



City and Industrial Development Corporation of Maharashtra Ltd.

**MODIFIED DRAFT  
DEVELOPMENT PLAN  
FOR**

**NAVI MUMBAI AIRPORT INFLUENCE  
NOTIFIED AREA (NAINA)**

**DEVELOPMENT CONTROL AND  
PROMOTION REGULATIONS**

~~NOVEMBER 2016~~

SEPTEMBER 2017

**SPECIAL PLANNING AUTHORITY  
NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA**

Appointed by Government of Maharashtra under Section 40(1)(b) of MR and TP Act 1966 on 10<sup>th</sup> January 2013

## **PREAMBLE**

The Government of Maharashtra has decided to develop a site for International Airport at Navi Mumbai. One of the conditions laid down by the Ministry of Environment and Forests (MoEF), Government of India, while granting Environmental Clearance (EC) and Coastal Regulation Zone (CRZ) clearance to the Navi Mumbai International Airport (NMIA) that the Development Plan for Navi Mumbai shall be revised and recast in view of the proposed airport development so as to avoid haphazard development around the airport. City and Industrial Development Corporation of Maharashtra Ltd.(CIDCO) submitted a proposal to the Government vide letter No. CIDCO/PLNG/CP/2012/18 dated 17<sup>th</sup> January 2012 requesting for its appointment as Special Planning Authority under section 40(l)(b) of the said Act for an area around the proposed International Airport. The Government of Maharashtra, Urban Development Department by its notification No.TPS-1712/475/CR-98/12/UD-12 dated 10<sup>th</sup> January 2013 notified the Navi Mumbai Airport Influence Notified Area (NAINA) and appointed CIDCO as Special Planning Authority for the notified area under section 40(1)(b) of the Maharashtra Regional and Town Planning Act, 1966. CIDCO acting as Special Planning Authority for NAINA is hereafter referred to as SPA – NAINA.

SPA-NAINA in exercise of powers conferred by Section 40 of Maharashtra Regional and Town Planning Act 1966 and all other powers enabling it in this behalf has prepared and published the Draft Development Plan of NAINA in the said notified area and has prepared these Draft Development Control and Promotion Regulations for implementation of the Draft Development Plan.

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## List of Abbreviations

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CRZ	Coastal Regulation Zone
DCI	District Conservator of Forest
DCPR	Development Control and Promotion Regulations
DRC	Development Rights Certificate
FSI	Floor Space Index
FLP	FSI linked Premium
HFL	High Flood Line
IGBC	Indian Green Building Council
IT	Information Technology
ITE	Information Technology Establishment
ITES	Information Technology Enabled Service
ITP	Integrated Township Project
LC	Locational Clearance
LDZ	Limited Development Zone
LEED	Leadership in Energy and Environment
LPG	Liquefied Petroleum Gas
MEP	Mechanical Electrical and Plumbing
MMRDA	Mumbai Metropolitan Region Development Authority
MOEFA	Manually Operated Electric Fire Alarm
MoEF	Ministry of Environment and Forest
MOEFCC	Ministry of Environment, Forest and Climate Change

MORTH	Ministry of Road Transport and Highways
MPCB	Maharashtra Pollution Control Board
MRTP Act	Maharashtra Regional and Town Planning Act
MSEDCL	Maharashtra State Electricity Distribution Company Ltd.
NA	Non – Agriculture
NAINA	Navi Mumbai Airport Influence Notified Area
NBC	National Building Code
NOC	No Objection Certificate
OC	Occupation Certificate
ODP	Outline Development Permission
PCC	Plinth Completion Certificate
PTZ	Pan Tilt Zoom
RHS	Rental Housing Scheme
RWH	Rain Water Harvesting
SPA	Special Planning Authority
SWM	Solid Waste Management
TBD	Theme Based Development
TDR	Transferrable Development Rights
TILR	Taluka Inspector of Land Records
VF	Village Form
WC	Water Closet
ZCS	Zone Confirmation Statement

# PART I - ADMINISTRATION

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## 1 Short Title, Extent and Commencement

### 1.1 Short Title

These Regulations shall be called the “Development Control and Promotion Regulations for area of Development Plan for NAINA” (hereinafter called as “these Regulations”).

### 1.2 Jurisdiction

These Regulations shall apply to the development of lands within the area of Development Plan for NAINA including IDP area. Refer Annexure 1 for list of villages forming part of NAINA.

### 1.3 Commencement

These Regulations shall come into force on the date of publication of the notice under section 26(1) of the MR &TP Act,1966.

Provided that the CEO may adopt the stringent of the provisions of these regulations and, the Development Control Regulations of Regional Plan for Mumbai Metropolitan Region, 1996-2011, draft DCR for regional plan of MMR 2016-2036, till these regulations are sanctioned by the Government under section 31 of the MR&TP Act, 1966.

After sanction of these regulations by the Government, these regulations will supersede the provisions of Sanctioned DCPRs for IDP area and will also apply to the IDP area mutatis mutandis.

### 1.4 Savings

Notwithstanding anything contained herein, any development permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified.

The proposals of amended development permissions wherein work has been commenced in terms of regulation number 6.8, the marginal distances shall be considered as per approval given by Competent Authority. All other provisions shall be followed as per these regulations.

## 2 Definitions

- 2.1 Meaning of the terms used in these Regulations, unless the context otherwise requires, have the meaning indicated against each of them.
- 2.2 Terms and expressions not defined in these Regulations shall have the same meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra. Act No. XXXVII of 1966) and the National Building Code of India 2005 (NBC), as amended from time to time, as the case may be, unless the context otherwise requires.
- 2.3 "**Accessory building**" means a building separate from the main building on a plot and containing one or more rooms for accessory use such as servants quarters, garage, store rooms or such areas as classified by CEO.
- 2.4 "**Accessory/ Ancillary use**" means any use of the premises sub-ordinate to the principal use and incidental to the principal use.
- 2.5 "**Act**" means the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra. Act No. XXXVII of 1966); as amended from time to time.
- 2.6 "**Advertising sign or Hoarding**" means any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoor, indoor or at other locations for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise whatsoever, and which surface or structure is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space.
- 2.7 "**Addition and/or alteration**" means change in existing authorized building or a structural change, such as an addition to the area or height, or the removal of any part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations.
- 2.8 "**Air-conditioning**" means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirements of the conditioned space.
- 2.9 "**Amenity Space**" means a statutory space kept in any layout to be used for any of the amenities such as open spaces, parks, recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, clinics, dispensaries, nursery, health club, sub post-office, police station, electric substation, ATM of Banks, electronic

cyber library, open market, garbage bin, water supply installation, electricity supply installation, sewage treatment plant, indoor stadium, town hall and includes other utilities, services and conveniences.

- 2.10 "**Applicant**" for development permission means, any person who is an owner /lessee or a person claiming to be an owner /lessee through an irrevocable registered power of attorney/ registered development agreement or a lease.
- 2.11 "**Architect**" means a person who is duly registered with the Council of Architecture under the Architects Act, 1972 and having a valid license.
- 2.12 "**Atrium**" means a sky lighted naturally artificially ventilated area in buildings, with no intermediate floors, often used as circulation space or an entrance foyer or a sit out place.
- 2.13 "**Balcony**" means a horizontal cantilever or projection shown in the figure 2.1 below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.(French windows included)

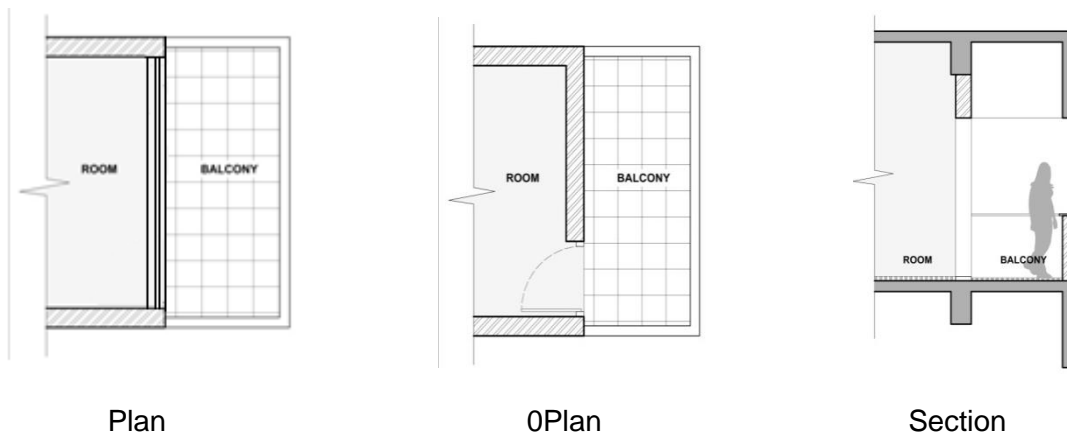


Figure 2.1: Balcony

- 2.14 "**Basement or cellar**" means the lower storey of a building, below or partly below the ground level.
- 2.15 "**Building**" means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed platforms, verandahs, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the SPA-NAINA shall not be considered as building.

- 2.16 "**Unsafe building**" means a building which is structurally unsafe, is insanitary, is not provided with adequate mean of egress, constitutes a fire hazard, is dangerous to human life, in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.
- 2.17 "**Building Height**" means the vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by SPA-NAINA to the terrace of last liveable floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.
- 2.18 "**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.
- 2.19 "**Built-up-Area**" means any area covered by a building on all floors including cantilevered portions, mezzanine floors, if any, but except the areas excluded specifically under these Regulations.
- 2.20 "**Cabin**" means a non-residential enclosure constructed of non-load bearing, non-masonry partitions having an area not exceeding 3.00 m<sup>2</sup>.
- 2.21 "**Canopy**" means a projection over any entrance.
- 2.22 "**Carpet area**" means the net usable floor area within a building excluding that covered by the walls, common areas (such as common staircases/ common passages and corridors) but including door jambs.
- 2.23 "**CEO**" means the Vice Chairman and Managing Director, CIDCO or a person designated by him for SPA-NAINA.
- 2.24 "**Chajja**" means a sloping or horizontal structural overhang projecting from the bottom of a beam or a lintel, usually provided over openings on external walls to provide protection from sun and rain and for architectural purpose.
- 2.25 "**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.
- 2.26 "**Chowk**" or "Courtyard" means a space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.  
Chowk, Inner — A chowk enclosed on all sides.

