shops not more than 25

sq.m. in area, subject to the condition that 3 m. width of internal road, shall be treated as approach roads to the shops located in such row of shops.

39.3 *Educational Buildings:* The maximum permissible built up area shall be 1/3rd of the plot area and the maximum permissible FAR shall be 1.00. The minimum open space, all around the boundary of the plot, to be left, shall be 6 mtrs. Plots for educational buildings shall not be located within a distance of 60 m. from the plot for cinema theatre or assembly hall.

39.4 *Institutional Buildings, Hospital, Maternity Homes, Health Centres -*

(i) The maximum permissible ground coverage shall not exceed 1/3rl of the plot area and the maximum FAR shall be 1.00.

(ii) Minimum open space of 6 m. shall be maintained all around the boundary of the plot. Such plots for institutional, health facilities shall not be located within 60 m. of the plot of cinema theatre. assembly hall.

(h) *Cinemas, Theatres and Assembly Hall -*

(i) Minimum marginal distance from the road side shall be 9 m. and 6 m. from all other sides. The marginal space in the front and other sides, of 9 m. and 6 m. respectively, shall be exclusive of parking spaces to be provided, as per the Development Control Rules, in this behalf.

(ii) Cinemas, theatres and assembly hall shall have frontage on access from minimum width of 20 m. wide road.

(j) *Public entertainment hall, public community hall Mangal Karyalaya and like places -*

The maximum permissible built up area shall be 1/3rd of the plot area and maximum permissible FAR shall be 1.00. The plot should face minimum 20 m. wide road and open space

(a) road side -9m.

(b) other sides -6m.

39.7 (i) Petrol filling stations with or without service bays, shall not be permitted within a distance of 91.5 m. from any junction of roads.

(ii) Petrol filling stations shall not be sited on the convex side of a road curve and further, petrol filling stations shall not be sited within a distance of 91.5 m. from the nearest gate of a school. hospital, theatre, cinema hall, place of assembly or stadium.

39.8 In the case of kiosks and such other structures, for sales office. snacks bars etc. within the plot for petrol filling station, the set backs from the boundaries shall be 6 m. Further, the other clearances for installations shall be as per the Petroleum Rules, 1937.

39.9 In respect of buildings in the plots allotted for industrial purposes, the provision of factory act 1947, shall be applicable if the activity conducted in the plot falls under the preview of Factory Act, 1947

40. Shopping Centres/ Departmental Stores -

40.1 In layouts of sub-divisions of areas in excess of 2 ha. In residential zones, plots may be provided for shopping centers/ departmental stores. Such □enter/ stores may have an aggregate area upto 5 per cent of the area of the plot. The conditions governing the layout of such a □enter/ store shall be as under; -

(i) The □enter/ store may be at one place or may be distributed within the layout to make it accessible from the different parts of the layout;

(ii) Within a layout the □enter/stores may be provided on the ground and upper floors or on the ground floor and the upper floors may be used for residential purposes and conveniences like banks or places for medical or dental practitioners.

(iii) Additional uses may include :-

(a) Stores or shops for the conduct of retail business. There will, however, be no storage or sale of combustible material except with the permission of Chief Executive Officer;

(b) Personal services' establishments;

(c) Hair dressing saloons and beauty parlours;

(d) Frozen food stores;

(e) Shoe shops, sports shops, shoe repairs and shoe shining shops;

(f) Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments;

(g) Tailoring, embroidery and button hole making shops, each not employing more than 9 persons;

(k) Cleaning and pressing establishments for clothes, each occupying floor area not more than 75 sq.m. and not employing solvents with a flash point lower than 59 C machines with dry load capacity exceeding 30 kg and employing not more than 9 persons, with a total power requirements of not more than 4 KW;

(l) Shops for goldsmiths, lock-smiths, watch and clock shops and their repairs, bicycle shops and their rental and

repairs, opticians shops and optical glass grinding and repairs shops, musical instruments shops and their repairs, picture framing, radio, television and household appliance shops and their repairs, umbrella shops and their repairs and upholstery work, each employing not more than 9 persons;

(j) Coffee selling shops and grinding establishments each with electric motive power not exceeding 0.75 K.W. (0.025 KW) individual motor each;

(k) Restaurants, eating houses, cafeterias, icecream and milk bars each with area not exceeding 200 sq.m.

(m) Bakeries with no floor above, not occupying for production

an area in excess of 75 sq.m., and not employing more than 9 persons, if the power requirement does not exceed 4 K.W.,where only electrical ovens are used and additional heating load upto 12 KW permitted.

(m) Confectioneries and establishments for the preparation and sale of eatables not occupying for production, an area in excess of 75 Sq.m., per establishment and not employing more than 9 persons, or motive power exceeding 1.12 KW., as well as sugarcane and fruit crushers, each not employing more than 6 persons whh motive power not exceeding 1.12 KW., in an area not more than 25 sq.m.;

(n) Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops.

(o) Photographic studios with laboratories, zeroxmg, photocopying, video and video taping establishments, etc. and their laboratories, each with an area not exceeding 50 Sq.m., and not employing more than 9 persons and not using power more than 3.75 KW;

(p) Data processing unit with use of computers;

(q) Travel agencies, ticket booking and selling for air, surface or water travel or transport or other modes of travel or transport,

® Other uses permitted in the residential zone with permission of the Chief Executive Officer

(iv) Parking spaces requirements

Such layouts of sub-division of areas where shopping centres, departmental stores, are accommodated, parking space at the following rate shall be provided at such plot marked for such commercial purposes.

(a) One parking space of size 3.5 m. x 7.5 m. plus 3 spaces at the rate of 3 sq.m. for scooters, six parking spaces at the rate of 1.5 sq.m. for cycles - for every 10 shops or part thereof.

(b) Provided further for additional 5 shops or part thereof having area more than 20 sq.m. each, one parking space for every three shops, one parking space of size 3.75 m. x 7.5 m. and in addition to two parking spaces 3 sq.m. for scooters and 4 parking spaces of 1.5 sq.m. for cycles.

(n) **Height restrictions in the vicinity of aerodromes**

41.1 For structure, installations of buildings in the vicinity of aerodromes, the height shall be as shown in Table 9 or such greater height as may be permitted by the Civil aviation Authorities.

TABLE 9

BUILDING HEIGHT RESTRICTIONS IN THE VICINITY OF AERODROMES

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

Explanations:

(o) Irrespective of their distance from the aerodrome, even beyond the 22 km. Limit from the aerodrome reference

point, no radio masts or similar installation exceeding 152 m. in height shall be erected without the permission of the **Civil Aviation Authorities.**

(ii) The location of a slaughter house/ abattoir/ butcher house or other areas for activities like depositing of garbage which may encourage the collection of high flying birds, like eagle and hawks, shall not be permitted within 10 km. from the aerodrome reference point.

(iii) Within a 5 km. Radius of the aerodrome reference point, every structure/ installation/ building shall be so designed as to meet the pigeon/birdproofing requirements of the Civil Aviation Authorities. Such requirements may stipulate the prohibition of any cavity, niche, or other opening on the exterior of such building/installation/structure so as to prevent the nesting and habitation of pigeons or other birds.

(p) Other restrictions in height -

For the purpose of operational requirements of buildings structures or installations or for the purpose of telecommunications or other forms of communications of the departments of the Government of India or the State Government or Public Sector Undertakings, the Chief Executive Officer may for reasons to be recorded in writing restrict the height of any building in the vicinity of such buildings, structures or installation, and may also permit the prescribed heights to be exceeded for such

buildings, structures or installations themselves or for any other statutory communication requirement,

v) Structures not relevant to height -

The following appurtenant structures shall not be included in reckoning the height of a building except while considering the requirement of Civil AviationAuthorities and other statutory communications requirements :-

Roof tanks and their supports, ventilation/air- conditioning shafts, lift-rooms and similar service equipment, stair covers, chimneys and parapet walls, architectural features not exceeding 1.5 m. in height, television antenna, booster antenna and wireless transmitting and receiving towers.

42. **Essential Staff Housing: -**

Only in Non-chemical industrial units with a plot area of not less than one hectare essential staff housing is required to be provided by the industrial unit, close to the industrial unit, for efficient operation of industry, the industrial unit/ allottee of the plot shall identify in initial stage a portion of land only upto 10% of the area of the plot allotted, which shall have a separate access from public road by earmarking the same part of the plot as "essential staff housing" and seek permission from Chief Executive Officer for converting that part of the plot for the use of essential staff housing activity. On receiving such proposal from allottee of the plot the industrial unit, Chief Executive Officer may grant permission for utilising that part of the plot for essential staff housing which is residential purpose provided further that the undertaking is given by the allottee/ Licensee/ Lessee to the effect that such essential staff housing is being provided by him entirely at his risk and cost and such essential staff housing shall have direct

access from the MIDC road/ public road for the sake of safety and easy accessibility.

42. (a) **Special Provisions : For installation of Water Heating System**

Solar water heating systems should be made in the buildings for hospitals, hotels, Guest Houses, police men/army barracks, canteens, laboratories and Research Institutions, Hospitals of school and colleges and other institutes.

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

2) The use of solar water heating system is recommended in the following type of buildings in Government/ Semi-Government and Institutional buildings where the hot water requirement may not be continuous/ permanent.

(q) Guest Houses

(r) Police men / Army barracks

(s) Canteens

(t) Laboratory and Research Institutions where hot water is needed.

(vi) Hostels, schools, colleges and other institutes.

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

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

In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions: -

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

(2) The roof loading adopted in the design of such building should be at least 50 kg. Per sq.m. for the installation of solar water heating system.

(3) Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the Collector for regular use throughout the year is equal to the local latitude of the place. The Collectors should be facing south. However, for only winter use, the optimum inclination of the Collector would be (latitude + 15 degrees of the south). Even if the Collectors are built in the south facing vertical wall of the building the output from such Collectors during winter months is expected to be within 32% output from the optimum inclined Collector.

(4) All the new buildings to be constructed, shall have an installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.

(5) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the buildings. The norms for hospitals, hotels and other functional buildings are given below >

Sr. No.	Type of Buildings	Per Capita capacity recommended. (Litres per day)
(1)	(2)	(3)
1.	Hospitals	100
2.	Hotels	150
3.	Hostels and other such buildings	25
4.	Canteen	As required
5.	Laboratory and Research Institutions	As required

(6) An open area of 3 Sq.m. would be required for installation of a Collector which supply about 100 litres of water per day. At least 60% of the roof area may be utilised for installation of the system.

(7) The specification for the solar water heating system laid down by the Ministry of non-Conventional Energy Sources can be followed. Flat plate Collector conforming to IS No. 12933 shall be used in all such solar water heating systems.

(u) In specific cases, where clearly demonstrable hardship is caused, Chief Executive Officer may for reasons to be recorded in writing, by special permission permit any of the dimensions prescribed in these rules to be modified except those relating to floor space indices unless otherwise permitted under these rules, provided that the relaxation will not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighbourhood.

(v) **Temporary Construction:**

Chief Executive Officer, may grant permission for temporary construction for a period not exceeding 6 months at a time in aggregate, for the type of construction as indicated below: -

(a) Structures for protection from the rain or covering of the terraces during the monsoon only i.e. between 15th May and 15th November.

(b) Pandals for ceremonies, religious functions etc. subject to the condition that for such temporary construction fees should be recovered at the rate of Rs. 50/- per Sq.M. of such covered area of temporary construction. Equal amounts as fees shall be payable as deposit, which will be refundable provided by the end of the stipulated period of 15th November, such temporary structures are removed without fail by the allottee/ Licensee/ Lesse. Failure to remove such temporary sheds will be liable for forfeiture of the deposit and any such failure continuing beyond 15th November, shall be liable for imposition of penalty which will be 3 times the rate of Rs. 50/- per Sq.M.