- Chowk, Outer — A chowk one of whose side is not enclosed. Further, if the depth of opening is less than 1.5 times width of opening, such opening shall be treated to be on outer face of the building.
- 2.27 “**CIDCO**” means City and Industrial Development Corporation of Maharashtra Limited, a company registered under the Companies Act, 1956.
- 2.28 “**Combustible material**” means that material which when burnt adds heat to a fire when tested for combustibility in accordance with “IS: 3808 1965” Method of test for Combustibility of Building Materials given in National Building Code.
- 2.29 “**Convenience shopping**” means retail shops including kiosks for retail sales, each with a carpet area not exceeding 10 m<sup>2</sup> and comprising those dealing with goods and services of daily necessities.
- 2.30 “**Corridor**” means a common passage or circulation space including a common entrance hall.
- 2.31 “**Control Line**” means a line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.
- 2.32 “**Construction Amenity TDR**” means TDR as defined in Regulation No. 43.
- 2.33 “**Density**” means the residential density expressed in terms of the number of dwelling units per hectare of net plot area.
- 2.34 “**Detached Building**” means a building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.35 “**Developer**” means a juridical entity competent to hold, plan, develop and dispose of land and includes land owner, irrevocable power of attorney holder, a registered development agreement holder, a co-operative society or joint venture of land owners or CIDCO with the consent of the land owners.
- 2.36 “**Development**” Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.
- 2.37 “**Development Plan**” means a plan for the development of the area within the jurisdiction of a Special Planning Authority and includes an Interim

Development plan, revision of a development plan and proposals of a Special Planning Authority for development of land within its jurisdictions.

- 2.38 "**Drain**" means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps, and gullies, floor traps used for drainage of buildings or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel or conveying surface water or a system for the removal of any liquid.
- 2.39 "**Dwelling Unit/ Tenement**" means an independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 2.40 "**Enclosed staircase**" means a staircase separated by fire resistant walls and door(s) from the rest of the building.
- 2.41 "**Escalator**" means a power driven, inclined, continuous stairway used for raising or lowering passengers.
- 2.42 "**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 or refuge floors on buildings can be reached to take shelter during emergency for evacuation.
- 2.43 "**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; with horizontal, outside, and vertical exits having meanings respectively as under:
- 2.43.1 "**Horizontal Exit**" means an arrangement which allows alternative egress from a floor area to another floor at or near the same level in an adjoining building or an adjoining part of the same building with adequate fire separation.
- 2.43.2 "**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.
- 2.43.3 "**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.
- 2.44 "**Existing Building or Use**" means a building, structure or its existing authorized use.
- 2.45 "**External wall**" means an outer wall of a building not being party walls even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.46 "**Fire and/ or emergency alarm system**" means arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals, for testing of circuits and, whenever required, for

the operation of auxiliary services. This device may work automatically or manually to alert the occupants in the event of fire or other emergency.

- 2.47 "**Fire lift**" means one of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.48 "**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.
- 2.49 "**Fire resistance**" means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with "IS: 3809-1979" Fire Resistance Test of Structure.
- 2.50 "**Fire Resisting Material**" means a material which has certain degree of fire resistance.
- 2.51 "**Fire Safety Expert**" means any person or group of persons or association of persons licensed by the Chief Fire Officer, CIDCO or by a Municipal Corporation to act as licensed agency for the purposes of Maharashtra Fire Prevention and Life Safety Measures Act, 2006.
- 2.52 "**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.
- 2.53 "**Fire tower**" means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire-resisting doors and open to the outer air.
- 2.54 "**Floor**" means the lower surface in a storey on which one normally walks in a building and does not include a mezzanine floor.

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

- 2.55 "**Floor space index (FSI)**" means the quotient or ratio of the combined gross floor area of all floors, excluding areas specifically exempted from built up area calculation under these Regulation, to the area of the plot, viz:-

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

- 2.56 “**Footing**” means a foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.57 “**Foundation**” means that part of the structure which is in direct contact with and transmitting loads to the ground.
- 2.58 “**Front Open Space**” means the space between the boundary line of plot abutting the means of access / road / street and the building line. In case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of access / road / streets.
- 2.59 “**FSI linked premium (FLP)**” means the premium payable to SPA-NAINA by persons seeking development permission not covered under NAINA Scheme, Integrated Township Projects.
- 2.60 “**Gallery**” means an intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. It shall also include the structures provided for seating in stadia or theatre.
- 2.61 “**Gaothan**” means the settlement areas as defined under section 122 of the Maharashtra Land Revenue Code and as shown on the proposed land use plan of the Development Plan.
- 2.62 “**Garage - Private**” means a building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles.
- 2.63 “**Garage - Public**” means a building or portion thereof, designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.
- 2.64 “**Ground Level**” means the average level of ground in a plot (site).
- 2.65 “**Group Housing Scheme**” means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and verandah, lift, etc.
- 2.66 “**Habitable room**” or living room means, a room constructed or intended for human habitation.
- 2.67 “**Height of a room**” means the vertical distance measured from the finished floor surface to the finished ceiling surface. The height of a room with a

pitched roof means the height measured from finished floor level to the point where internal surface of wall intersects the internal finished surface of the sloping roof.

- 2.68 “**Heritage building**” means a building possessing architectural, aesthetic, historic or cultural value and buildings in the heritage precinct which are designated as heritage buildings or precincts by SPA-NAINA in the Development Plan.
- 2.69 “**High-rise Building**” means the buildings 15 m or above in height, excluding chimneys, cooling towers, boiler, rooms / lift machine rooms, parapet walls and architectural features not exceeding 1.2 m in height and other non-working areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings.
- 2.70 “**Home occupation**” means customary home occupation, excluding paying guests and part leased cases, 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 utilized 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 for what 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 CEO subject to such terms and conditions as may be prescribed.
- 2.71 “**Integrated Township Project means**” an Integrated Township Project declared under section 18 or 44 of the MRTP Act as the case may be.
- 2.72 “**Information Technology (IT), Information Technology Enabled Services (ITES)**” means as *defined by IT Taskforce of Government of India.*
- 2.73 “**Layout open Space / Recreational Open Space**” means a common open space required to be kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.
- 2.74 “**Ledge or Tand**” means a shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half a meter.
- 2.75 “**Licensed Engineer/ Structural Engineer/ Supervisor**” means a qualified surveyor or engineer, structural engineer or supervisor, registered with any

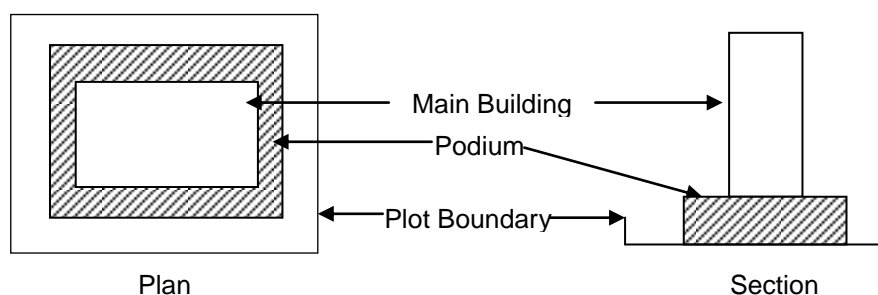
- Indian or foreign professional body / urban local body and licensed by any Urban Local Body.
- 2.76 “**Lift**” means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction, by means of a guided car platform.
- 2.77 “**Lift Machine**” means part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.
- 2.78 “**Lift Well**” means an unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.
- 2.79 “**Loft**” means an intermediate floor between two floors, with a maximum height of 1.5 m, which is constructed and used for storage purpose. The loft if provided, in a room shall not cover more than 30% of the floor area of the room or a residual space in a pitched roof, above normal floor level which is constructed and used for storage purposes.
- 2.80 “**Laying out of New Street**” means provision of road for levelling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc.
- 2.81 “**Mall**” means a large enclosed shopping area at any floor level other than basement floor.
- 2.82 “**Marginal Open Space / Set back**” means minimum distance required to be left open to sky between the boundary of the building plot or access road/existing road/ layout road / internal road/ proposed Development Plan road and the building excluding court yard/chowk, which is an integral part of the plot.
- 2.83 “**Masonry**” means an assemblage of masonry units properly bound together with mortar.
- 2.84 “**Means of Access**” means the road / street / vehicular access way /pathway up to the plots and to the buildings within a plot.
- 2.85 “**Mezzanine floor**” means an intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and the ceiling of any storey.
- 2.86 “**NAINA**” means Navi Mumbai Airport Influence Notified Area, an area notified under section 40(1)(b) of the MRTP Act notification No.TPS-1712/475/CR-98/12/UD-12 dated 10th January 2013 and as amended from time to time.

- 2.87 “**NAINA Scheme**” means a scheme as mentioned in Regulation 13.
- 2.88 “**Net Plot area**” means the area of the plot arrived at after deducting from the total holding the area covered by Development Plan reservations, existing public roads and area to be surrendered to SPA-NAINA if any. For FSI computation of land retained by the owner, the area under amenity space shall not be deducted.
- 2.89 “**Non-combustible Material** ” means material 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.
- 2.90 “**Non-conforming user**” means any lawful use / building existing on the site prior to coming into force of the Development Plan but which does not conform to the provisions of the Development Plan.
- 2.91 “**Non-NAINA development**” means development of land not covered under NAINA - Schemes.
- 2.92 “**Occupancy**” or “**Use Group**” means the principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given as below unless otherwise spelt out in the Development Plan.
- 2.92.1 “**Residential Building**” means any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmashalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto.
- 2.92.2 “**Educational Building**” means a building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, coaching class 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 attached to an educational institution whether situated in its campus or not and, also includes buildings used for day care purposes more than 8 hours per week.
- 2.92.3 “**Institutional Building**” means a building constructed or used by Government, Semi -Government organization or registered trusts or registered societies or registered companies or any juridical person and used for medical or other treatment, a hostel for working women or for hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans,

abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.

- 2.92.4 “**Assembly Building**” means any building or part of building where groups of people congregate or gather for amusement, recreation or social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.
- 2.92.5 “**Business Buildings**” means any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.
- 2.92.6 “**Office Building / Premises**” means the premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.
- 2.92.7 “**Mercantile Building**” means any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.
- 2.92.8 “**Wholesale Establishments**” mean establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, Agriculture Produce Market Committee(APMC) establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.92.9 “**Industrial Building**” mean and include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 2.92.10 “**Storage Buildings/ premises**” mean and include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables. Stacking of loaded or empty containers of ship cargo in an open paved area by way cranes, Tyre mounted gantry etc. with ancillary buildings to facilitate operation.