CHAPTER V

GENERAL BUILDING REQUIREMENTS

45. General : Space requirements of various parts of Buildings etc.

(w) This part sets out the standard space requirements of various parts of a building and house of light and ventilation, the building services, fire safety etc. Some of these items depend on the number of persons who would normally occupy the building for which the occupant load should be worked out from Table hereunder

TABLE 10

Occupant Load

Sr. No.	Type of Occupancy		Occupant load per 100 Sq. m. of plinth or covered area
(1)	(2)		(3)
1.	Residential		8
2.	Educational		25
3.	Institutional		6.6*
4.	Assembly	With fixed or loose seats and dance floor.	166.6**
		Without seating facilities including dining rooms.	66.6**

Sr. No.	Type of Occupancy		Occupant load per 100 Sq. m. of plinth or covered area
(1)	(2)		(3)
5.	Mercantile	(a) Street floor and sales basement	33.3
		(b) Upper sale floors.	16.6
6.	Business and industrial		10
7.	Storage		3.3
8.	Hazardous		10

(x) The occupant load in dormitory portions of homes for the aged. orphanages or mental hospitals etc. where sleeping accommodation is provided, shall be calculated at not less than 13.3 persons per 100 Sq.m.

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

46,

Requirements of parts of buildings -

(y) *Plinth:*

The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured.

(i) Main Building - The height of the plinth shall not be less than 30 cm above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level,

(ii) Interior court-yards, covered parking spaces and garages.

These shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.

46.2 *Habitable Rooms:*

(z) Size & Width -

The minimum size and width shall be as given in the Table hereunder.

TABLE 11

Minimum size and width of Habitable Rooms

Sr. No.	Occupancy		Minimum Size in Sq.m.	Minimum Side in Mtr.
(1)	(2)		(3)	(4)
1.	Any habitable rooms		9.5	2,4
2.	Rooms in a two-room tenement	(a) One of th rooms	9.6	2.4
		(b) Other room	7.5	2.4
3.	Rooms in a two-room tenement of a site and services project	(a) One of the rooms	9.3	2.4
		(b) Other room	5.6	2.3
4.	Single-bedded room in a hostel of a recognised educational institution.		7.5	2.4
5.	Shop		6.0	—
6.	Class room in an educational building		38.0 or area at the rate of 0.8 Sq.m. per student, whichever is more.	5.5

Sr. No.	Occupancy		Minimum Size in Sq.m.	Minimum Side in Mtr.
(1)	(2)		(3)	(4)
7.	Hospital/ Clinic building	special room	9.5	3.0
		general ward	40.0	5.5
8.	Cinema hall, theatre, auditorium, assembly hall etc.		In conformity with the Maharashtra Cinema Rules.	

Provided that in sites and services projects, a room of 5.6 Sq.m. with a toilet arrangement may be allowed in the first phase, and in the second phase, another room of 9.3 Sq.m. may be added, provided further that an additional bedroom for occupancy of a single person with a size of 5.5 Sq.m. with a minimum width of 1.8 m. may be permitted. Height:

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

TABLE 12

Sr. No	Occupancy		Minimum height (in Mtrs.)	Maximum height (in Mtrs.)
(1)	(2)		(3)	(4)
1.	Flat roof	(a) Any habitable room	2.75	4.2
		Habitable room in high density housing	2.6	4.2
		© Air-conditioned habitable room	2.4	4.2
		Assembly halls, residential hotels of 3 Star category and above rooms in institutional, educational, industrial, hazardous or storage occupancies, department stores, entrance halls and lobbies to department stores and assembly halls.	3.6	4.2
			Subject to the written permission of the Chief Executive Officer greater height may be permitted.	
2.	Pitched roof	(a) Any habitable room	2.75 (average with 2.1 m. at the lowest point)	4.2 (average with 3.2 m. at the lowest point)
		Habitable room in High Density Housing	2.6 (average with 2.0 m. at the lowest point)	4.2 (average with 3.2 m. at the lowest point)

Provided that -

the minimum clear head-way under any beam shall be 2.4 m. in all occupancies, except those included in Sr.No. 1(d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed an additional FSI of 50 per cent of the relevant floor area.

(aa) Other requirements - One full side of a habitable room must abut an exterior open space save as provided in Chapter-III.

46.3 *Kitchen* -

(bb) Size -

(a) General: The area of a kitchen shall not be less than 5.5 Sq.m. w ith a minimum width of 1.8 m. but in a two room tenement the minimum area of the room to be used as a kitchen shall be 7.5 Sq.m. with minimum width of 2.1 m.

(b) High Density Housing : no kitchen need be provided. An alcove (cooking space with direct access from the main room without a communicating door) will suffice; its size shall not be less than 2.4 sq.m. with a minimum width of 1.2 m. If a separate kitchen is provided, it shall be at least 4 sq.m. in area with a minimum width of 1.5 m.

(ii) Height : The height of a kitchen shall be the same as that of a habitable room as stipulated in clause (u) of sub-regulation (2) of this Regulation.

(cc) Other Requirements : Every room to be used as a kitchen shall

have -

(a) unless separately provided in a pantry, means for the washing of kitchen utensils which shall leady directly or through a sink to a grated and trapped connection to the waste pipe.

(b) on an upper floor, an impermeable floor;

(c) at least a window not less than 1 Sq.m.in area, opening directly on to an interior or exterior open space, but not into a shaft.

(dd) in residential buildings more than 24 m.high, refuse chutes.

46.4 *Bathroom and water closets -*

Bathrooms and water closets shall be provided at the following scale:-

(i) Size

(a) General : The area and floor dimension of a bathroom or water closet shall not be less than the values given below:-

TABLE13

Sr. No.	Type	Area (in Sq.m.)	Side (in mtr.)
(i)	Bathroom	1.5	1.1
(ii)	Water closet (WC)	1.1	0.9
(iii)	Combined bathroom and water closet.	2.2	1.1

A sanitary block consisting of a bathroom and water closet for each wing of each floor at each staircase level of the building for the use of domestic servants engaged on the premises may be permitted by the Chief Executive Officer

(ii) High Density Housing & Low Cost Housing:

The minimum dimensions of an independent bathroom shall be 1.3 m. x 1.1 m. and for combined bathroom and water closet (WC) the size shall be 2 Sq.m. with minimum width of 1.1 m.

(iii) Height:

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

Other requirements -

(a) Every bathroom or water closet shall be so situated that at least one of its walls shall abut on to an exterior open space or an interior/exterior chowk with opening area not less than 0.3 Sq.m. in area or 0.3 m. in width.

(b) No bathroom or water closet shall be situated directly over any room other than another water closet, washing place, bathroom or terrace unless the said floor is made impervious with adequate water-proofing treatment. However, in no case shall a water closet or bathroom be provided over a kitchen.

© Every bathroom or water closet shall have the platform or seat or flooring made of water-tight non-absorbent material.

(d) It shall be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room.

(e) It shall be provided with an impervious floor covering slopping towards the drain with a suitable grade and not towards a verandah or any other room.

(f) No room containing water closets shall be used for any purpose except as a lavatory.

(g) Every water closet and/ or a set of urinals shall have a flushing cistern of adequate capacity attached to it. In High Density Housing, however, no such flushing cistern need be provided.

(h) in High Density Housing, pour flush water seal latrines (NEERI type) may be permitted when the sewerage system is not available and the water table in the area is not high.

(i) All the sewerage outlets shall be connected to the common sewerage system. Where no such system exists, a septic tank shall be provided within the plot.

46.5 Loft

(I) Location and extent:

Lofts ma be provided over kitchens, habitable rooms, bathrooms, water closets, and corridors within a tenement in residential buildings, over shops, and in industrial buildings, subject to the following restrictions >

TABLE 14

Sr. No.	Rooms over which permitted	Coverage (% to area of room below)
(D	(2)	(3)
1.	Kitchen/Habitable room.	25
2.	Bathroom, water closet, corridor.	100
3.	Shops with width upto 3 m.	33 1/3
4.	Shops with width exceeding 3 m.	50
5.	Industrial	331/3

Provided that (a) lofts in commercial or industrial buildings shall be located at least 2 m. away from the entrance; and (b) loft area shall not be counted towards FSI subject to-(ii) below.

(ii) Heights - The clear head-room under a loft shall not be less than 2.2 m. and that above it shall not be more than 1.5 m. and if exceeded, it shall be counted towards FSI.

46.6 *Mezzanine Floor -*

(i) Size: The aggregate area of a mezzanine floor in any room shall not exceed 50 per cent of the built up area of that room. The size of a mezzanine floor shall not be less than 9.5 Sq.m. if it is used as a living room. The area of the mezzanine floor shall be counted towards F.S.I.

(ii) Height: The minimum height/head-room above a mezzanine floor shail be 2.2 m.The head-room under a mezzanine floor shall not be less than 2.2 m.

(iii) Other Requirements : A mezzanine floor may be permitted over a room or a compartment, if -

(a) it conforms to the standards of living rooms in regard to lighting and ventilation in case its size is 9.5 m, or more;

(b) it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;

(c) no part of it is put to use as a kitchen;

(d) it is not closed, so that it could be converted into an un-ventilated compartment;

(e) it is at least 1.8 m. away from the front wall of such room,

(f) access to the mezzanine floor is from within the respective room below only;

46.7 Store Room -

(i) Size: The area of a store room where provided in residential buildings shall not be more than 3 Sq.m.

(ii) Height: The store room shall not be less than 2.2 m. high.

46,8 Garage -

(h) Size : The size of a private garage shall not be less than 2.5 m. x 5.5 m. or 2.3 m. x 4.5 m.

(ii) Location : if not within the building, the garage may be located at its side or rear, but at least 7.5 m. away from any access road.

Explanation: For purposes of this Regulation, the term "garage" means a detached ground floor structure in the open space of the plot or on the ground floor or on upper floor of a building and intended for parking or shelter of mechanically controlled vehicles but not for their repairs.

(iii) Other Requirements : Lock-up garages when within the building shall be of such construction as will give fire resistance of 2 hours

46.9 Basement -

(i) Area & Extent - The total area of any basement shall not exceed twice the plinth area or area of the plot whichever is less. It may be in one level or two.

(ii) Height: The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has^a beam shall not be less than 2.4 m.

(iii) Ventilation: The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a

mechanical system, viz. blowers, exhaust fans, air-conditioning system, according to the standards in Part VIII, Building Services Section-l - Lighting and Ventilation, National Building Code,

(iv) Uses Permitted - A basement may be put to the following uses only:-

(a) storage of household or other non-hazardous goods;

(b) store rooms, bank lockers or safe-deposit vaults;

(c) air-conditioning equipment and other machines used for services and utilities of the building;

(d) parking spaces;

(e) Electric sub-station (which will conform to required safety requirements);

Provided that user strictly anciliary to the principal user may also be permitted in a basement.

(j) Other Requirements-Every basement shall meet the following specifications >

(a) The ceiling of an upper basement shall be at least 0.9 m. and not more than 1.2 m. above the average surrounding ground level.

(b) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement

(c) The walls and floors of the basement shall be water-tight and the effect of the surrounding soil and moisture, if any, should be taken into account in design and adequate damp-proofing treatment shall be given.

(d) Any access to the basement through a staircase on pedestrian ramp shall meet the normal requirements for

such access. Open ramps may be permitted in the open spaces except in the front open space subject to (b) above and the fire protection requirements,

(e) Any access to the basement through vehicular ramps shall meet the normal requirements of such access.

46.10 Cabin

Where cabins are provided, a clear passage not less than 0.9 m. wide will be maintained. The size of a cabin shall not be less than 3 sq.m. and the distance from the farthest space of a cabin to the nearest exit shall not be more than 18.5 m. If the cabin does not derive direct light and ventilation from any open spaces/mechanical means,its maximum height shall be 2.2m.

46.11 Office Room

In every residential building, constructed or proposed to be constructed for the use of a co-operative housing society or an apartment owners' association, an office room will be permitted on the ground floor or floor 1. In an already developed property, it may be on an upper floor. The area of the room shall be limited to 12 Sq.m. if the number of tenements in the building does not exceed 20 and to 20 Sq.m. otherwise.

46.12 Letter Box

A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings with five and more storeys to the satisfaction of the Chief Executive Officer.

46.13 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.

46.14 Refuse Chute

In all multi-storeyed or high rise residential buildings, a refuse chute shall be provided with openings on each floor,

46.15 Corridor

The minimum width of a common corridor shall be as shown in Table hereunder. Provided that any corridor identified as an exit shall also conform to the requirements therein.

46.16 Door

Doors shall conform to the undermentioned provisions. In addition, in order to satisfy fire-fighting requirements, any doorway identified as an exit shall conform to the requirements,

(i) Width : A door shall be at least 0.9 m. wide, except that doors to bathrooms, water closets or stores may be at least be 0.7 m. wide,

(ii) Height: The minimum height of a doorway shall be 2 m.

46.17 Stairway

Stairways shall conform to the following provisions in addition to items (i) to (vii) below. In addition, in order to satisfy fire-fighting requirements, any stairway identified as an exit stairway shall conform to the requirements stipulated in Regulation 51.

(i) Width : The minimum width of a staircase other than a fire escape shall be as given in Table hereunder.

TABLE **15**

Minimum Width of Common Stairways/ Corridors for various occupancies

Sr. No,	Type of occupancy		Minimum width of staircase/ stairway/ corridor (in metres)
(1)	(2)		(3)
1.	Residential Buildings-	(a) General	1.2
		(b) Row Housing (2 storeys)	0.75
		© Hotels	1.5
- 2.	Educational buildings	(a) Upto 24 m. high	1.5
		(b) Over 24 m. high	2.0
3.	Institutional buildings (i.e. hospitals)	(a) Upto 10 beds	1.5
		(b) Over 10 beds.	2.0
4.	Assembly buildings		2.0
5.	Mercantile, business, industrial, storage, hazardous buildings		1.5

(ii) Flight - No flight shall contain more than 12 risers but in residential buildings, in narrow plots and in High Density Housing a single flight staircase may be permitted.

(iii) Risers - The maximum height of a riser shall be 19 cm. in a residential building, and 16 cm. in any other occupancy. However, on an internal stairway within a dwelling unit, a riser may be 25 cm. high.

(iv) Treads - The minimum width of the tread without nosing shall be 25 cm. for staircases of a residential building, other than fire escapes. In other occupancies, the minimum width of the tread

shall be 30 cm. It shall have a non-slippery finish and shall be maintained in that fashion,

(v) Head Room - The minimum head-room in a passage under the landing of a staircase and under the staircase shall be 2.2 m.

(vi) Floor Indicator - The number of each floor shall be conspiciously painted in figures at least 15 cm. large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights,

(vii) Hand Rail - Handrails with a minimum height of 0.9 m. from the centre of the treads shall be provided.

46.18 *Ramps*-

(i) Ramps for pedestrians -

(a) General: The provision applicable to stairways shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 m. wide. In addition, to satisfy the fire fighting requirements, a ramp shall conform to the stipulations related to fire safety rules.

(b) Slope: A ramp shall have a slope of not more than 1 in 10. It shall be of non-slippery material.

(c) Handrail: A handrail shall be provided on both the sides of the ramp.

(ii) Ramps for basement or storeyed parking - For parking spaces in a basement and upper floors, at least two ramps of adequate width and slope shall be provided preferably at the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire-fighting vehicles.

46.19 *Lifts*

Lifts shall conform to the provisions given below: -

(i) At least one lift shall be provided in every building more than 16 m. in height. In case of buildings more than 24 m. high, at least two lifts shall be provided,

(ii) In case of buildings more than 24 m. high, at least two lifts shall be provided for every dwelling except those situated on the ground and first floor without having to climb or to go down more than one floor:

Provided that in the case of a building with ground floor stilts for parking facilities and serving upper floors not exceeding 22.5 m. in height (measured from the ground floor to the top floors), the provision of a second lift may not be insisted upon.

(iii) Other Requirements -

(a) The number, type and capacity of lifts shall satisfy the requirements of Sec.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 cage.

(e) In multi-storeyed and high rise residential buildings, one of the lifts installed shall be a freight lift.

46.20 *Porch* - A porch, if any, shall be at least 1.5 m. clear of the plot boundary: the area of a porch upto 5.5 m. in length (parallel to the main building) shall not be counted towards FSI. A parapet wall 0.23 m. in height is permissible over a porch. The Chief Executive Officer may permit larger porches for mercantile, hotel and public buildings.

46.21 Balcony: -

(i) No balcony shall reduce the minimum marginal open space to less than 3 m. at the rear and sides and 1.5 m. in the front The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge.

(ii) Balconies may be allowed to be enclosed with written permission of the Chief Executive Officer. When balconies are enclosed one-third of the area of their faces shall have louvers glass shutters or grills on the top and the rest of the area except the parapet shall have glazed shutters.

46.22 *Revas Projection* -

(i) A revas projection 1.20 m. in width may be permitted in the front open space when it faces a street 12.20 m. or more in width. To facilitate the construction of a staircase, such revas projection may be permitted in the side or rear open space provided that such open space is at least 4.5 m. and the revas projection is limited to a width of 0.75 m. and the length of the staircase landing. No revas projection shall be at a height less than 2.1 m. above the ground level.

(ii) A revas projection shall not be permissible in the side or rear open spaces of a tower-like structure.

(iii) The areas of all revas projections shall be taken into account for the computation of FSI.

46.23 Roofs -

(i) Effective drainage of rain water -

The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water therefrom by means of rain water pipes at the scale of at least one pipe of 10 cm. diameter for every 40 Sq.m. of roof area. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building.

(ii) Manner of fixing rain water pipes -

Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chase cut or formed in such walls or in such other manner as may be approved by the Chief Executive Officer.

46.24 *Terrace*

Terraces shall not be sub-divided and shall be accessible by a common staircase.

46.25 *Parapet*

Parapet walls and hand-rails provided on the edges of the roof terrace, balcony, etc. shall not be less than 1.15m. from the finished floor level and not more than 1.30 m. in height above the unfinished floor level.

46.26 *Boundary Wall and Main Entrance -*

(i) Boundary wall :

(a) Except with the permission of the Chief Executive Officer, the maximum height of a boundary wall shall be 2.0 m above the level of the centre line of the front street. A boundary wall upto 2.4 m. height may be permitted if the top 0.9 m. is of open type construction, to facilitate through vision.

(b) At a corner plot, the height of the boundary wall shall be restricted to 0.75 rn. for a length of 10 m. on the front and side of the inter-section and the balance height of 0.75 m. if required in accordance with (i) above may be made up of open type construction (through railings).

(c) In electric sub-stations, transformer stations, institutional buildings like sanatoria, hospitals, educational buildings like schools, colleges, including hostels, industrial buildings and other uses of public utility undertakings, a height upto 2.4 M. may be permitted by the Chief Executive Officer

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

46.27 Wells-

(i) Location - No well shall be located.

(a) less than 12 m. from any ash pit, refuse pit, sub-soil dispersion (soak pit) earth closet or privy, or on a site lower than the said earth closet or privy;

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

(ii) Other Requirements -

The well shall-

(a) have a minimum internal diameter of 1m.;

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

(c) be of sound and permanent construction (pucca) throughout. A temporary or exposed (kutcha) well shall be permitted only in fields or gardens for purposes of irrigation;

(d) have the interior surface of its lining or walls rendered impervious for a depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head.

46.28 *Overhead Tanks*

Every overhead water storage tank shall be maintained in a prefectly mosquito-proof condition by providing a properly fitting hinged cover and every tank more than 1.5 m. in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.

46.29 *Septic Tanks* -

(i) Location and sub-soil dispersion system shall not be closer than 12 m. to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 2 m. to avoid damage to the structure.

(ii) Dimensions etc. -

(a) Septic tanks shall have a minimum inner width of 75 cm. a minimum depth of one metre below the water level and a per capita minimum liquid capacity of 85 litres. The length of the tanks shall be at least twice the width.

(b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by the Chief Executive Officer.

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

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

(e) The gradients of land-drains, under-drainage as well as the bottom of dispersion trenches and soakways should be between 1:300 and 1:400.

(f) Every septic tank shall be provided with a ventilating pipe of at least 50 mm. diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a height of about 2 M. when the septic tank is at least 15m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15m.

(g) When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90 cm. and not less than 100 cm. in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the R.C.C. cover slabs. When no lining is used, specially near trees, the entire pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down

to a depth of 90 cm. from the top as an anti-mosquito measure.

(h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. wide excavated to a slight gradient and shall be provided with a layer of washed gravel or crushed stones 15 to 25 cm. deep. Open joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m. to each other.

47 **Comman antenna for Television Transmission Reception: -**

47.1 A common conventional antenna for receipt of television transmission shall be provided for every residential building with more than ten tenements.

48. **Requirements of Educational Buildings**

48.1 In addition to the class-rooms and other areas every educational building shall be provided with -

(a) A tiffin room with a minimum area of 18.0 Sq.m. for every 400 students or part thereof;

(b) a separate tiffin roon for teachers where strength of students exceeds 500;

(c) a room with drinking water facilities for every 200 students or less on each of the floors.

These requirements may be amended by the Chief Executive Officer in consultation with the Education Department of the State Government.

49. **Special Amenities for Physically Handicapped Persons**

49.1 Special amenities for physically handicapped persons as specified below shall be provided in buildings to be used for public offices, commercial occupancy or public purposes like cinema or drama theatres, hospitals, maternity homes, telephone offices, educational and industrial purposes -

(a) A 90 cm. high hand-rail and an additional one at a height of 75 cm. above the finished level of the steps for staircases and for steps to the ground floor plinth even if they are enclosed on their sides by walls.

(b) A ramp with a slope not exceeding 1:12 from the ground level of open spaces or road level to the entrance door of the lift or staircases.

(c) One of the wash basins in the toilet block on each floor fixed at a height of 80 cm. with a tap at 10 cm. above the finished floor level.

50. **Lighting and Ventilation :-**

50.1 *Adequacy and manner of provision* - All parts of any room shall be adequately lighted and ventilated.

For this purpose, every room shall have -

(a) one or more appertures,, excluding doors, with area not less than one-sixth of the floor area of the room, with no part of any habitable room being more than 7.5 m. away from the source of light and ventilation. However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings their area taken together measuring not less than 1 Sq.m. per landing on the external wall.

(b) ' an opening with a minimum area of 1 sq.m. in any habitable room including a kitchen, and 0.3 Sq.m. with one dimension of 0.3 m. for any bathroom, water closet or store;

(c) all the walls, containing the openings for light and ventilation fully exposed to an exterior open space either directly or through a verandah not exceeding 2.4 m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m.

50.2 *Artificial Ventilation Shaft*

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

TABLE 16

Height of buildings in m.	Cross-section of ventilation shaft in Sq.m.	Side of shaft in mtrs.
Upto12	2.8	1.2
Upto 18	4.0	1.5
Upto 24	5.4	1.8
Upto 30	8.0	2.4
AboveSO	9.0	3.0

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

50.3 *Artificial lighting and mechanical ventilation: -*

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

50.4 In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation may be suitably relaxed by the Chief Executive Officer.

51. **Fire Protection Requirements:-**

51.1 *General-* The planning, design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of Part IV, Fire Protection Chapter, National Building Code shall apply.

For multi-storeyed, high rise and special buildings, additional provisions relating to fire protection shall conform to the requirements of open spaces on all sides upto 6 m. width and their layout shall conform to the requirements of Chief Fire Officer. They shall be free of any obstruction and shall be motorable.

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

(i) Types - Exits should be horizontal or vertical. A horizontal exit may be a door-way, a corridor, a passage-way to an internal or external stairway or to an adjoining building, a ramp, a verandah or a terrace which has access to the street or to the roof of a

building. A vertical exit may be a staircase or a ramp, but not a lift.

(ii) General requirements - Exits from all the parts of the building, except those not accessible for general public use, shall -

(a) provide continuous egress to the exterior of the building or to an exterior open space leading to the street.