- 2.92.11 **“Hazardous Building”** mean and include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 2.93 **“Owner”** means the person who has legal title for land or building.
- 2.94 **“Parapet”** means a low wall or railing built along the edge of the roof, terrace, balcony, veranda etc.
- 2.95 **“Parking space”** means enclosed or unenclosed, covered or open area sufficient in size to park vehicles having access by a driveway connecting it with a street or alley and permitting ingress or egress of vehicles.
- 2.96 **“Partition”** means an interior non-load bearing divider one storey or part storey in height.
- 2.97 **“Permit / Permission”** means permission or authorization in writing by the SPA-NAINA to carry out the development regulated by these Regulations.
- 2.98 **“Phase I”** means the area as marked on the Development Plan
- 2.99 **“Plinth”** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.100 **“Podium”** means raised platform like structure wider than the main building.



**Figure 2.2: Podium**

- 2.101 **“Porch”** means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.
- 2.102 **“Rental housing scheme or Affordable Housing Scheme”** means the scheme as declared by the Government of Maharashtra applicable in the Mumbai Metropolitan Region and as amended from time to time.

- 2.103 “**Road/ Street**” means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway, square place or bridge, whether a thorough fare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 2.104 “**Road/Street line**” means the line defining the side limits of a road/street.
- 2.105 “**Row Housing**” means a row of houses on adjacent plots with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.
- 2.106 “**Semi-detached Building**” means a building detached on three sides with open spaces as specified.
- 2.107 “**Service Floor**” means a floor provided for facilitating maintenance and / or termination / diversion of services like water supply, drainage, electricity supply, telecommunication lines and accommodating mechanical / electrical devices, apparatus like air handling units, air conditioning ducts etc.
- 2.108 “**Site / Plot**” means parcel or piece of land enclosed by definite boundaries and approved by SPA-NAINA as a building site, under these Regulations.
- 2.109 “**Site Corner**” means side at the junctions of and fronting on two or more intersecting streets.
- 2.110 “**Site Depth**” means the mean horizontal distance between the front and rear side boundaries.
- 2.111 “**Site, Double Frontage**” means a site, having a frontage on two streets other than a corner plot.
- 2.112 “**Smoke Stop Door**” means a door for preventing or checking the spread of smoke from one area to another.
- 2.113 “**SPA-NAINA**” means a Special Planning Authority constituted and appointed for the Notified area of NAINA, amended from time to time.
- 2.114 “**Stair**” means a built form/structure designed to bridge a large vertical distance by dividing it into smaller vertical convenient distances, called steps. A sets of steps is called stair.
- 2.115 “**Stair Cover**” means a structure with a covering roof over a stair case and its landing/s built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.

- 2.116 “**Stilts or Stilt Floor**” means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.
- 2.117 “**Storage**” means place where goods are stored.
- 2.118 “**Store room**” means a room used as storage space.
- 2.119 “**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 such floor and the roof above it.
- 2.120 “**Terrace**” means a flat open to sky part of a building having parapet.
- 2.121 “**Theatre**” means a place of public entertainment for the purpose of exhibition of motion picture and or performance of dramas and other social or cultural programmes.
- 2.122 “**To Erect**” a building means
- (a) to erect a new building on any site whether previously built upon or not;
  - (b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed.
- 2.123 “**Travel distance**” means the distance to be travelled from the remotest point on a floor of a building to a place of safety be it a protected escape route, external escape route or final exit i.e. vertical exit, horizontal exit or an outside exit measured along the line of travel.
- 2.124 “**Urban Village**” means an area of 200 m around existing inhabited Gaothan boundaries ~~as shown in the Development Plan.~~ on or prior to the date of publication of the Development Plan under section 26 as shown on the Development Plan or otherwise. Where more than 50% of the area of the survey no/ gut no/hissa no is covered within the above 200 M distance, then the remaining whole of such survey no/ gut no/hissa no within one ownership shall be considered for development as urban village zone. For the Gaothans which are situated in Navi Mumbai area/ MESZ area/ MIDC area, the benefit of urban village zone shall not be permissible in NAINA area.
- 2.125 “**Verandah**” means a covered area with at least one side open to the outside with the exception of 1 m high parapet on the upper floors to be provided on the open side.
- 2.126 “**Water closet (W.C.)**” means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.

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- 2.127 "**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.
- 2.128 "**Width of the road**" means the whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or development plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more.
- 2.129 "**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.

### 3 Applicability of Regulations

- 3.1 These regulations shall apply to all development, redevelopment, demolition, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further these Regulations shall apply to development work defined in Regulations No. 3.1.1 to 3.1.3.
- 3.1.1 **Part Construction:** Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- 3.1.2 **Change of Occupancy / User:** Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.
- 3.1.3 **Reconstruction:** The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of SPA-NAINA and for which the necessary certificate has been given by SPA NAINA, shall be allowed subject to the provisions in these Regulations.
- 3.2 **Applicability of CRZ Regulations:** Any development within CRZ areas shall be governed by the Coastal Regulation Zone Notification No.S.O.19(E), dated 6<sup>th</sup> Jan 2011 of the Ministry of Environment, Forests and Climate Change, Government of India as amended from time to time, wherever applicable.
- 3.3 **Eco-sensitive Zone around Karnala Bird Sanctuary:** Any development within the eco-sensitive zone (ESZ) of Karnala Bird Sanctuary as per the notification No. S.O.230 (E) dated 22<sup>nd</sup> January 2016, of the Ministry of

Environment, Forests and Climate Change, Government of India would be as per the said notification as amended from time to time.

- 3.4 **Environment Clearance:** Any development falling within the parameters as specified in the EIA Notification No. S.O. 1533 dated 14<sup>th</sup> September 2006 shall require Environment Clearance as specified in the notification, as amended from time to time.
- 3.5 **Permission required:** Subject to the *exemptions cited in Section 43* of the Act, no person shall erect or re-erect a building or alter any building or carry out any development or redevelopment including temporary construction, on any plot / lot or land or cause the same to be done without obtaining prior development permission from SPA-NAINA.

## 4 Interpretation

- 4.1 In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word "person" includes all forms of juridical persons, "writing" includes "printing and typing" and "signature" includes thumb impression made by a person who cannot write if his name is written near such thumb impression.
- 4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these Regulations. Whenever prescribed dimensions and areas are to be compared with the actual dimensions and areas, actual dimensions and areas shall be rounded to the nearest one tenth of a meter or one tenth of a square meter.
- 4.3 In case of any discrepancy in the interpretation of Marathi and English version of these regulations, the English version of these Regulations shall prevail.

## 5 Development Permission and Commencement Certificate

- 5.1 No person shall carry out any Development, in contravention of the Development Plan proposals.
- 5.2 No person shall carry out any development work including development of land by laying out into suitable plots or amalgamation of plots or development of any land as *group housing* or to erect, re-erect or make alterations or demolish any building or cause the same to be done without obtaining a separate building permit / commencement certificate for each such development work / building from the CEO.

- 5.3 No temporary construction shall be carried out without obtaining prior approval of the CEO.
- 5.4 Development undertaken on behalf of Government:
- 5.4.1 As per the provisions of Section 58 of The Maharashtra Regional and Town Planning Act, 1966, the office in-charge of the Government Department shall inform in writing to the CEO of the intention to carry out its development along with details of such development or construction as specified below:
- i) An official letter by the authorized officer of Government Department addressed to the CEO, giving full particulars of the development work or any operational construction.
  - ii) Ownership documents and measurement plan issued by the Competent Authority of Land Records Department.
  - iii) Development / building plans conforming to the provisions of Development Plan and these Regulations for the proposed development work.
  - iv) The proposals of the Development Plan affecting the land.
  - v) A Site Plan (with required number of copies) of the area proposed to be developed to the scale.
  - vi) Detailed plan (with required number of copies) showing the plan, sections and elevations of the proposed development work to the scale, including existing building specified either to be retained or to be demolished.
- 5.4.2 The operational construction of the Government, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services shall be exempted from the provisions of these Regulations:
- i) Railways;
  - ii) National Highways;
  - iii) National Waterways;
  - iv) Airways and Aerodromes;
  - v) Major Ports;
  - vi) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication, excluding mobile towers;
  - vii) Regional grid for electricity;
  - viii) Defence Authorities;
  - ix) Any other essential public service as may be notified by the Central and/or State Government.

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

5.4.3 However the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under Regulation No.5.4.2.

- i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of Railways; and
- ii) New building, new construction or new installation or any extension thereof, in case of any other services.

5.4.4 However, no permission shall be necessary for the following types of works:

- i) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force.
- ii) The carrying out of work by any Authority in exercise of its powers under any law for the time being in force.
- iii) The carrying out of any works by the Central or State Government or any local authority:
  - a. Required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; or
  - b. Required for the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or other apparatus including the breaking open of any street, or other land for the purpose.

Provided that the concerned authority shall inform the SPA-NAINA, in writing, one month before carrying out such development

- iv) The excavation (including excavation of wells) made in the ordinary course of agricultural operation.
- v) The construction of a road intended to give access to land solely for agricultural purpose.
- vi) Normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- vii) In case of land normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

## **6 Procedure for Obtaining Development Permission / Building Permit / Commencement Certificate**

## 6.1 Submission of application for development permission

- 6.1.1 Every person who intends to carry out development shall apply in writing to the CEO of his said intention in the prescribed form (See Appendix A1: Form for construction or layout of building or group housing and A2 : For Sub-division of land as plotted layout) and such application shall be accompanied by the payment receipt of required scrutiny fee and any other fee/ charges prescribed by the CEO from time to time and the plans and statements in sufficient copies (See Regulation No. 6.1.2), as required under Regulation No.6.3 and 6.4. The plans may be ordinary prints on Ferro paper or any other type (prints only).One set of plans shall be retained in the office of the CEO for record after the issue of permit or refusal. For the sake of scrutiny, the plans will also be submitted in the form of soft copy as specified by the CEO from time to time. Incomplete applications will not be considered valid.
- 6.1.2 Copies of Plans and Statements: Minimum four copies of plans and statements shall be made available along with the application. In case of building schemes, where clearance is required from other agencies like Fire Services, Civil Aviation, International Airports Authority of India, number of copies of plans required shall be as decided by the CEO.
- 6.1.3 In case of NAINA-Schemes permissions will be granted in two stages namely Outline Development Permission (ODP) and Final Development Permission (FP). The purpose of ODP shall be to decide and approve the location and extent of land to be surrendered to SPA-NAINA and the purpose of FP shall be to grant Commencement Certificate after grant of ODP. Once the FP is granted no changes in the layout will be permitted without prior approval of CEO. The documents to be submitted along with the application shall be in accordance with Annexure 2.

## 6.2 Professionals on record

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

**Table 6.1: List of professionals on record**

No.	Professionals on record	Requirement
1	Architect /Engineer	For all proposals;  For proposals under Part X architect should preferably have an experience in conservation or be trained in conservation architecture

No.	Professionals on record	Requirement
2	Advocate	For all proposals
3	Site Supervisor	For all proposals
4	Town Planner	For Layout proposals and NAINA-Schemes
5	Structural Engineer	Where construction of buildings is involved
6	Licensed Plumber	Where construction of buildings is involved
7	Consultants for Rain water harvesting	Where rain water harvesting is proposed/required as per Regulation No. 40.2.1 of these Regulations
8	Consultants for Grey water recycling	Where Grey water recycling is proposed/required as per Regulation No. 40.2.2 of these Regulations
9	Consultants for conservation of energy	Where energy conservation measures are proposed as per Regulation No. 40.3 of these Regulations
10	Consultants for fire safety measures	Where fire safety measures are proposed/required as per Regulation No. 32 of these Regulations
11	Mechanical Electrical and Plumbing Consultant (MEP)	Where MEP works are involved
12	Heating Ventilation and Air-conditioning Consultant (HVAC)	Where specific provisions for HVAC are proposed or provided

6.2.2 The professionals on record shall be registered / licensed by any Municipal Corporation or Urban Local Body (as applicable) as competent to plan and carry out various works as given in Appendix "C".

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

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

### 6.3 Information Accompanying Application

6.3.1 The application shall be accompanied by documents as prescribed in Annexure 2.

### 6.4 Signing the Plans

6.4.1 All the plans shall be duly signed by or bearing thumb impression of the developer, owner, co-owner, if any, and the Architect and shall indicate his name, address and license/ registration number. In case the plans bear thumb impressions of the owner, co-owner, then all such drawings shall be notarised.

### 6.5 Discretionary Powers

6.5.1 In conformity with the intent and spirit of these regulations, the CEO, may,

- i) decide on matters where it is alleged that there is an error in any order, decision, determination or interpretation made by him in the application of these Regulations;
- ii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- iii) if more than 50% of an integrated project (ITP or NAINA Scheme or Group Housing Scheme/ Layout) falls within the jurisdiction of NAINA and rest of such entire project falls in the jurisdiction of other Authorities, then such remaining portion shall be deemed to be included in jurisdiction of NAINA, with prior intimation to GoM and the other Authority. However, there shall not be any change in the zoning provisions and permissible FSI of the other Authority;
- iv) interpret the provisions of these regulations where the street layout actually on ground varies from the street layout as shown on the Development Plan ;
- v) modify the limit of a zone where the boundary line of the zone divides a plot or survey number; and
- vi) authorise erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification.

DM2

6.5.2 In specific cases, where a clearly demonstrable hardship is caused the CEO, may by recording such reasons in writing:

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

6.5.3 CEO may grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding for a period of one year, such permission may be given by him for the construction of the following, viz.

- i) Temporary Structures for protection from the rain or covering of the terraces during the monsoon only
- ii) Pandals for fairs, ceremonies, religious function, public or private functions, events etc
- iii) Structures for godowns/storage of construction materials within the site
- iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building
- v) Structures of exhibitions/ circuses etc
- vi) Structures for storage of machinery, before installation for factories in industrial lands within the site
- vii) Structures for ancillary works for quarrying operations in conforming zones
- viii) Transit accommodation for persons to be rehabilitated in a new construction
- ix) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings
- x) Ready mix concrete plant/ Batching Plant
- xi) Labour camps for construction sites, provided, adequate water supply and sanitation facilities are provided

Provided that, necessary documents and report such as building design, structural safety etc along with necessary scrutiny fees shall be submitted by the applicant along with the application for temporary construction.

Provided further that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (vii), (viii), (ix) (x) and (xi) may be permitted to be continued temporarily by the CEO but in any case not beyond completion of construction of the main structure or building and that

structure in (vii) may be continued on annual renewal basis by the CEO beyond a period of one year.

## 6.6 Delegation of powers

6.6.1 Except where the Planning Authority's special permission is expressly stipulated, the powers or functions vested in it by these Regulations may be delegated to any official under its control, subject to its revision, if necessary and to such conditions and limitations, if any as it may prescribe. In each of the said Regulations, the word Planning Authority shall, to the extent to which any official is so empowered, be deemed to include such official.

6.6.2 **The CEO is authorized to amend appendices A to K (except C) mentioned in these regulations as and when necessary.**

DM3

## 6.7 Grant of Permit or Refusal

6.7.1 The SPA-NAINA may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the scrutiny fees and there upon shall communicate its decision to the person giving the valid application in prescribed format given in Appendix D1/D2/D3 and E1/E2 as wherever required.

6.7.2 Building plans: The building plans for buildings identified in Regulation No. 6.1 of Annexure 2 shall also be subject to the scrutiny of the Chief Fire Officer, CIDCO and the sanction / building permit shall be issued by SPA-NAINA after the clearance from the Chief Fire Officer, CIDCO.

6.7.3 Land sub-division or plotted layout:

(a) Preliminary approval: In case of land subdivision or plotted layout layout prepared in accordance with Regulation 20, a preliminary approval shall be granted for demarcation at first instance.

(b) Final approval: After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to SPA-NAINA and the SPA-NAINA shall examine the provision laid down in Regulation No.6.9 and grant final approval if it is in accordance with the layout recommended for demarcation and conforming to the regulations. ~~This shall also be mandatory for Group Housing Scheme.~~

DM4

6.7.4 If within sixty (60) days of receipt of the valid application in prescribed format, along with necessary fees/ deposit under Annexure 2 (Sr. no. 8 & 9) of the regulations, SPA-NAINA fails to intimate in writing to the person, who has submitted application; of its refusal or sanction with such modifications or directions, the valid application with its plans and statements shall be deemed to have been sanctioned, provided all terms and conditions as per these DCPR are adhered by the applicant and nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

6.7.5 Provided further that upon receipt of intimation of any claim for deemed permission, the SPA-NAINA shall within fifteen days from the date of receipt of such claim,

communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter. After the plan has been scrutinised and objections have been pointed out, the owner giving application shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. SPA-NAINA shall grant or refuse the commencement certificate / building permit within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

## 6.8 Commencement of work

6.8.1 Commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal with necessary fees shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year each after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the CEO may condone the delay for submission of application for renewal by charging necessary fees as mentioned in Annexure 3; but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission.

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

**Table 6.2: Meaning of the term "Commencement"**

(a)	For a building work including additions and alterations	Up to plinth level for individual building
(b)	For bridges and overhead tanks construction	Foundation and work up to the base floor
(c)	For underground works	Foundation and works up to floor of underground works
(d)	For layout sub-division and amalgamation	Final demarcation and provision of water bound macadam roads complete.

6.9 In case of layout, group housing and land subdivision, it shall be the responsibility of the owner / developer to construct all infrastructure including roads, storm water drains, sewer lines, water supply lines, development of open spaces etc. In case of land subdivision, these works shall be completed within two years and phase wise building permission shall be granted depending upon the percentage of infrastructure work completed. In case of

group housing scheme, these works shall be completed before completion of project.

## 7 Procedure during construction

- 7.1 Owner's liability :Neither the grant of permission nor approval of the drawing nor inspection by the CEO during erection of the building, shall in any way relieve the owner of such building / developer from full responsibility for carrying out the work in accordance with these Regulations and safety norms as prescribed by the Bureau of Indian Standards.
- 7.2 Documents at site:
- i) Results of tests-where tests of any material are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by the CEO.
  - ii) Development Permission: The person to whom a development permission is issued shall during construction, keep:
    - a. Posted in a conspicuous place on the site for which permission has been issued, copy of a development permission; and
    - b. A copy of the approved drawings referred to in Regulation No. 6.7 on the site for which the permit was issued.
  - iii) Display board: Display board mentioning name, addresses & contact numbers of the owner, name of architects, name of structural engineer, for all plot holders.
- 7.3 Checking of plinth, columns upto plinth level: It shall be obligatory for the owner to build a compound wall or demarcate the plot boundary along with recreational open spaces and amenity plot on the site, The owner through his architect shall apply in the form of Appendix-F to the CEO on completion of work up to plinth level to enable and ensure that the work conforms to the sanctioned plans. CEO, may inspect the work jointly with the licensed technical personnel or architect within 15 (fifteen) days from the receipt of such application and either grant or refuse permission for further construction as per the sanctioned plans in the form in Appendix -G. If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out strictly according to the sanctioned plans.
- 7.4 Deviation during constructions: If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the CEO, shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended

plans. Any work done in contravention of the sanctioned plans, without prior approval of the CEO, shall be deemed as unauthorised.

- 7.5 **Completion Certificate:** The owner through his licensed architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the CEO, in the form in Appendix-H. This certificate shall be accompanied by three sets of plans of the completed development.
- 7.6 **Occupancy certificate:** The CEO, after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix-I or refuse to sanction the occupancy certificate in Appendix-J within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the CEO, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.
- 7.7 **Part occupancy certificate:** When requested by the holder of the development permission, the CEO, may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. Such part occupancy certificates will not be granted for individual bungalows, row houses or semi-detached houses. The occupancy certificate shall be subject to the owners indemnifying the CEO, in the form in Appendix-K.

## 8 Inspection

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

## 9 Unsafe Buildings

- 9.1 All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by SPA-NAINA. The procedure of actions to be taken by CEO for unsafe buildings shall be as below.
- 9.2 **Examination of Unsafe Buildings:** The SPA-NAINA shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make a written record of such examination.