(b) be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;

(c) be free of obstruction;

(d) be adequately illuminated;

(e) be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;

(f) be fitted, if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;

(g) be fitted with a fire alarm device, if it is either a multi-storeyed, high rise or a special building so as to ensure its prompt evacuation;

(h) remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;

(i) be so located that the travel distance on the floor does not exceed the following limits: -

(a) Residential, educational. institutional and hazardous occupancies: 22.5 m.

(b) Assembly, business, mercantile, industrial and storage buildings: 30 m

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

When more than one exit is required on a floor, the exits shall be as remote from each other as possible.

Provided that for all multi-storeyed high rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opening directly to the exterior to an interior, open space or to any open place of safety.

(iii) Number of width of exits - The width of an exit, stairway/corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in Table hereunder. Their number shall be calculated by applying to every 1000 Sq.m. of the plinth or covered area of the occupancy, the relevant multiplier in columns 4 and 6 of the said Table, fractions being rounded off upward to the nearest whole number.

TABLE 17

Width and number of Exits for various Occupancies

Sr. No	Type of Occupancy	Stairway/ Corridor		Door minimum width in mtrs.	Exit multiplier
		Minimum width in mtrs.	Multiplier		
(1)	(2)	(3)	(4)	(5)	(6)
1.	Residential Dwellings	1.2	0.145	—	0.053
	Row housing (2 storeys)	0.075	0.213		
	Hotels	1.5	0.107		
2.	Educational - upto 24 m. high - over 24 m. high	1.5 2.0	0.333 0.250	—	0.667
3.	Institutional i.e. Hospitals - upto 10 beds - over 10 beds	1.5 2.0	0.089* 0.067*	—	0.044
4.	Assembly** - fixed seats or loose seats and dance floor - no seating facilities and dining rooms	2.0 2.0	0.694 0.278	1.0	0.926 0.370
5.	Mercantile - street floor and basement. - upper sales floors.	1.5 1.5	0.222 0.111	—	222 0.111
6.	Business, Industrial	1.5	0.067	—	0.067
7.	Storage	1.5	0.022	—	0.022
8.	Hazardous	1.5	0.133	—	0.125

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

The plinth or covered area shall include in addition to the main assembly rooms or space any occupied connection room or space in the same storey or in the storey above

or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.

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

51.3. *Requirements of individual exits at each floor* >

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

51.4 *Corridors-*

(a) Exit corridors shall be of a width noi less than the total required width of exit doorways leading from them in the direction of travel to the exterior/ stairway.

(b) Where stairways discharge through corridors, the height of the corridors shall not be less than 2.4 m.

(c) Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases.

51.,5 *Doorway -*

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

(b) An exit doorway shall open outwards i.e. away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of a stairway or landing to less than 90 cm.

(c) An exit door shall not open immediately upon a flight or stairs; a landing equal to at least the width of the door shall be provided in the stairway'at each doorway; the level of the landing shall be the same as that of the floor which it serves.

(d) Exit doorways shall be openable from the side which they serve, without the use of a key.

51.6 *Revolving doors -*

(a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies; they shall not constitute more than half the total required door width.

(b) When revolving doors are considered as required exitways -

(i) the multiplier in Table 15 shall be increased by 33 1/3 per cent, and

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

51.7 *Internal stairways -*

(a) Stairways shall be constructed of non-combustible materials throughout.

(b) Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.

(c) A staircase shall not be arranged around a lift shaft unless the later is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For muiti-storeyed high rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.

(d) In multi-storeyed.'high rise and special buildings, access to main staircases shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircases. They shall be swing type doors opening in the direction of the escape.

(e) No living space, store or other space, involving fire risk, shall open directly into a staircase.

(f) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.

(g) In multi-storeyed, high rise and special buildings, exit signs with arrows indicating the escape route shall be provided at a height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment

(h) Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase. Where the building is served by more than one staircase, one of the staircases may lead to the basement level, by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement area at various basement levels by a protected and ventilated lobby/ lobbies.

51.8 *Fire escape or external stairs* -

Multi-storeyed, high rise and special buildings shall be provided with fire escape stairs, which will be free of FSI, and they should 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, which shall have the required fire resistance.

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

(f) They shall have a straight flight not less than 75 cm. wide with 15 cm. treads and risers 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.

51.9 *Ramp-*

(a) All the requirements of this Regulation shall apply to any ramps as they apply to a staircase.

(b) Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe place.

(c) In a multi-storeyed, high rise and special building, access to ramps from any floor shall be through a smoke-stop door.

51.10 *Refuge Area -*

(a) In multi-storeyed and high rise buildings, at least one refuge area shall be provided on the floor immediately above 24 m.

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

(c) It shall have a minimum area of 15 Sq.m. and a minimum width of 3.0 m.

(d) It shall not be counted in F.S.I.

CHAPTER VI

STRUCTURAL SAFETY & SERVICES

52. **Structural Design**

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

53 **Quality of Materials & Workmanship**

53.1 All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part V - Building Materials and Part VII - Constructional Practices and Safety of National Building Code of India.

53.2.1 All borrow pits dug in the course of construction and repair of buildings, roads, embankments, etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

54. **Alternative Materials, Methods of Design and Construction & Tests**

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

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

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

55.2 *Tests*

Whenever there is insufficient evidence of compliance with the provisions of the rules of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims or alternative materials, design or methods of construction, the Chief Executive Officer may require tests sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the allotte/ Licensee/ Lessee.

55.3 Test methods shall be as specified by the rules for the materials or design or construction in question. If there are no appropriate test methods specified in the rules, the Chief Executive Officer shall determine the test procedure. For methods of tests for building materials, reference may be made to relevant Indian Standards as given in the national Building Code of India, published by the Indian Standard Institution. The latest version of the National Building Code of India shall be taken into account at the time of enforcement of these rules.

56. **Building Services**

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

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

57. Requirement of Sanitary Fittings -

TABLE 18

Per Capita water requirements for various occupancies use

Sr. No.	Type of occupancy		Consumption per head/ per day (in Litres)
(1)	(2)		(3)
1.	Residential	(a) in living units	135
		(b) Hotels with lodging accommodation (per bed)	180
2.	Educational	(a) Day Schools	45
		(b) Boarding Schools	135
3.	Institutional (Medical Hospitals)	(a) No. of beds not exceeding 100	340
		(b) No. of beds exceeding 100	450
		(c) Medical quarters and hostels	135
4.	Assembly- Cinema theatres, auditoria etc. (per seat of accommodation)		15

Sr. No.	Type of occupancy		Consumption per head/ per day (in Litres)
(1)	(2)		(3)
5.	Government or Semi-public business		45
6.	Mercantile (Commercial)	Restaurants (per seat)	70
		Other business buildings	45
7.	Industrial	Factories where bathrooms are to be provided	45
		Factories where no bathrooms are required to be provided.	30
8.	Storage (including warehousing)		30
9.	Hazardous		30
10.	Intermediate/ Stations (excluding mail & express stops)		45 (25)*
11.	Junction Stations		70 (45)"
12.	Terminal/ Stations		45
13.	International and Domestic Airports		70

* The values in paranthesis are for Stations where bathing facilities are not provided.

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

TABLE 19

Flushing Storage Capacities

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

Septic Tanks -

Where septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements as below.

Location of Septic Tanks and Sub-surface absorption systems: -

A subsoil dispersion system shall not be closed than 18 m. from any source of drinking water, such as well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

Requirements -

(a) Dimensions of Septic Tanks -

Septic tanks shall have minimum width of 75 cm. minimum depth of one metre below water level and a minimum liquid capacity of one cubic metre. Length of tanks shall be 2 to 4 times the width;

(b) Septic tanks may be constructed of brickwork, stone masonry concrete or other suitable materials as approved by the Authority;

(c) Under no circumstances should effluent from a septic tank be allowed into an open channel, drain or body of water without adequate anarobic treatment through soak pit;

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

(e) The gradients of land drains, under-drainage as well as the bottom of dispersion trenches and soakkways should be between 1:300 and 1:400;

(f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh.

The ventilating pipe shall extend to a height which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. above 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 metres.

(g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross-sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used specially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent

damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm. from the top as an anti-mosquito measures; and

(h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. deep and 30 to 10 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. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m.

TABLE 20

Sanitation Requirements for Factories

Sr. No.	Fitments	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water closets	1 for 1-15 persons	1 for 1-12 persons
		2 for 16-35 persons	2 for 13-25 persons
		3 for 36-65 persons	3 for 26-40 persons
		4 for 66-1 00 persons	4 for 41-57 persons
			5 for 58-77 persons
			6 for 78-1 00 persons
		For 101 to 200 persons, add at the rate of 3 per cent.	For 101 to 200 persons, add at the rate of 5 per cent.
		For over 200 persons, add at the rate of 2.5 per cent.	For over 200 persons, add at the rate of 4 per cent.
2.	Ablution taps	1 in each water closet	1 in each water closet
		One water tap with draining arrangements shall be provided for even/ 50 persons or part thereof in vicinity of water closets and in urinals.	

3.	Urinals	Nil upto 6 persons	
		1 for 7-20 persons	
		2 for 21-45 persons	
		3 for 46-70 persons	
		4 for 71 to 100 persons	
		For 101 to 200 ' persons, add at the rate of 3 percent.	
		For over 200 persons, add at the rate of 2.5 per cent.	
4.	Washing taps with draining arrangement.	1 for every 25 persons part thereof.	1 for every 25 persons part thereof.
5.	Drinking water fountains	1 for every 100 persons with a minimum of one on each floor.	
6.	Baths (preferably showers)	As required for particular trades or occupations.	

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

58. **Signs and Outdoor display structures**

58.1 The display of advertising signs on building and land shall be in accordance with Part X signs and outdoor display structures of National Building Code of India.

58.2 The following additional provisions shall be complied with for permitting advertising signs.

(i) Residential Zone -

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 or bulletin board with an area not exceeding 1.6 Sq.m.

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

(ii) Commercial 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 percent of the area of such wall including doors and windows and overhanging signs which project not more than 0.9 m. from the wall, provided that such overhanging signs shall be in conformity with the following and provided that such signs do not face residential buildings.

(a) 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.

58.3 *Prohibition of advertising signs and outdoor 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, aesthetical, historical or heritage importance as may be decided by the Chief Executive Officer, or on Government buildings, save that in the case of Government buildings only advertising

signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programmes.

SCHEDULE - IV

FIRE PROTECTION SCHEDULE

59. **REQUIREMENT OF INDUSTRIAL BUILDINGS (GROUP G)**

59.1 In addition to the general requirements specified in 6 for type of construction and occupancy group and the exit requirements given in 7, the requirements in 1.2 to 1.3 shall be complied with.

59.1.2 *Fire Detection/ Extinguishing System:*

The requirements specified in 1.2.1 to 1.2.3 shall apply to normal buildings of low rise nature (upto 15 m. in height). Requirements of high rise buildings (above 15 m.in height) shall be in accordance with Appendix(Table 21).

59.2. OCCUPANCY SUB-DIVISION G-1 - Not required.

59.3 OCCUPANCY SUB-DIVISION G-2 -

Sr. No	Details of Occupancy	Fire Detection/ Extinguishing system.
(a) !	Area upto 750 Sq.m.	Automatic fire alarm system.
(b)	Area above 750 Sq.m.	Automatic sprinklers/ automatic fire alarm system.

59.4 OCCUPANCY SUB-DIVISION G-3 - See 1.3.4.3 (d) (N.B.C.)

60. *Exit Facilities* - The following additional requirements shall also be complied with.

60.1 Not less than two exists shall be provided for every floor or section including basements used for industrial purposes or uses incidental thereto.