- 9.3 **Notice to Owners / Occupier:** Whenever the SPA-NAINA finds any building or portion thereof to be unsafe, it shall, in accordance with established procedure for Legal notice, give to the owner and occupier of such building written notices stating the defects thereof. This notice shall require the owner or the occupier within a stated time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof.
- 9.4 The SPA-NAINA may direct in writing that the building which in its opinion is dangerous, or has no provision for exit if the building catches fire, shall be vacated immediately or within the period specified for the purpose, provided that the SPA-NAINA shall keep a record of the reasons for such action.
- 9.5 **Disregard of Notice:** In case the owner or occupier fails, neglect or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the SPA-NAINA shall cause the danger to be removed whether by demolition or repair of the building or portion thereof or otherwise.
- 9.6 **Cause of Emergency:** In case of emergency, which in the opinion of the SPA-NAINA involves imminent danger to human life or health, the SPA-NAINA shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe or removed. For this purpose, the SPA-NAINA may at once enter such structure or land on which it stands, or abutting land or structure with such assistance and at such cost as may be deemed necessary. The SPA-NAINA may also get the adjacent structure vacated and protect the public by an appropriate fence or such other means as may be necessary. The decision of the SPA-NAINA shall be final.
- 9.7 **Costs:** Costs incurred under regulation no 9.5 and regulation no 9.6 shall be charged to the owner of the premises involved. Such costs shall be charged on the premises in respect of which or for the benefit of which the same have been incurred and shall be recoverable as arrears of Land Revenue.

## 10 Offences and Penalties

- 10.1 Offences and penalties: Any person who contravenes any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:
- i) be punished with a fine as fixed by the CEO, and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966;

- ii) further the SPA-NAINA may take suitable actions including demolition of unauthorised works as decided by the SPA-NAINA as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act, 1966;
- iii) in case of Licensed Engineer / Structural Engineer / Supervisor the CEO, may take suitable action against him which may include cancellation of license and debarring him from further practice / business for a period as decided by the CEO,
- iv) in case of registered architects, the CEO, may report to the Council of Architecture to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.

## 10.2 Revocation of permission

- 10.2.1 Without prejudice to the powers of revocation conferred by Section 51 of the Maharashtra Regional and Town Planning Act, 1966, the CEO, may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by him that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorised.
- 10.2.2 In the case of revocation of the permission under sub-regulation No.10.2.1, no compensation shall be paid.

## PART II - DEVELOPMENT IN DEVELOPMENT PLAN

Development of land in the area of Development Plan may be undertaken in accordance with Regulation No. 11 to 17.

### 11 Development in Gaothans

#### 11.1 Permissible land uses

Following land uses shall be permissible:

- a. Residential, dispensaries, retail shops selling provisions of day-to-day requirements like vegetables, grains, meat, fish etc.
- b. Restaurants, banks, personal service establishments (eg: tailor, barber, beauty parlour, cyber cafes, IT training, video gaming parlours etc).
- c. Flour mill on separate plot or in shopping area separated from residential tenements. There shall not be accommodation adjacent and above the flour mill
- d. Community centers and other social institutions, religious places, essential public services and utilities including local government offices, parks and playgrounds, stables for domestic animals
- e. Traditional household industries, storage of crop, fodder, manure, agriculture implements and other similar needs, in case of coastal villages fishing, fish and net-drying, boat storage, boat repairs and servicing, fuel storage for boats and public conveniences.
- f. Small-scale Service Industries, which do not create nuisance on account of smoke, smell, dust, noise, glare or any other factor and having power, floor area and employment requirement of not more than 5 HP, 25 m<sup>2</sup> and 5 persons respectively may be permitted in Gaothan, subject to a No Objection Certificate from concerned village Panchayat in the form of a Resolution.

#### 11.2 Development/ Re-development of buildings

11.2.1 Existing footprint of the building will not be exceeded, in case of individual applicants.

11.2.2 The number of storeys shall not exceed two (including ground floor, but excluding stilt floor, i.e. G+1 or Stilt+2).

DM5

11.2.3 A set back of 2.25 m shall be provided from the center line of the existing access way not exceeding 4.5 min width.

11.2.4 The minimum dimensions of living room shall be 2.4 m.

11.2.5 The minimum carpet area of a dwelling unit shall be 11 m<sup>2</sup>. Nahani may be permitted within the allowable carpet area of 11 m<sup>2</sup> provided the remaining is at least 9.0 m<sup>2</sup>.

11.2.6 In preparing building plans care shall be taken to provide the following:

- a. Window space for light and ventilation equal to at least 1/8th of the floor area of the room.
- b. Individual toilets in the form of twin-pit latrine will be permissible where sewerage or septic tanks are not available / feasible.
- c. Soak pits for drainage where there are no sewer lines.
- d. Soak pits and privies shall be at least 7.5 m away from private wells and 15 m away from the public wells.

11.2.7 There will be requirement of minimum parking provision.

11.2.8 In addition to above, developments of plots capable of being developed according to Regulation No. 12 and 13 will be permissible.

11.2.9 Development Charges as mentioned in Annexure 3 shall be payable for development in Gaothan.

11.2.10 No FLP will be payable.

## 12 Urban Villages

12.1 Permissible land uses will be as per land use classification detailed in Part IV, Regulation No. 31 except industrial layouts which shall not be permissible in Urban Villages.

12.2 Permissible FSI shall be as per Regulation No. 15. No relaxation in marginal open spaces or parking norms will be permitted even under hardship cases.

12.3 Permissible building height shall be 24 m, subject to provisions mentioned in regulation no 19.6.1.

12.4 FLP will be levied and recovered at the time issuing Commencement Certificate.

12.5 All other regulations as per this DCPR shall apply for these developments.

DM6

## 13 Development under NAINA-Scheme

### 13.1 Area Requirements

13.1.1 The area under the NAINA-Scheme shall be one, contiguous, unbroken and uninterrupted except as prescribed in Regulation No. 13.1.4. The minimum area required shall be subject to conditions prescribed in Table 13.1. It should be at one place which shall not include the area under:

- a. Forest
- b. Water bodies like rivers, creeks, canals, reservoirs
- c. Highway
- d. Railway
- e. Lands falling within the belt of 500 m from the HFL of major lakes
- f. Dams and its surrounding restricted area
- g. National Parks, Wildlife sanctuaries and such Protected Areas
- h. Eco-sensitive zone

13.1.2 If the minimum area proposed to be developed under NAINA-Scheme is divided by one or more water courses (such as nalas, canal, etc.), existing or proposed roads of any width or railways etc, then such area shall be considered to be continuous, unbroken and uninterrupted, subject to the condition that the Developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from the concerned authorities.

13.1.3 The NAINA-Scheme shall derive access from 20 m wide existing or proposed Development Plan road. However in case of Urban Village the development shall be permitted on 12 m wide existing or proposed Development Plan road.

13.1.4 In case, the requirement for aggregation falls short as per Table 13.1 and the owner has land equivalent to shortfall under reservation/s elsewhere in the Phase-I and sanctioned IDP (23 villages) as per Table 13.1, the owner can become eligible for NAINA Scheme by surrendering that land to SPA-NAINA provided each of such non-contiguous land parcels shall comprise at least 50% of the land under individual reservation at that location.

**DM7** In case of larger reservations, CEO-NAINA may grant relaxation for the above on case to case basis.

**Table 13.1- Details of NAINA Scheme**

Sr. No.	NAINA Scheme Permitted in	Minimum area in ha	Land to be surrendered	Conditions if any
1	Gaothan and Urban	4.0	40%	Entire land shall be

Sr. No.	NAINA Scheme Permitted in	Minimum area in ha	Land to be surrendered	Conditions if any	
	Village in Phase-I			within Gaothan/ Urban Village Zone	
2	Areas outside Urban Village in Phase-I	7.5 to less than 10	50%		
		10 ha and Above	40%		
DM8	3	LDZ	<del>25</del> -20 ha and above	40%	
	4	Industrial & warehousing zone	10 ha and Above	40%	

Note: SPA-NAINA shall utilize the land so contributed for developing designated public purposes. When such lands do not form part of reservation, SPA-NAINA shall use it to develop on priorities viz.(i) city-level infrastructure, social facilities or (ii) for other such public purposes as and when the need arises in view of the surrounding development or (iii) provide compensatory land if necessary or for any other use as may be decided by SPA-NAINA, respectively. For this CEO shall list out the city level infrastructure, social amenities at the time of preparing detailed layout Plan of NAINA Scheme. The land contributed in LDZ or Industrial & warehousing zone shall be utilized as per regulation no. 13.3.1.

If NAINA proponent comes up with 'economically feasible development unit' in LDZ and CIDCO infrastructure is available in proximity, CIDCO may extend infrastructure to such scheme.

**13.2** Procedure for seeking development permission and communicating decisions: There shall be a two stage procedure for seeking development permission as specified in Regulation - 13.2.1 and 13.2.2

13.2.1 Stage 1: Outline Development Permission:

13.2.1.1 Every developer seeking permission for developing a NAINA Scheme shall apply for an Outline Development Permission to SPA-NAINA as per - Annexure 2.

13.2.1.2 SPA-NAINA shall, within 30 days from the receipt of the application for Outline Development Permission, communicate its decision to the applicant developer in terms

of grant of Outline Development Permission with or without conditions or refusal to grant ODP subject to provisions of -6.7.4

- 13.2.1.3 Outline Development Permission ~~shall be valid for one year from date of its issue. Outline Development Permission itself will not entitle the applicant to commence development of land. If the final approval is not obtained within such period the Outline Development Permission shall lapse.~~ u/s 45 for plotted layout of each owner's proportionate share, shall remain valid for 4 years in the aggregate but shall have to be revalidated every year from the date of its issue. The application for revalidation with necessary fees shall be made before expiry of one year if the work is not already commenced.

DM9

In the ODP, the size and shape of every reconstituted plot shall be determined, so far as may be, to render it suitable for building purposes.

The reconstituted plot of an original land holding by alteration of the boundaries of the original plot shall be by transfer of the ownership wholly or partly of the adjoining lands of an original plot from one person to another.

- 13.2.1.4 On grant of ODP land proposed to be surrendered to SPA-NAINA shall be transferred to SPA-NAINA by way of gift deed or by any other instrument and so recorded in the Record of Rights in the name of SPA-NAINA. Application for Final Permission will be processed only after completion of this stage.

### 13.2.2 Stage 2: Final Permission:

- 13.2.2.1 On obtaining the Outline Development Permission and transfer of land to SPA-NAINA the developer shall apply to SPA-NAINA for Final Permission.
- 13.2.2.2 The Final permission shall be processed as per regulation no. 6.7.
- 13.2.2.3 The validity of Final Permission shall be as per regulation no.6.8.