60.2 In buildings used for aircraft assembly or other occupancy requiring individed floor areas so large that the distances from points within the area to the nearest outside walls where exit doors could be provided are in excess of 45 M., requirements for distance to exits may be satisfied by providing stairs leading to exit tunnels or to overhead

passageways. In cases where such arrangements are not practicable, the authority may, by special ruling, permit other exit arrangements for one-storey buildings with distances in excess of the maximum distances, if completely automatic sprinkler protection is provided and if the heights of ceiling curtain boards and roof ventilation are such as to minimise the possibility that employees will be overtaken by the spread of fire or smoke within 180 Cm. of the floor level before they have time to reach exits, provided, however, that in no case may the distance of travel to reach the nearest exit exceed 120 m. where smoke venting is required as a condition for permitting distances of travel to exists in excess of the maximum otherwise allowed.

60.3 *Special Hazards* -

60.3.1 In any room in which volatile flammable liquids are used or stored, no device generating a glow or flame capable of igniting flammable vapour shall be installed or used.

Such a room shall be provided with a suitable designed exhaust ventilation system. To ensure safety from fire due to short circuit, faulty electrical connection or some similar cause, proper care shall be taken in designing electrical installations in such room.

60.3.2 The storage, use and handling of gas-line, fuel oil and other flammable liquids shall not be permitted in any Group G occupancy unless it complies with regulations pertaining to Petroleum Act, 1934.

60.3.3 Every boiler room or room below the first floor containing a heating plant shall be adequately separated from the rest of the buildings.

60.3.4 For requirements regarding electrical generating and distribution stations, reference may be made to good practice.

60.4 *Exception and Deviation*

60.4.1 Basements used only for storage, heating and other service equipment, and not subject to industrial occupancy, shall have exits in accordance with the requirements of Group H occupancies.

60.4.2 The following exceptions shall apply to special purpose industrial occupancies: -

(a) Exits need be provided only for the persons actually employed; spaces not subject to human occupancy because of the presence of machinery or equipments may be excluded from consideration.

(b) Where unprotected vertical openings are necessary to manufacturing operations, these may be permitted beyond the limits specified for industrial occupancy, provided every floor level has direct access to one or more enclosed stairways or other exits protected against obstruction by the unprotected vertical openings or smoke therefrom.

60.4.3 The following exceptions shall apply to high hazard industrial occupancies :-

(a) Exits shall be so located that it will not be necessary to travel more than 22.5 m. from any point to reach the nearest exit.

(b) From every point in every floor area, there shall be at least two exits accessible in different directions where floor

areas are divided into rooms, thereby shall be at least two ways of escape from every room, however small, except toilet rooms, so located that the points of access thereto are out of or suitably shielded from areas of high hazard.

(c) In addition to types of exits for upper floors specified for Group G occupancies, slide escapes may be used as required exits for both new and existing buildings.

(d) All high hazard industrial occupancies shall have automatic sprinkler protection or such other protection as may be appropriate to the particular hazard, including explosion, venting for any area subject to explosion hazard, designed to minimise danger to occupants in case of fire or other emergency before they have time to utilise exits to escape.

61. For detailed information on fire safety of certain individual (specific) industrial occupancies reference may be made to good practice.

62. REQUIREMENTS OF STORAGE BUILDINGS (GROUP H)

62.1 In addition to the general requirements specified in 6 of N.B.C. for type of construction and occupancy group and the exit requirements,

62.2 Fire Detection/ Extinguishing System > The requirements specified in 2.2.1 shall apply to normal buildings of low rise nature (upto 15 m. in height). Requirements of high rise buildings (above 15 m. in height).

62.2.1 Automatic sprinklers are prohibited where water reactive material is kept and hence automatic detectors shall be provided.

62.3 *Exit Facilities:*

In addition to the provision of 7 of the N.B.C., the following requirements shall also be complied with.

62.3.1 Every building or structure used for storage, and every section thereof considered separately, shall have access to at least one exit so arranged and located as to provide a suitable means of escale for any person employed therein and in any room or space exceeding 1,400 Sq.m. gross area, or where more than 10 persons may be normally present, at least two separate means of exit shall be available, as remote from each other as practicable.

62.3.2 Every storage area shall have access to at least one means of exit, which can be subject to locking so long as any persons are inside and shall not depend on power operation,

62.3.3 The following special provision shall apply to parking garages of closed or open type, above or below ground but not to mechanical parking facilities where automobiles are moved into and out of storage mechanically which are not normally occupied by persons and thus require no exit facilities. Where repair operations are conducted, the exits shall comply with the requirements of Group G occupancies in addition to compliance with the following: -

(a) Where both parking and repair operations are conducted in the same building, the entire building shall comply with the requirements for Group G occupants, unless'the parking and repair sections are effectively separated by separation walls.

(b) Every floor of every closed parking garage shall have access to at least two separate means of exit, so arranged that from'any point in the garage the paths of travel to the two means of exit shall be in different directions, except that a common path of travel may be permitted for the first 15m. from any point.

(c) On the street floor, at least two separate exit doors shall be provided, except that any opening for the passage of automobiles may serve as a means of exit, provided one door or shutter is installed thereon. Street floor exits in closed garages shall be so arranged that no point in the area is more than 30 m. from the nearest exit, or 45 m. in the case of garages protected by automatic sprinklers. distance being measured along the natural path of travel.

(d) On floors above the street, at least two means of exit shall be provided, one of which shall be an enclosed stairway. The other means of egrees may be a second exit of any of the types, or in a ramp type garage with open ramps not subject to closure, the ramp may serve as the second means of exit.

(e) Upper floor exits in closed garages shall be so arranged that no point in the area shall be more than 30 m. from the nearest exit other than a ramp on the same floor level. or 45 m. in the case of garages protected by automatic sprinklers.

(f) On floors below the street (either basement or outside underground garages) at least two exits shall be provided,

not counting any automobile ramps, except that for garages extending only one floor level below the street, a ramp leading direct to the outside may constitute one required means of exit. In garages below street level, exits shall be so arranged that no part of the area shall be more than 30 m. from the nearest stair exit,

(g) If any gasoline pumps are located within any closed parking garage, exits shall be so located that travel way from the gasoline pump in any direction shall lead to an exit, with no dead-end in which occupants might be trapped by fire or explosion at any gasoline pump. Such exit shall lead to the outside of the building on the same level, or downstairs; no upward travel shall be permitted unless direct outside exits are available from the floor and any floor below.

62.3.4 Exits from aircraft hangars (storage or servicing areas) shall be provided at intervals of not more than 45 m. on all exterior walls of aircraft hangars. There shall be a minimum of two exits serving each aircraft storage or servicing area. Horizontal exits through interior fire walls shall be provided at intervals of not more than 30 m. "Dwarf OR "Smash" doors in doors accommodating aircraft may be used to comply with these requirements. All doors designated as exits shall be kept unlocked in the direction of exit travel while the area is occupied.

62.3.5 Exits from mezzanine floors in aircraft storage or servicing areas shall be so arranged that the maximum travel to reach the nearest exit from any point on the mezzanine shall not exceed

22.5 m. Such exits shall lead directly to a properly enclosed stairwell discharging directly to the exterior or to a suitably cut-off area or to outside fire escape stairs.

62.3.6 The following special provisions shall apply to grain elevators:-

(a) There shall be at least one stair tower from basement to first floor and from the first floor to the top floor of workhouse enclosed in a dust-tight non-combustible shaft.

(b) Non-combustible doors of self-closing type shall be provided at each floor landing.

(c) An exterior fire escape of the stair or basket ladder type shall be provided from the roof of the workhouse to around level or to the roof of an adjoining annexe with access from all floors above the first.

(d) An exterior fire escape of either the stair or basket ladder type shall be provided from the roof of each storage annexe to ground level.

62.4 *Special Hazards :*

Requirements specified in 1.3.3 to 1.3.3.4 of N.B.C. shall apply to Group H occupancies also.

62.5 *Exception and Deviation:*

Every area used for the storage of hazardous commodities shall have an exit within 22.5 m. of any point in the area where persons may be present or 30 m. where automatic sprinkler protection is provided.

FIRE PROTECTION

63 GENERAL

63.1 In addition to the above provisions of Fire Protection of National Building Code of India, the competent fire authority as approved by the Fire Adviser to the Government of Maharashtra, may insist on suitable provisions in buildings from fire safety and fire fighting point of view depending on the occupancy and height of buildings.

64. CONSTRUCTION

64.1 *Building Ma ferials*

64.1.1 Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-conbustible material. Interior finish materials (wall panellings, floor, coverings etc.) may be permitted of materials having their rating for flame spread and smoke devefoped not exceeding a very low flame spread limit in accordance with IS-1642/1960 (Class-I) ceiling linings shall be of non-combustible or of plasterboard.

64.2 Stairs and corridors shall not contain combustible materials.

64.2.1 Structural member such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceilings 2 hours to 4 hours.

64.3 Internal walls and partitions (Fire Sections) walls, separating corridors from areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than two hours. There shall be no openings in such walls other than for doors or delivery hatches with fire resistance not less than half an hour to one hour.

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

65. **STAIRCASE ENCLOSURE :-**

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

65.2 The staircase enclosing on external wall of the building shall be ventilated to atmosphere at each landing or midlanding.

65.3 Permanent vent at the top equal to 5 per cent of the cross-sectional area of the enclosure and openable sashes at each floor/ landing level with area equal to 15 per cent of the cross sectional area of the enclosure 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.

66 LIFT ENCLOSURES >

66.1 The walls enclosing lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 mm (o.2 sq.m.). in clear area. Lift motor rooms shall preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.

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

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

66.4 Exit from the lift lobby shall be through a self-closing smoke top door of half hour fire resistance.

66.5 The lift machine room shall be separate and no other machinery shall be installed therein.

66.6 Lift shall not normally communicate with the basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is separated from the rest of the basement areas, by fusible link operated fire resisting door of two hours fire resistance.

66.7 Grounding switch/ switches at ground floor level to enable the fire service personnel to ground the lift car/cars in emergency shall be provided for buildings more than 15 m. in height.

66.8 *External windows:*

In case of centrally air-conditioned buildings area of the openable external windows on a floor shall be not less than *2%* per cent of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of a fireman's axe).

67. LIFTS AND FIRE LIFTS: -

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

(a) To enable Fire Services personnel to reach to the upper floors with the minimum delay, one of the lifts shall be so designed so as to be available for the exclusive use of the Firemen in an

emergency and be directly accessible to every dwelling/lettable floor space on each floor.

(b) The lift shall have loading capacity of not less than 450 Kg. (6 persons lift).

(c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shafts. In case of failure of normal electric supply, it shall be capable of changing over to alternate supply manually through a change over switch.

(d) The operation of a fire lift is by a simple toggle or to buttom 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 in-operative and lift will be on car control only. When switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.

(e) The words "FIRE LIFT" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.

(f) For building above 15 m. in height, collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of one hour.

68. BASEMENTS >

68.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5 per cent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stallboards, lights or pavement light or by way of shafts.

68.2 The staircase of basements shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement and shall communicate with basement through a lobby provided with fire resisting self-closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m., additional staircase at proper places shall be provided.

69. **COMPARTMENTATION: -**

If the uncompartmented floor space on a floor exceeds 750 sq.M., it shall be separated with each compartment not exceeding 750 Sq.m. by means of fire walls of not less than two hours fire resistance. For floors with sprinklers, the area mentioned above may be increased by 50 per cent.

70. **FIRE DUCTS: -**

70.1 Service ducts for electrical conduits, cables etc. shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have fire resistance of not less than two hours.

70.2 If the cross-sectional area exceeds 1.00 Sq.m., it shall be sealed where it passes a floor by carrying the duct through the floor. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.

70.3 A permanent vent shall be provided at the top of the service shaft of cross-sectional area not less than 460 Sq.Crn. or 6.25 Sq.m. for each 900 Sq.Cm. of the area of the shaft whichever is more.

71**. REFUSE CHUTES AND REFUSE CHAMBERS: -**

71.1 Hoppers to refuse chutes shall be situated in well ventilated positions and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire

resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.

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

71.3 Refuse chutes shall not be provided in staircase wells, air conditioning shafts etc.

71.4 Refuse chambers shall have wall 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.

72. **BUILDING SERVICES: -**

72.1 *Electrical Services >*

(a) The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having the same fire resistance as that of the duct.

(b) Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct for electric cables.

(c) Separate circuits for water pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.

(d) The inspection pane! doors and any other opening in the shaft shall be provided with air-tight fire doors having the fire resistance of not less than two hours.

(e) Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduit.

(f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees service and alternate supply cable. The doors provided for the service room shall have fire resistance of not less than two hours.

(g) If the licensees agree to provide meters on upper floors, the licensees cables shall be segregated from consumers cable by providing a partition in the duct.

72.2 *Town gas/ LP. gas supply pipes >*

Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors.

72.3 *Staircase and Corridor Lightings:*

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

(b) Staircase and corridor lighting shall also be connected to alternate source of supply.

(c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to the sources of supply

simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply,

(d) Emergency lights shall be provided in the staircase/corridor, in case of Assembly and Institutional Buildings only.

72.4 *Alternative source of Electric Supply:*

A standbye electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the standbye fire pump smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-bye pump is driven by diesel engine, the generator supply need not be connected to the stand-bye pump. Where parallel HV/ LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with competent fire authority as approved by the Fire Adviser to the Government of Maharashtra.

72.5 *Transformers:*

(a) If transformers are housed in the building j?elow the ground level, it shall be necessary in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A kerb of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other parts of the basement. The direct access to the transformer room shall be provided preferably from outside. The switchgears shall be housed in a separate room separated from the transformer bays

by a fire resisting wall with fire resistance not less than four hours. The transformer shall be protected by an automatic high pressure water spray (mulsifyre) system.

(b) In case the transformers housed in the basements are totally segregated from other areas of the basement by 4 hours fire resisting wall/ walls with an access directly from outside, it may be protected by carbon-diaoxide fixed installation system.

(c) When housed at ground floor level, it/ they shall be cut-off from the other portion of premises by fire resisting walls of 4 hours fire resistance.

(d) They shall not be housed on upper floors.

(e) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non-conbustible construction and shall be provided with a flame-arrestor.

72.6 *Air-Conditioning: -*

(a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.

(b) The ducting shall be constructed for substantial guage metal in accordance with 18:655-1963 (Revised).

(c) Wherever the'ducts pass through fire walls or floors, the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete, glasswool etc.

(d) As far as possible, metalic ducts shall be used even for the return air instead of space above the false ceiling.

(e) The materials used for insulating the duct system (inside or outside) shall be non-combustible material such as glasswool etc.

(f) Area more than 750 Sq.m. on individual floor shall be segregated by a fire wall and Automatic Fire Dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually.

(g) Air ducts serving main floor areas corridors etc. shall not pass through the stair well.

TABLE - 21

Sr. No.	Type of Building/ Occupancy	Type of Installation	Under ground Static Tank	Terrace Tank	Near the underground static tank	At the terrace level.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Apartment buildings below 15 m. height irrespective of floor area	Nil	Nil	Nil	Nil	Nil
2.	Apartment buildings and educational buildings exceeding 15 m. but not exceeding 24 m.	We riser-cum-down comer	50,000 litres	10,000 litres	1,000 Litres per minute giving a pressure not less than 2.1 kg / cm^2 at the topmost hydrant.	250 Litres per minute giving a pressure not less than 1.5 kg/ cm^2 at the topmost hydrant.
3.	Non-apartment buildings more than 15 m. but not exceeding 24 m. in height irrespective of floor area and those occupancies falling under clauses 13.1 and 13.2.	Wet riser-cum-down comer	75,000 litres	20,000 litres	1,350 Litres per minute giving a pressure not less than 3.2 kg / cm^2 at the topmost hydrant.	450 Litres per minute giving a pressure not less than 2.1 kg/ cm^2 at the topmost hydrant.

Note 1: Any of the above categories may incorporate an automatic sprinkler/ a drencher system, if the risk is such that requires installation of such protective methods.

Note 2: Minimum of two hydrants shall be provided within the courtyard, the location of which shall be decided in consultation with the competent fire authority as approved by the Fire Advisor to the government of Maharashtra.

Note 3: Wet riser-cum-down comer is an arrangement for the fire fighting within the building by means of vertical pipes not less than 10.16 cm. dia. with hydrant outlets on each floor/ landing connected to an overhead water storage tank for fire fighting purpose through a booster pump, gate valve and a non-return valve near the tank-end and a fire pump gate and non-return valve, shall also be provided to the rising main for charging it through fire service pumps in case of failure of static fire pump over the underground static tank.

Note 4: The pumps specified above shall not exceed 2,000 R.P.M.

Note 5: In cases of group housing of apartment building 15 m. and above in height but below 24 m., a centrally located tank having a capacity of 2,00,000 Litres will be provided.

Note 6; The above quantities of water shall be exclusively used for fire fighting and shall not be utilised for domestic or other use

CHAPTER VII

APPENDIX

LAND USE CLASSIFICATION AND VARIOUS BUILDING

OCCUPANCIES/ USES PERMITTED.

1) RESIDENTIAL ZONE :

Note: These activities are permitted only on plots having frontage on roads having land width of road not less than 9.0 m.

Sr. No.	Permissible
(i)	Any residences.
(ii)	Customary Home Occupation i.e. Occupation conducted only by persons residing in the dwelling, the area for such use not exceeding 25 per cent of the total floor area of the dwelling or 20 square metres whichever is less and without any public display of goods.
(Hi)	Primary and Nursery Schools.
(iv)	Religious Buildings.
(v)	Parks, Playgrounds, Nurseries, Green houses.
(vi)	Swimming pools and Gymnasiums.
(vii)	Medicai and Dental Practitioners, clinics and dispensaries.
(viii)	Petty convenience shops for domestic needs of upto 6 square meters in area.
(ix)	Ration shops not exceeding 15 square metres area.
(x)	Police Chowki, Civil Defence Office, Home Guards Office and other offices serving the local area not exceeding 15 square metres area.
(xi)	Stables for domestic cattle upto 2 animals per plot.
(xii)	Public Conveniences.
(xiii)	Social and Sports Clubs and cultural buildings, marriage Halls, subject to regulations for Assembly building (Cinema Theatre).
(xiv)	Libraries, Art Galleries, Museums, Acquaria.
(xv)	Group Medical Centres (Polyclinics) other Medical and Public Health users, provided they are located on roads having a width of 12 m or more but only on Ground Floor of a building or on a First Floor level where building is on stilts.
(xvi)	Professional offices and studies of residents of the premises and incidental to such residential use, not occupying a floor area exceeding 20 sq. metres.
(xvii)	Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any obnoxious nature.

Sr. No.	Permissible
(xviii)	Bus Stations in sites selected with the approval of the Chief Executive Officer.
(xix)	Cinema theatres in accordance with prevailing regulations.
(XX)	Holiday homes and Dharmashalas.
(xxi)	Police stations, telephone exchanges, post offices, Government and municipal offices, branch offices of banks, electric sub-stations, pumping stations and fire stations.
(xxii)	Poultry keeping for domestic use subject to a limit of 20 birds. Poultry farms if the plot size is more than 0.8 Ha minimum the number of birds is restricted at the rate of 0.25 sq.m. per bird and a minimum marginal distance of 9 m. is maintained. Domestic cattle not more than 2 in number in a separate stable structure.
(xxiii)	Broadcasting studios.
(xxiv)	Bank.
(xxv)	Restaurants and their Accessory uses.
(xxvi)	Hair dressing saloons and beauty parlours.
(xxvii)	Photo and picture framing.
(xxviii)	Apparel (cap making, hat and turban making etc.)
(xxix)	Retail shops including Departmental Stores.
(xxx)	Taxi and Scooter stands.
(xxxi)	Wholesale shops including storage upto 50 sq.m. in area.
(xxxii)	Grain godowns.
(xxxiii)	Auto supply stores and Showrooms for motor vehicles and machinery.
(xxxiv)	Sale of used or second hand goods or merchandise.
(xxxv)	Club houses or other recreational activities conducted as business
(xxxv i)	Storage of furniture, household goods and coal and fire wood subject to safety considerations.
(xxxvii)	Retailing of building material open or enclosed with not more than 50 sq. metres per establishment and photographic studio and laboratory.

2) COMMERCIAL ZONE :

sf. No.	Permissible
(i)	Whole Sale Commercial Trading.
(ii)	Storage, Sale, Distribution of Commodities Regulated by AP Marketing Committee.
(iii)	Ware houses, Godowns.
(iv)	Municipal Markets for vegetables and other edible items.
(v)	Timber Depots
(vi)	Saw Mills.
(vii)	Repair, cleaning, painting of motor vehicles with no floor above and repairing area segregated.
(viii)	Storage and sale of kerosene not exceeding 1000 litres in grocery and approved ration shops.
(ix)	Storage and sale of liquified petroleum gas in cylinders not exceeding 100 kg. in show rooms/ distribution centres.
(x)	Storage and sale, of liquified petroleum gas in cylinders not exceeding 6300 kg. in a separate godown conforming to the existing regulations of Chief Controller of Explosives, Government of India: Provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Planning Authority",
(xi)	Electronic industry of assembly type (and not manufacturing type) with special permission of the Chief Executive Officer with following restrictions > (1) Restricted on ground floor only with area not exceeding 50 sq. metres. (2) Total electric power inclusive of motive power and heating load not exceeding 5 H.P, (3) Number of persons employed not exceeding nine".

CLASSIFICATION OF INDUSTRIES

Light Industries

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

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

Sr. No.	Permissible
25.	Builder's hardware.
26.	Drugs and medicines.
27.	Sewing machines (assembly)
28.	Sanitary fittings.
29.	Wire nails, panel pins and wood screws.
30.	Machine screws, bolts, nuts, rivets.
31.	Hand tools.
32.	Measuring tapes (metallic and non-metallic).
33.	Writing ink.
34.	Wooden industrial goods.
35.	Padlocks and pressed locks.
36.	Glass cutting, etching and polishing.
37.	Scientific glass instruments.
38.	Costume, jewellery and novelties.
39.	Decorated glass wares.
40.	Blower fans.
41.	Television parts.
42.	Electrical condensers (paper).
43.	Optical instruments.
44.	Buckets and metal containers.
45.	Animal feed.
46.	Manufacture of mis.food products such as baking powder, flavouring essences, edible silver paper etc.
47.	Carpet and durree weaving.
48.	Paper coating and glazing.
49.	Cleaning and polishing preparations.
50.	Phenyle and insecticides (not obnoxious in character).
51.	Sheet metal works.
52.	Metal stamping, coating and engraving.
53.	Laboratory reagents.

Sr. No.	Permissible
54.	Flood lights, reflectors and studio.
55.	Auto-transformers.
56.	Essential oils and aromatic oils.
57.	Torch bulbs and aromatic oils.
58.	Gramophone parts.
59.	Storage batteries and accessories.
60.	Wire netting.
61.	Vaccum flasks.
62.	Saw milling.
63.	Umbrella ribs.
64.	Aluminum wares.
65.	Collapsible gates.
66.	Railing and grills.
67.	Expanded metals.
68.	Toys and other similar products.
69.	Power looms.
70.	Oil seeds crushing (non-edible).
71.	Lawn mowers.
72.	Hand pumps.
73.	Electrical equipments for auto cycles and motor cycles.
74.	Writing and marking inks.
75.	Bakelite electrical accessories.
76.	Automobile leaf springs.
77.	Bakeries and confectionaries.
78.	Ice factories and cold storage plants.

EXTENSIVE INDUSTRIES

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

Sr. No.	Permissible
1.	Chains of gears.
2.	Automobile parts.
3.	Conduit pipes.
4.	Electric fans.
5.	Refrigerators and air conditioners.
6.	Water proof textiles.
7.	Weighing and measuring machines.
8.	Steel joinery.
9.	Machine tools.
10.	Plaster and plater board.
11.	Wire drawing.
12.	Mica and Micanite.
13.	Paints, varnishes and lacquers.
14.	Typewriters and parts.
15.	Hurricane lanterns.
16.	Veneer and plywood.
17.	Razor blades.
18.	Sewing machines.
19.	Edible oils and fats (medium-scale).
20.	Agricultural implements (large-scale).
21.	Flour mills.
22.	Re-rolling mills.
23.	Rubber goods (moulded and dipped).
24.	Plastic products (large scale).
25.	Iron and steel forging (Mechanical).