## 13.3 Contribution of Land

- 13.3.1 The developer shall contribute land to SPA-NAINA as specified in Table 13.1. In case of NAINA Scheme in LDZ or Industrial & warehousing zone, 15% land contribution shall be towards Growth Center to be exclusively developed by SPA-NAINA and 25% land contribution shall be towards i) city-level infrastructure, social facilities or (ii) for other such public purposes as and when the need arises in view of the surrounding development or (iii) provide compensatory land if necessary or for any other use as may be decided by SPA-NAINA, respectively.

13.3.2 The developer may be permitted to develop reservations in consultation with SPA-NAINA on the land so surrendered to SPA-NAINA. The compensation for development of such reservation shall be as per Regulation No. 42.1.

13.3.3 The developer may be permitted to develop amenities as listed in Annexure 5 in consultation with SPA-NAINA on surrendered lands which are not part of reservations. The compensation for development of such amenity shall be limited to construction value based TDR.

## 13.4 Planning of land retained by Developer

- 13.4.1 Permissible uses: All land use mentioned in Regulation No. 31, as a group or single land use will be permissible in the NAINA – Scheme.
- 13.4.2 Permissible FSI: The FSI permissible shall be as per Regulation No. 15.
- 13.4.3 Internal Roads: The provision of internal roads shall be governed by Regulation No. 20.2. For FSI computation of land retained by the owner, the area under internal roads shall not be deducted.
- 13.4.4 Open spaces: The provision of open spaces shall be governed by Regulation No. 20.3. For FSI computation of land retained by the owner, the area under open spaces shall not be deducted.
- 13.4.5 Amenity space: The amenities to be provided in NAINA Scheme shall be on the basis of estimated population of the Scheme and as per Planning norms of Development Plan. However, minimum 5% of the land shall be developed as amenity space for Education, Daily Bazaar and healthcare facilities on priority as given in Table 13.2. Surplus area can be used for other amenity space as guided by SPA-NAINA at the time of grant of approval. In case of a school, the layout open space provided will be permitted for use of school playground and no additional open space for the school playground will be insisted upon for schemes up to 40 ha. The amenities shall be developed and maintained by the developer. For FSI computation of land retained by the owner, the area under amenity space shall not be deducted.

**Table 13-2: Amenities to be provided**

Sr. No.	Area of NAINA Scheme (Ha)	Area retained by the owner (Ha)	Total amenity area @ 5% sq m.	Type of amenity to be provided
1	4.0	2.40	1200	1 PHC+1DB
2	7.5	3.75	1875	1 PHC+1DB
3	10	6.0	3000	1 S
4	15	9.0	4500	1 S +1 DB
5	20	12.0	6000	1 S+1PHC+ 1 DB
6	30	18.0	9000	2 S +1PHC+1 DB
7	40	24.0	12000	2 S +2PHC+2 DB
8	Above 40	24.0 & above	12000 & above	As per note 2.

DB = Daily Bazaar, S= Primary and Secondary School , PHC= Primary Health Centre

Note:

- The permissible FSI of buildable amenity plot shall be as per Table 15.1.
- If area exceeds 40 ha, the requirement will be worked out in the multiples of 40 ha and for the balance area if any the requirement will be added from the above table.


The FSI of amenity plot shall be exclusively used/utilized on that amenity plot.

If the population of the scheme gets increased due to utilization of TDR or by any other reasons, additional amenity space corresponding to such population shall be provided by the owner irrespective of the land retained by him. In such circumstances the amenity area may increase beyond 5 % of the land retained.

13.4.6 Provision for inclusive housing: It shall be as per Annexure 4.

DM10 13.4.7 Permissible building height shall be as per Regulation No 22.8.

### 13.5 Development Plan Reservations in NAINA Scheme

13.5.1 If the land area affected by reservations is more than the required to be surrendered as per Table 13.1, developer will be compensated for loss of land in excess of such land to be surrendered by providing Transferrable Development Rights as per Regulation No.43. 

13.5.2 Reservations within the NAINA scheme will be allowed to be relocated provided that entire reservation is within the scheme. In case of DP roads, the realignment within the scheme is permissible provided entry and exit points remain unchanged. All such changes shall be subject to approval of SPA-NAINA.

13.5.3 SPA-NAINA while considering the outline development permissions of one or more adjoining schemes will facilitate realignment and relocation of reservation as well as land to be surrendered for amenities and growth center in the interest of overall integrated development.

**13.6 Public utilities within layout:** The public utilities such as water supply, sewerages, storm water drains, place for solid waste collection etc. shall be designed and developed in consultation and approval of competent officers designated for the purpose by SPA-NAINA.

**13.7** All other regulations as per this DCPR shall apply for these developments. FLP will not be applicable for NAINA-Scheme. All other charges stipulated in these DCPR will be applicable.

## 14 Non-NAINA Developments

14.1 Permissible FSI shall be as per Table 15.1. Permissible land uses will be as per land use classification detailed in Part IV, Regulation No. 31.

14.2 All other regulations of these DCPRs shall apply to these developments.

14.3 FLP will be levied and recovered at the time of issuing Commencement Certificate.

## 15 Permissible FSI

15.1 The permissible FSI for all developments under these Regulations shall be as prescribed in Table 15.1 and the same shall be calculated on net plot area.

Table 15-1: Maximum Permissible Base FSI + FSI with Payment of premium

Sr. No	Use	Gaothan	Urban Village	Predominantly Residential	Mixed Use	LDZ	Recreational Zone	Industries & Warehousing
1	2	3	4	5	6	7	8	9
1	NAINA Scheme - Equal to more than 4 ha	1.70 + 0.00	1.70 + 0.00	Not Permissible	Not Permissible	Not Permissible	Not Permissible	Not Permissible
2	NAINA Scheme - Equal to more than 7.5 ha and less than 10 ha	1.70 + 0.00	1.70 + 0.00	2.00 + 0.00	2.00 + 0.00	Not Permissible	Not Permissible	Not Permissible
3	NAINA Scheme - 10 ha or more and upto 25 ha	1.70 + 0.00	1.70 + 0.00	1.70 + 0.00	1.70 + 0.00	Not Permissible	Not Permissible	1.70 + 0.00
4	NAINA Scheme - More than 25 ha (20 Ha for LDZ) and upto 40 ha	1.80 + 0.00	1.80 + 0.00	1.80 + 0.00	1.80 + 0.00	1.70 + 0.00	Not Permissible	1.70 + 0.00
5	NAINA Scheme - More than 40 ha	1.90 + 0.00	1.90 + 0.00	1.90 + 0.00	1.90 + 0.00	1.70 + 0.00	Not Permissible	1.70 + 0.00
6	Buildable Amenity as per Regulation No. 13.4.5 for NAINA Scheme	1.70 + 0.00	1.70 + 0.00	2.00 + 0.00	1.70 + 0.00	1.70 + 0.00	Not Permissible	1.70 + 0.00
7	Land contributed under NAINA –Schemes and/or ITP used for purpose other than DP reservations	1.70 + 0.00	1.70 + 0.00	1.70 + 0.00	1.70 + 0.00	1.70 + 0.00	Not Permissible	1.70 + 0.00
8	Buildable Amenity Plots (Reserved in Development Plan)	1.00 + 1.00 <sup>#</sup>	1.00 + 1.00 <sup>#</sup>	1.00 + 1.00 <sup>#</sup>	1.00 + 1.00 <sup>#</sup>	1.00 + 1.00 <sup>#</sup>	1.00 + 1.00 <sup>#</sup>	1.00 + 1.00 <sup>#</sup>
9	Non-Buildable Reservation - For uses ancillary to the main purpose	0.15 + 0.00	0.15 + 0.00	0.15 + 0.00	0.15 + 0.00	0.15 + 0.00	0.15 + 0.00	0.15 + 0.00
10	Growth Centre and Station Area Facility (Reserved in Development Plan)	1.70 + 0.00	1.70 + 0.00	1.70 + 0.00	1.70 + 0.00	1.70 + 0.00	1.70 + 0.00	1.70 + 0.00
11	Theme Based Development	Not Permissible	Not Permissible	Not Permissible	Not Permissible	0.20 + 0.30	Not Permissible	Not Permissible
12	Theme Based Development plan reservations	Not Permissible	Not Permissible	Not Permissible	Not Permissible	1.70 + 0.00	Not Permissible	Not Permissible
13	Other Development	1.00 + 0.00	0.70 + 0.30	0.20 + 0.30	0.20 + 0.30	0.20 + 0.00	0.20 + 0.00	0.50 + 0.50
14	Buildable layout Amenity as per Regulation No. 20.3.11 for other development	1.00 + 0.00	1.00 + 0.00	0.50 + 0.00	0.50 + 0.00	0.20 + 0.00	0.20 + 0.00	1.0 + 0.00
15	NAINA Scheme and Growth Center within 500m buffer as shown in DP	The maximum permissible FSI for such developments is 3.00, on payment of Premium over and above base FSI as explained above.						

Note:

1. Maximum Permissible FSI = Base FSI + FSI with Payment of premium.
2. Farm buildings shall be permissible as per section 41 of MLR Code in all the zones.
3. In the Industries & warehousing zone premium shall be calculated @ 150% of FLP mentioned in Annexure 3.

4. # = The premium FSI is applicable as per the Regulation 15.2.
5. The payment of premium for additional FSI shall be as mentioned in Annexure 3 except for Industries & warehousing Zone.
6. For the Development in the Predominantly Residential Zone of Rasayani complex, the maximum permissible FSI shall be 1.00 as per the earlier commitment of the Government.
7. The benefit of additional FSI as mentioned in serial no. 15, shall be applicable for entire scheme, if more than 50% of the scheme falls within 500m buffer.
8. The premium for additional FSI at serial no. 15 shall be @ of FLP mentioned in Annexure 3 for every slab of 0.3 FSI.
9. Warehousing in LDZ with minimum 5 Ha area and with 20.0 M wide access road can avail additional FSI of 0.3 with payment of FLP for activities I-1, I-7 and I-8 of Table 31.3
10. Under NAINA Scheme, the permissible FSI of the land retained by owners/ Developers shall be distributed amongst final plots on pro-rata basis. However if a holder of smaller plot is unable to utilize such assigned FSI, then he may transfer such non - utilizable FSI to other plot holders within the same scheme by mutual consent agreements.

DM12

DM13

**15.2** In DP reservations with prior approval of CEO, the permissible FSI may be allowed to be exceeded by 100% of the base FSI in respect of Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts. Such additional FSI shall be permissible on payment of premium as mentioned in Annexure - 8. **DM14** This shall also be applicable for plots surrendered by land owners under the NAINA scheme.

**15.3** ~~For Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts, maximum permissible FSI shall be 1.0 on payment of premium as mentioned in Annexure - 8 except in Recreational Zone.~~

**DM15** Educational, Medical of Government or Public Authorities or of Registered Charitable Trusts, not covered under regulation no 15.2 shall be permitted an additional FSI over and above the base FSI indicated in regulation no 15.1 upto a maximum permissible FSI of 1.0 on payment of premium as mentioned in Annexure - 08, except in Recreation Zone.

## 16 Development under special policies

### 16.1 Integrated Township Projects (ITP)

~~16.1.1 The Government of Maharashtra by its notifications issued from time to time culminating into notification No. TPS-1213/1533/C.R.236/13/UD-12 dated 30th June 2014 and subsequent modifications to the Regional Plan for Mumbai Metropolitan Region have incorporated Regulations for permitting Integrated Township Projects in areas under Special Planning Authorities. The Regulations for Integrated Townships are applicable in the NAINA area subject to following conditions:~~

~~a. Except for the specific provisions mentioned in the ITP regulations, the other features of development which otherwise need to be referred from Standardized DCPRs shall conform to these regulations.~~

~~16.1.2 In case of Integrated Township Projects, the permissible FSI shall be 1.0. Further it shall be mandatory for the developer to surrender 15% land to SPA-NAINA, in consultation with the CEO, subject to the following:~~

~~a. For determining eligibility of ITP, 15% area shall be considered in area calculation.~~

~~a. The 15 % land to be surrendered to SPA-NAINA at mutually agreed location shall be exclusive of any DP reservation, free of cost and encumbrances, levelled with compound wall and gate.~~

~~b. The area to be handed over to SPA-NAINA shall not contain area under hill slopes, and shall be accessible by major road.~~

~~c. Base FSI of 15 % land shall be made available to the applicant as per applicable FSI of the project and the applicant shall use it on remaining 85% land.~~

~~d. Area under DP reservations viz. Schools, Primary Health Centre, College, General Hospital, Police Station, Fire Station, Roads and Parks/Playgrounds lying in proposed ITP shall be developed by the developer for the designated reservation. Other DP reservations and Growth Center reservations, if lying within the ITP shall necessarily be surrendered to SPA-NAINA and the applicant is entitled for TDR as per Regulation No 43. The TDR generated shall be used in same ITP area only.~~

~~e. If the developer constructs the buildable reservation and hands it over free of cost to SPA-NAINA, upon such handing over such constructed reservation the developer would be entitled to utilize additional floor space over and above the FSI permissible within the township (as per construction amenity TDR mentioned in these regulation) anywhere within the ITP project.~~

~~f. Development charges with exemptions as may be applicable will also be payable.~~

~~16.1.3 EWS/LIG Housing: The EWS/LIG housing developed as per Regulation of ITP shall be handed over to SPA-NAINA at pre-determined rates.~~

#### DM16

16.1.1. Special Regulations for Development of Integrated Township Projects in Mumbai Metropolitan Region as sanctioned by Government vide notification No.TPS-1816/CR-368/15/20(4)/UD-13, dated 26/12/2016, amended from time to time shall be applicable subject to conditions that, **7.5% of gross area of ITP** (free of IDP reservation) shall be earmarked on layout plan and be handed over to SPA-NAINA with following conditions:

i) **For determining eligibility of ITP, the 7.5% area shall be considered in area calculation.**

ii) The area to be handed over to SPA-NAINA shall not contain area under hill slopes, and shall be accessible by major road.

iii) **Base FSI of 7.5 % land shall be made available to the applicant as per applicable FSI of the project and the applicant shall use it on remaining 92.5 % land.**

iv) **Area under IDP reservations except growth center, lying in proposed ITP shall be developed by the developer for the designated amenity. The land under growth center shall be necessarily surrendered to SPA NAINA. The applicant is entitled for TDR of the growth center as per Regulation No 43. The TDR generated shall be used in same ITP area only.**

v) If the developer constructs the buildable amenity and handover the constructed amenity free of cost, upon such handing over such constructed amenity the developer would be entitled to utilize additional floor space over and above the FSI permissible within the township (as per construction amenity TDR mentioned in the DCR) anywhere within the ITP project.

vi) The developer has to make arrangement of all infrastructure on his own cost. If developer intends to obtain any infrastructure from CIDCO, he shall pay necessary charges to CIDCO. The infrastructure may be provided as per availability and readiness of resources.

vii) SPA-NAINA shall construct city level (trunk) infrastructure near / adjoining Integrated Township Project on Priority.

viii) The FSI of 7.5% land to be handed over to CIDCO shall be as per Table No 15.

ix) Except for the specific provisions mentioned in the ITP regulations, the other features of development which otherwise need to be referred from Standardized DCPRs shall conform to these regulations

## 16.2 Rental Housing Scheme

16.2.1 The already approved RHS will be processed as per the regulations of RHS for MMR, amended from time to time.

~~16.2.2 FLP: FLP at the rate of two times the determined charges by SPA-NAINA will be levied and recovered from the developer for any new schemes sanctioned by MMRDA post publication of these regulations. FLP will be levied and recovered at the time of issuing Commencement Certificate.~~

16.2.2 if the MMRDA provides infrastructure to such RHS then the charges shall be as per the regulations of MMRDA and FLP/OCSDC will not be charged, if not then FLP at the rate of two times the determined charges by SPA-NAINA will be payable by the developer.

DM17

If the amount paid by the developer to MMRDA is handed over to SPA-NAINA, the same shall be adjusted against FLP.

16.2.3 All other charges stipulated in these regulations will be applicable.

16.2.4 Except for the specific provisions mentioned in the RHS regulations, the other features of development shall conform to these regulations instead of Standardised DCPRs

## 16.3 Theme based development (TBD)

16.3.1 Following special regulations shall apply to theme based development of land admeasuring 60-40 ha or more.

DM18

16.3.2 The area under such theme based development shall be as specified in Regulation No. 13.1.1 and 13.1.2 and shall derive access from 20 m wide existing road.

16.3.3 TBD shall be permissible in LDZ.

16.3.4 Developers would be required to adopt any of the themes stipulated in Table 16.1.

16.3.5 There shall be no condition for surrendering land as stipulated in Regulation No. 13.3 except Development Plan reservations if any which shall be surrendered to SPA-NAINA as per these Regulations.

16.3.6 FLP as mentioned in Annexure 3 will be applicable for such developments.

16.3.7 The maximum permissible height of building/structure in LDZ shall be 24.00 M. However, any further height relaxation depending upon the theme requirement shall be subject to approval of CEO, NAINA.

16.3.8 The permissible FSI shall be as per Regulation No. 15 subject to the following:

DM19 16.3.8.1 Areas with slopes steeper than ~~22.5°~~ - 1:5 can be part of such TBD but these shall be maintained as no development area as per Regulation No. 18.1. The FSI of such areas will be allowed to be consumed on the balance area within the TBD. Such steep slope areas shall not constitute more than ~~25%~~ - 40% of the total area of TBD.

**Table 16-1: Permissible activities in Theme Based Development**

Sr. No	Theme for city	Suggested activities
1	Edu-City	<ul style="list-style-type: none"> <li>• Residential Schools</li> <li>• Residential Colleges</li> <li>• Universities</li> <li>• Professional Institutes</li> <li>• Vocational training Centres</li> <li>• Research &amp; Development (Non-polluting)</li> <li>• Any other in consultation with SPA-NAINA</li> </ul>
2	Medi-City	<ul style="list-style-type: none"> <li>• Hospitals</li> <li>• Medical and paramedical Colleges</li> <li>• Health and wellness resorts</li> <li>• Nursing colleges</li> <li>• Research &amp; Development (Non-polluting)</li> <li>• Any other in consultation with SPA-NAINA</li> </ul>
3	Tech City	<ul style="list-style-type: none"> <li>• IT and ITES</li> <li>• BPOs</li> <li>• KPOs</li> <li>• Telecom establishments</li> <li>• Any other in consultation with SPA-NAINA</li> </ul>
4	Entertainment City	<ul style="list-style-type: none"> <li>• Cinema theatres</li> <li>• Amusement parks</li> <li>• Multiplexes</li> <li>• Auditorium</li> </ul>

Sr. No	Theme for city	Suggested activities
		<ul style="list-style-type: none"> <li>• Film studio</li> <li>• Film city</li> <li>• Recording studio</li> <li>• Art galleries</li> <li>• Any other in consultation with SPA-NAINA</li> </ul>
5	Sports City	<ul style="list-style-type: none"> <li>• Stadia</li> <li>• Race course</li> <li>• Golf course</li> <li>• Gymnasium</li> <li>• Sports academy</li> <li>• Swimming pool</li> <li>• Any other in consultation with SPA-NAINA</li> </ul>
6	Logistic Parks	<ul style="list-style-type: none"> <li>• Warehousing</li> <li>• Logistics park</li> <li>• Any other in consultation with SPA-NAINA</li> </ul>
7	Tourism City	<ul style="list-style-type: none"> <li>• Hotels</li> <li>• Resorts</li> <li>• Entertainment Centres</li> <li>• Arts complex</li> <li>• Nature trails</li> <li>• Bio-diversity parks</li> <li>• Themed gardens</li> <li>• Convention Centres</li> <li>• Any other in consultation with SPA-NAINA</li> </ul>
8	Other theme	<ul style="list-style-type: none"> <li>• Any other new theme (except residential) may be permitted with consultation and approval of CEO.</li> </ul>

16.3.9 Provision of staff quarters, if required, shall be counted towards the residential area. The maximum BUA for residential staff quarters shall be restricted to 5% of the permissible BUA of the TBD.

16.3.10 The amenities shall be provided as per Regulation No 20.3.11.

16.3.11 The Development Plan roads in the area will be allowed to be modified keeping the width and entry and exit same and without affecting the speed and capacity of the road. DP Reservations in TBD may be allowed to be relocated within the same TBD area in consultation with SPA-NAINA.

16.3.12 For activities permitted in TBD Regulation 31.4.2 vi) shall be applicable.

**16.4** ~~Land aggregations of 60 ha or more in~~ Implementation of NAINA Scheme in

**DM 20** Phase-I area by CIDCO.

16.4.1 In instances where land owners voluntarily aggregate land and request SPA-NAINA to take up development on lines of NAINA – scheme and where SPA-NAINA accepts and develops the entire physical and social infrastructure, SPA-NAINA will return land back to land owners in tune with CIDCO's 22.5% Scheme of Navi Mumbai project as approved by the Govt, and as amended from time to time **or cost/land sharing basis depending on scheme to scheme**. The remaining land out of the scheme shall remain with SPA-NAINA to be utilized for the project.