Sr. No.	Permissible
26.	Pressures die castings.
27.	Electric motors (more than 1 H.P.)
28.	Bicycle manufacturing.
29.	Hume pipes.
30.	Centrifugal pumps and small turbines.
31.	Matches.
32.	Vitreous enamelling.
33.	Hot tinning.
34.	Asbestos and cement products.
35.	Glucose manufacturing.
36.	Printing machinery and parts.
37.	Lead Pencils.
38.	Industrial leather goods.
39.	Industrial precision instruments.
40.	Small tools.
41.	Electrical precision instruments.
42.	Printing ink.
43.	Toilet soaps.
44.	Cigarettes.
45.	Starch.
46.	Manufacture of wooden structural frames.
47.	Silk reeling, spinning, weaving.
48.	Paving and roofing materials.
49.	Drugs and medicines.
50.	Glass products.
51.	Electric wires and cables. •
52.	Steel doors and windows.
53.	Motor cycles and scooters.

HEAVY AND LARGE-SCALE INDUSTRIES.

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

Sr. No.	Permissible
1.	Heavy structural steel fabrication.
2.	G.I. malleable pipe fittings.
3.	Heavy diesel engines.
4.	Sugar.
5.	Vegetable oils (hydrogenated).
6.	Textile mills.
7.	Blastfurnaces, steel works and rolling mills.
8.	Primary and secondary smelting and refining of non-ferrous metal and alloys.
9.	Automobile and coach building.
10.	Manufacture of aircraft frames and aero-engines.
11.	Special industrial machinery.
12.	Sluice gates and gearings.
13.	Cranes and hoists.
14.	Steel pipes and tubes.
15.	Wire ropes.
16.	Steel chains (conveyors, shipping).
17.	Electrical steel sheets and stampings.
18.	Heavy steam engines.
19.	Power Driven pumps and pumping equipments.
20.	Tractors and heavy agricuitural machinery.
21.	Metal working machinery.
22.	Electrical generating transmision, distribution and industrial apparatus.
23.	Rail-road equipment.
24.	Industrial trucks, trailers, stackers, etc.
25.	Earthmoving machinery.
26.	Conveyors and conveying equipment.
27.	Heavy iron and steel forgings.

Sr. No.	Permissible
28.	Foundries (heavy).
29.	Other primary metal industries (e.g., cold rolled sheets, alloy steel, etc.).
30.	Turbines.
31.	Ship-yards.
32.	Rayon productions.
33.	Nylon production.
34.	Jute spinning and weaving.
35.	Cement.
36.	Asbestos cement sheets and pipes.
37.	Manufacture of locomotives-electric, diesel and steam.

OBNOXIOUS OR HAZARDOUS INDUSTRY.

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

Sr. No.	Industrial Groups		Noxious characteristics
1.	CHEMICAL INDUSTRY		
1.	*Inorganic Manufacturing Industries*	cids : Sulphuric acid, Nitric acid, acetic acid, Battery acid, Benzoic acid, Carbolic acid, Chlorosulphonic acid etc.	Fire hazard, offensive fumes and smoke.
		Alkalies; Caustic soda, caustic potash, soda ash etc.	Fire hazard, corrosive substances.
		Production of mineral salt which involves use of acids.	Fire hazard, smoke and fumes.
		Carbon disulphide, Ultramariane blue, chlorine, hydrogen.	Risk of fire, dust and fumes.

Sr. No.	Industrial Groups		Noxious characteristics
2.	*Organic Manufacturing Industries*	(i) Dyes and Dyestuff intermediate manufacture.	Waste water is acidic. Contains quantities of sludge.
		(ii) Synthetic plastics like Polytheylene, PVC, Resins, Nylon.	Distillates from reaction vessles, fire risk also.
		(Hi) Synthetic rubber	Liquid effluents with unpleasent smell.
		(iv) Synthetic detergents.	Unpleasant smell and risk of fire.
		(v) Insecticides, Fungicides and pesticides.	Unpleasant smell and dust fire hazards.
		(vi) Phenols & related industries based on coaltar distillation.	Risk of fire.
		(vii) Organic solvents, chlorinated minerals, methanol, aldehyde and methylated spirits.	Fire hazard, unpleasant smell.
		(viii) Manufacture of compressed 'permanent[1] liquified and dissolved gases.	Risk of fire.
		(ix) Acetylides, pyridines, lodorform, chloroform, B-napthol etc.	Risk of fire, smell.
3.	*Miscellaneous*	Electro-thermal industries such as manufacture of Calcium carbide, phosphorous, Aluminum dust, paste and powder, copper zinc etc.	Risk of fire.
4.	*Poisons*	Ammonium Sulpho-cyanide, arsenic and its compounds, Barium acetate, Barium carbonate, Barium cyanide, Barium ethyl-sulphate, Barium acetate Cinnabar, Copper Sulpho-cyanide Hydrocyanic acid, Potassium cyanide, prussiate of potash, pyrogallic acid, silver cyanide etc.	Contamination if stored on same floor as or on floors above food stuffs (fire hazard in any case)

Sr. No.	Industrial Groups	Noxious characteristics
5.	*Manufacture of Cellulosic Products.* Rayon fibre, waste products, Rayophane paper, etc. Cellulose nitrate, celluloid articles, scrap and solution.	Risk of fire.
6.	Paints, Enamels, Colours, Varnish (other than Litho Varnish) and warnish removers of all kinds. Turpentine and Turpentine Substitutes.	Risk of fire and smell.
7.	Matches	Fire Hazards.
8.	Printing Ink	Fire Hazards.
9.	Industrial Alcohol	Unpleasant smell
10.	Manufacture of Newsprint.	Unpleasant smell, enormous quantities of contaminated waste water, fire hazard.
II. PETROLEUM PRODUCTS.		
1.	Crude Oil refining, processing and cracking, Petroleum jelly, petroleum ether, Naptha cracking including Gaz cracking for any purpose	Inflammable Fumes and noise.
2.	Carbon black manufacture and blacks of all kinds.	Fire hazard.
3.	Petroleum coke usage for Graphite production.	Fire hazard.
4.	Lubricating and fuel oils and illuminating oils and other oils such as schist oil, shale oil etc.	Fire hazard.
III. RUBBER INDUSTRY		
1.	Reclamation of rubber and production of tyres, rubber solutions containing mineral napttra rubber waste.	Unpleasant smell, dust and fire.
IV. METALLURGICAL INDUSTRIES WITH THE FOLLOWING OPERATIONS.		
1.	Sintering, Smelting	Noise, dust, smoke and risk of fire.
2.	Blast furnaces.	
3."	Recasting of ore sulphide oxides or mixtures.	
V. MANUFACTURE OF RADIO ACTIVE ELEMENTS.		
1.	Such as -.Thorium, Radium and similar isotopes and recovery of rare earth.	Radiation hazard.

Sr. No.	Industrial Groups	Noxious characteristics
VI.	PAPER AND PAPER PRODUCTS	
1.	Large scale paper, pulp and board manufacture.	Unpleasant smell large quantities of contaminated waste water.
VII.	LEATHER AND OTHER ANIMAL PRODUCTS	
1.	Leather tanning	Obnoxious smell.
2.	Glue and gelatine manufacture from bones and flesh.	Obnoxious smell.
3.	Bone crist, bone meal, bone powder or storage of bones in the open.	Obnoxious smell.
4.	Glanduler extractions	Obnoxious smell.
5.	Animal and fish oils	Risk of fire.
VIII.	MANUFACTURE OF EXPLOSIVE AMMUNITIONS.	
1.	Ail types of explosives or their ingredients such as fireworks of all kinds, bon-bons, gun cotton, gun power, flares, flash powers, rockets.	Fire explosion hazard.
2.	Industrial gelatine, nitroglycerine and fulminite	Risk of fire.
IX.	MANUFACTURE OF CEMENT AND REFRACTORIES.	
1.	Portland cement	Dust.
2.	Refractories.	Smoke and solid waste.
3.	Enamelling vitreous.	Smoke from furnace.
4.	Glass furnaces of 3 tonne capacity and above.	Fire.
5.	Mechanical stone-crushing.	Dust, shurry noise.
X.	FERTILIZERS.	
1.	Nitrogenous and phosphatic fertiliser manufacturing on large-scale except mixing of fertilisers for compounding.	Fire, noise, atmosphere pollution due to noxious gases, fire and dust.

Sr. No.	Industrial Groups	Noxious characteristics
XL	HEAVY ENGINEERING AND FORGING SHOPS.	
1.	Using steam and power hammers and heavy metal forgings.	Noise, vibration and smoke.
XII.	WOOD AND WOOD PRODUCTS	
1.	Distillation of wood.	Readily ignitabie obnoxious gases; risk of fire.
XIII.	TEXTILES	
1.	i Oil sheets and water proof clothing (a) Wool spinning.	Fire hazard. Woo! washing liquor containing certain impurities.
2.	Clean rags (not including ciean textile cutting), oily and greasy rags.	Fire hazard.
3.	Flax Yarn and other fibre.	Fire hazard.
4.	Textile finishing, bleaching and dyeing.	Waste water containing acids etc.
XIV.	FOODS	
i	Vegetable oils.	Noise, unpleasant smell.
2.	Abottoirs	Waste water with obnoxious smell.
3.	Alcohol distilleries and Breweries.	Oxygen causing unpleasant smell, noise$_r$ fire hazard.
4.	Sugar refining.	Unpleasant smell, fire hazard.
XV.	TRANSPORT	
1.	Manufacture of air-craft, locomotives, tractors, etc.	Smoke and noise.

TABLE 22

Sr. No	Category and road width and Description of Housing	Minimum size of plot fronting on the road.	Minimum set-back from the road side	Minimum marginal distances		Maximum built-up area fraction of Plot Area	No. of Storeys
				Rear	Side		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Row housing width below (and only below 12m)	Above 50 sq. metres	2.25m	2.25 m	Nil	1/2	2
2.	Row housing by Public Agencies for Low Income Group and Economically Weaker Section of Society.	30 Sq. metres	2.25m	2.25 m	Nil	3/4	1

Note 1- For the sake of calculation of net area in group housing scheme, area of plot less than 900 sq.m. shall be treated as net plot area. In other cases the net area shall be 3/4th of the total plot area.

Note 2- The distance between any two main buildings shall be 4.50 m minimum upto ground and two upper floor construction.

Note 3- Where substandard plots have either been granted or approved by Government/Planning Authority prior to corning into operation of these Development Control Rules -

(i) Plot admeasuring 50 sq.m. or less in area and forming a compact block shall be governed by Rules in Bye-law No.38.1

(ii) If such substandard plots form pockets within area of large plots, the road side set-back shall be the same as in case of large plots and other provisions in Bye-law No.38.1 shall apply.

(iii) In case of substandard plots above 50 sq.m. in area, whether authorised or unauthorised, provisions of Serial Nos. 1 and 2 of the above Table shall apply.

Note 4- In no case, the Ribbon Development Rules shall be relaxed without approval of the Highway Authority.

SERVICE INDUSTRIES PERMISSIBLE IN RESIDENTIAL ZONE

NOTE: - These activities are permitted only on plots having frontage on roads having land width of roads not less than 9.0 M.

Sr. No	Category of Industry.	Service Industry Class-A (Permitted in R-2). Criteria for Classification and special conditions.			
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area (Sq. m.)	Special conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
I.	FOOD PRODUCTS				
1.	Sugar-cane and fruit juice crushers	2	9	25	
II.	PAPER PRODUCTS AND PRINTING, PUBLISHING				
2.	Printing and publishing of periodicals books journals, atlases, maps, envelope, printing pictures, post-card, embossing.	5	9	50	a) shall not be permitted under or adjoining a dwelling unit. b) operation shall be permitted only between 0800 hrs. and 2000 hrs. c) No restrictions of power, number of employees, area or hours of operation shall apply if located in a building in separate plot . not less than 500 sq.m. and if special permission of the Council is obtained.

(G.C.P.) Y 4006 (3,040—7-99)

Sr. No	Category of Industry.	Service Industry Class-A (Permitted in R-2). Criteria for Classification and special conditions.			
		Maximum permissible power requirement	Maximum permissible employment (Persons)	Maximum permissible floor area (Sq.m.)	Special conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
III.	ELECTRICAL GOODS.				
3.	Repair of other household electrical appliances such as radio set, television set, tape recorders, heaters, irons, shavers, vaccum cleaners, etc.		9	50	
IV.	TRANSPORT EQUIPMENT.				
4.	(a) Servicing of motor cycles with no floor above.	10	9	50	Operation shall be permitted only between 800 hrs. and 2000 hrs.
	(b) Repair of motor vehicles and motor cycles with no floor above.	10	9	50	
	(c) Battery charging and repair.	5	6	25	
5.	Repair of bicycles and cycle rickshows.	5	6	50	
V	niHPR MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES.				
6.	Repair of watch, clock & jewellery.	No power to be used	6	50	Operation shall be permitted only between 800 hrs. and 2000 hrs.

Sr. No	Category of Industry.	Service Industry Class-A (Permitted in R-2). Criteria for Classification and special conditions.			
		Maximum permissible power requirement (HP)	Maximum permissible employment (Persons)	Maximum permissible floor area (Sq. m.)	Special conditions if any
(1)	(2)	(3)	(4)	(5)	(6)
7.	(a) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry house hold equipment.	No power to be used.	6	50	Operation shall be permitted only between 800 hrs. and 2000 hrs.
	(b) Optical glass grinding and repairs.	No power to be used.	6	50	
8.	Laundaries, laundry services and cleaning, dying, bleaching and dry cleaning.	5	9	50	Cleaning and dying fluid used shall not have flash point lower than 138F. Machinery having dry load capacity of 20 Kg. and above. Operation shall be permitted between 0800 Hrs.to 2000 Hrs.
9.	Photo processing laboratories.	5	9	50.	Operation shall be permitted between 0800 hrs. to 2000 hrs.

SERVICE INDUSTRIES PERMISSIBLE IN INDUSTRIAL AND COMMERCIAL

Sr. No.	Category of Industry.	Service Industry Class - B Criteria for Classification and special conditions.			
		Maximum permissible power requirement (In HP)	Maximum permissible employment (Persons)	Maximum permissible floor area (in sq. m.)	Special conditions if any.
(1)	(2)	(3)	(4)	(5)	(6)
I. PAPER PRODUCTS AND PRINTING, PUBLISHING.					
1.	Printing and publishing of periodicals books, journals, atlases,maps, envelopes, printing pictures, postcard, embossing.	20	20	150	No restrictions of power, number of employees or area shall apply and if special permission of Planning Authority is obtained.
2.	Book binding	20	20	150	
II. ELECTRICAL GOODS					
3.	Repair of Refrigerator, air conditioners, washing machines, electric cooking ranges, motor rewinding works etc.	20	20	150	

Sr. No.	Category of Industry.	Service Industry Class - B Criteria for Classification and special conditions.			
		•Maximum permissible power requirement (In HP)	Maximum permissible employment (Persons)	Maximum permissible floor area (in sq. m.)	Special conditions if any.
(1)	(2)	(3)	(4)	(5)	(6)
III. METAL PRODUCTS					
4.	Manufacture of metal building components such as grills, gate doors and window frames, water tanks, wire nets etc.	30	20	150	
5.	Repair of sundry ferrous engineering products done by jobbing concerns such as mechanical work shops with lathes, drills, grinders, welding equipment, etc.	30	20	150	
6.	Tool sharpening and razor sharpening works.	20	20	150	
IV. TRANSPORT EQUIPMENT					
7.	Manufacturing of push carts, hand carts etc.	20	20	250	

Sr. No.	Category of Industry.	Service Industry Class - B Criteria for Classification and special conditions.			
		Maximum permissible power requirement (In HP)	Maximum permissible employment (Persons)	Maximum permissible floor area (in sq. m.)	Special conditions if any.
(1)	(2)	(3)	(4)	(5)	(6)
8.	a) Servicing of motor cycles with no floor above.	—•"	–	–	This includes activities under (1) & (c).
	b) Repair of motor vehicles and motor cycles with no floor above.	a0	20	250	
	c) Battery charging and repair.	—	—	—	
9.	Repair of bicycles and cycle rickshaws	10 HP	20	150	
V. OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES.					
10.	Petrol filling station	10	9	30.50 x 16.75	Plot size to be inline with IRC recommend ations depending on service bay or not.
11.	Electronic Industry of Assembly type (and not of manufacturing type)	25	50		In independent structure of independent plot.

CHAPTER VIII

APPENDIX A

Form for first Application for development and to erect a building

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

To,

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

Sir,

I hereby give notice that I intend to carryout development in the site to erect/ to reerect/ to demolish/ to make material alteration in the building on/ in Plot No_____ _____, at_____ Industrial Area, Town situated at Road/ Street___

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

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

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

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

Date: Signatue of Licensee/ Lessee

APPENDX B

Form for Suoervison

To,

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

Sir,

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

Signature of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect _____

Name of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect _____

License No.of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect _____

Address of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect _____

Date:

APPENDIX D

Form for Sanction of Building permit and commencement Certificate

To,

Sir,

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

1. The land vacated in consquence of the enforcement of the set-back rule part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/ Building Permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots 200sq.m and such number of trees at the rate of one tree per 100 sq.m for plots more than 200 sq.m. in area shall be planted and protected.
6. In case of Group housing,minimum two trees per tenement shall be planted and protected.
7.
8.

Yours faithfully

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

APPENDIX E

Form for Refusal of Sanction

To,

Sir,

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

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

Yours faithfully,

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

APPENDIX F

Form for Notice for Commencement of work

To,

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

Sir,

I hereby certify that the development work/ erection/ reerection/ demolition or material alteration in/ of building _____ on plot No. _____ in_____ _____zone of _____ Industrial Area/ Road _____ of__ _____Industrial Area will be commenced on _____ as per your permission vide office communication No. _____ _ _____ ..dated_____ __. _under the supervision of _____Licensed Surveyor/ Engineer/ Structural Engineer/ Supervisor or Architect, License No _____and in accordance with the plans sanctioned.

Signature of Licensee/ Lessee
Name of owner
(in block letters)
Address of owner _____

Date:

APPENDIX G

Form for Informing completion of Work uoto Plinth Level

To

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

Sir,

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

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

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

Name of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect

(in BLOCK letters)

License No.of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect

Address of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect

Date:

APPENDIX H

Form for Approval of Work upto Plinth Level

To

Sir,

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

Yours faithfully,

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

APPENDIX J

Form for Completion Certificate

To

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

Sir,

! hereby certify that the erection/ re-erection or development work in/ on building/ part building_____ on Plot No _____of _____ ___ Zone situated at _____ Road/ Street_____ ___ in _____ Industrial Area has been supervised by me and has been completed on_____according to the plans sanctioned vide office communication No _____ dated _____ .

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

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

Encl: as above

Signature of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect_____

Name of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect
(in BLOCK letters)

License No.of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect

Address of Licensed Surveyor/ Engineer
Structural Engineer/ Supervisor or Architect

Date:

APPENDIX K

Form for Occupancy Certificate

To,

Sir,

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

1. _____ .

2_____ .

3_____ .

4_____ .

Yours faithfully,

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

APPENDIX L

Form for Indemnity for Part Occupancy Certificate

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

To

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

Sub:_____

Sir,

While thanking you to allow me to occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved under communication No _____ dated_____ , I hereby indemnify M.I.D.C. against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety.

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

Yours Faithfully,

Witness: _____ OWNER

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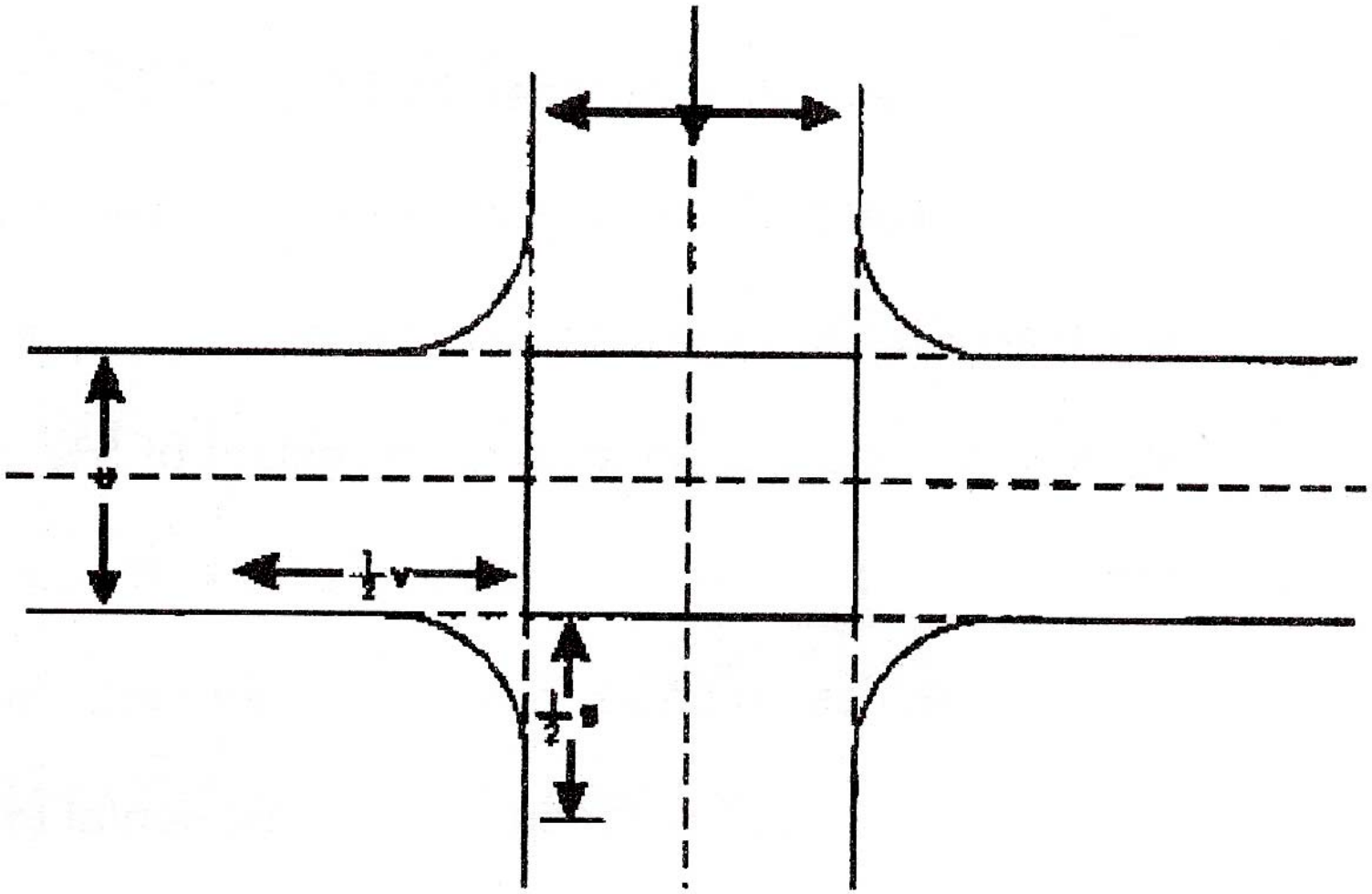
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