**DM 21**

16.4.2 Provision of inclusive housing as per Annexure 4 ~~shall not be mandatory~~.

**DM 22**

16.4.3 Permissible FSI shall be as per Regulation No. 15.

**16.5** Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government.

**The Development/redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules/regulations of respective schemes/project, irrespective of zone provision in NAINA.**

All the fees/charges/premium mentioned in these regulations, shall be payable for such developments. For the schemes having FSI upto 1.00, FLP as mentioned in Annexure 3 is applicable, and for higher FSI schemes (FSI more than 1.00), FLP at the rate of two times shall be applicable. However, no such schemes shall be permitted in Phase-I area **wherein participation of other than Govt agencies is involved and/or zonal FSI limit of DP is exceeding-**

**DM 23**

**16.6** Incentive FSI for developments having a distinct style of architecture from urban design and aesthetics point of view incorporating innovative features which enhances quality of life such as provision of Arcades, shaded colonnades, urban form, treatment of façade of the building, use of public art – Murals, Sculptures, feature walls etc., Energy efficient buildings, Vernacular Architecture, efficient use of natural light & ventilation, Horticulture/landscaping, Exterior finishing, Method of concealing – Roof Top Equipment, Rain pipes, etc. shall be eligible for additional FSI on payment of premium @ 30% rate of Non Agriculture land as prescribed in the ASR of the year of granting permission on built-up area released. The components indicated above are indicative and not exhaustive. The incorporation of any single component does not automatically qualify the proposal for release of incentive FSI.

Provided that for Non-NAINA development on plots above 2.0 Ha maximum incentive FSI shall be 0.02 and for NAINA developments it shall be maximum 0.05. Such FSI shall be considered at scheme level and not on individual sub-

divided plots. The release of FSI shall not qualify for any relaxation of these Regulations.

Provided further that CEO shall constitute a committee for assessment of the proposals qualifying for such incentive FSI. The release of FSI shall be at time of granting development permission. CEO shall create necessary mechanisms to ensure that the purpose of release of FSI is executed in letter & spirit.

### **16.7 Incentive for green buildings**

DM 24

CIDCO shall strive to promote green building concepts within the NAINA. In order to do so it may empanel agencies of repute as listed/ recognized by the State / Central Government. The following incentives shall be provided for green rated buildings.

i) Green buildings shall be entitled for incentive FSI as below.

GRIHA Three star / IGBC Silver or equivalent rating – 3% incentive FSI on basic FSI.

GRIHA Four star / IGBC Gold or equivalent rating – 4% incentive FSI on basic FSI.

GRIHA Five star / IGBC Platinum or equivalent rating – 5% incentive FSI on basic FSI.

Provided, achieving minimum GRIHA Three star / IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi- Government, local bodies and public sector undertakings.

ii) Incentive FSI will be awarded after pre-certification from the empanelled agency. This FSI shall be exclusive of the limits specified in this DCPR.

iii) In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.

## **17 Common Regulations for all developments**

**17.1** The clauses stipulated in Regulation No. 18 to Regulation No. 43 shall apply to all developments undertaken in the DP area.

## 17.2 Relocation / re-shaping of DP Sites/DP Proposals while granting layout permission:

DM 25

If the land proposed to be laid out for any development is affected by any reservations for public purposes, the CEO NAINA, may agree to adjust the boundaries of the reservation or shift the location of such reservation to suit development without altering the area of such reservation. Provided that, no such shifting of the reservations shall be permitted-

- (a) if the reservation proposed to be relocated is in parts;
- (b) beyond 200 mts. of the location in the Development Plan;
- (c) beyond the same holding of the owner in which such reservation is located;
- (d) unless the alternative location and size is at least similar to the location and size of the Development plan as regards access, levels, etc.;
- (e) unless the relocation is within area covered by the layout or development permission under sanction; and
- (f) if the reservation is already shifted under these regulations.
- (g) if the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nala training reservation etc.

Provided further that, relocation of the reservation from a land may also be permitted on any land within 200 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority where reservation is proposed to be relocated in lieu of TDR subject to conditions mentioned in sub Regulation No. (d) and (f) above.

All such relocation of the reservations / alignment of roads shall be carried out with prior approval of CEO NAINA. The CEO, NAINA shall inform regarding the same to the Government under intimation to the Director of Town planning at the time of sanctioning the development permission. The Development Plan shall deem to be modified to that extent.

Provided that, in case of re-shaping of reservation, the portion of reservation falling outside the same holding shall remain unchanged.

## PART III - GENERAL PLANNING AND BUILDING REQUIREMENT

### 18 Requirement of Sites

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

i) If SPA-NAINA considers that the site is insanitary or that it is dangerous to construct a building on it;

ii) If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO;

In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable.

Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.

- iii) If the site is not drained properly or is incapable of being well drained;
- iv) If the owner of the building has not shown to the satisfaction of SPA - NAINA all the measures required to safeguard the construction from constantly getting damp;
- v) If the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by SPA - NAINA;
- vi) If the building is proposed on any area filled up with carcasses, excreta, filth and offensive matter till the production of certificate from CEO, SPA-NAINA to the effect that it is safe from the health and sanitary point of view, to be built upon;

- vii) If the use of the site is for the purpose, which in the opinion of SPA-NAINA will be a source of annoyance to the health and comfort of the inhabitants of the neighborhood;
- viii) If the plot has not been approved as a building site by SPA-NAINA;
- ix) If the proposed occupancy of the building on the site does not conform to the land use proposals in the Development Plan or Zoning Regulations;
- x) If the level of the site is less than prescribed datum level depending on topography and drainage aspects;
- xi) If it doesn't derive access from an existing street/means of access described in these Regulations;
- xii) If it is within the river/lake boundary and blue flood line of the river (prohibitive zone);
- xiii) If the site is not permissible for development as per CRZ notification 2011;
- xiv) If the site is not developable by virtue of restrictions imposed under any law or guidelines of any government department; and
- xv) If the site is hilly and having gradient more than ~~22.5%~~ 1:5

DM 26

No development of any sort and activity involving cutting / leveling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting and the applicable FSI of such lands shall be permissible to be utilized on balance land within the project. Area of such land shall be restricted to Maximum 40% of the total area of the project.

18.2 Distance of site from Electric Lines: No structure including balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table 18.1 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.

**Table 18.1: Distance from Power Transmission Lines**

No.	Electric Lines	Vertically (m)	Horizontally (m)
a	Low and medium voltage Lines and Service Lines.	2.5	1.2
b	High voltage lines up to and including 33,000 V.	3.7	2.0
c	Extra High voltage	3.7	2.0

	beyond 33,000 V.		
		(Plus 0.3 m for every additional 33,000 V. or part thereof)	(Plus 0.3 m for every additional 33,000 V. or part thereof)

**Note:** The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

- 18.3 Construction within blue and red flood line: Construction will not be permitted within blue flood line of the river. The construction between blue and red flood line along the river side may be permitted at a height of 0.60 m above the red flood line level.
- 18.4 Development within 30 m from Railway boundary: For any construction within 30 m from railway boundary, No Objection Certificate from Railway Authority shall be necessary.
- 18.5 Development along gas pipelines: Wherever development is proposed along gas pipelines or other such pipelines, No objection Certificate from respective authorities shall be necessary.

## 19 Means of Access

- 19.1 Every plot/building whether existing or proposed, shall have means of access as required in these Regulations.
- 19.2 Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.
- 19.3 Width of Means of Access
  - 19.3.1 For Residential Development if width of means of access is not specified in Regulation No. 31.4: The plots shall abut a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / subdivision/ group housing shall be as given in Table 19.1.

**Table 19.1: Length and width of means of access**

S. No.	Length in m	Width in m
i	upto 75	9.00
ii	Above 75 and up to 150	12.00
iii	above 150 and upto300	15.00

iv	more than 300	18.00
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19.3.2 Buildings within a plot/ layout can be accessed by a pathway 4.5 m wide up to 60m length. If the length of such pathway exceeds 60 m then, the provisions of Table 19.1 shall apply.

19.3.3 For Non-Residential Development if width of means of access is not specified in Regulation No. 31.4: The minimum width of access / layout road / internal road in any development proposal other than residential (for public & semi-public, commercial and industrial use) shall be as given in Table 19.2.

**Table 19.2: Length and width of access for non-residential use**

Sr. No.	Length of Mean of Access in m	Width of Means of Access in m
i	Upto 75	12.00
ii	Above 75 and up to 150	15.00
iii	Above 150	18.00 or more

19.3.4 For Warehousing, Logistics and Industrial Development: The minimum width of access / layout road / internal road for warehousing, logistics and industrial activity shall be as given in Table 19.3 or width of means of access specified in Regulation No. 31.4 whichever is more. The access to plots/ layouts for warehousing and logistics shall be through a lay-by of minimum 8 m width and 100m length provided within the plot/ layout, the width of such access at the entry point shall be adequate to facilitate turning of long trailers and shall not be less than 12m in any case.

**Table 19.3: Means of Length and width of access for warehousing, logistics and industrial activity**

Sr. no.	Length in m	Width in m
i	Upto 100	15.00
ii	Above 100 and up to 300	18.00
iii	Above 300	24 or more

NOTE for Table 19.1, 19.2 and 19.3: The means of access shall be clear of required marginal open spaces from the existing building line. In no case, development on plots shall be permitted unless it is accessible by the authorized public street existing prior to coming in to force of these Regulations or road from the layout sanctioned prior to these Regulations.

19.3.5 The length of means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.

- 19.3.6 In the interest of general development of an area, the CEO may require the mean of access to be of larger width than that required under Regulation No. 19.3.
- 19.3.7 In Gaothans and Urban Villages in the case of plots facing street / means of access less than 4.5 m in width the plot boundary shall be shifted to be away by 2.25 m from the central line of the street/ means of access way to give rise to a new street / means of access way of width of 4.5 m clear from the structural projections.
- 19.3.8 **In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the CEO may take steps including improvement under, the provision of relevant Act to declare it as a public street.**
- DM 27**
- 19.4 Means of access shall be levelled, metalled, flagged, paved, sewered, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of SPA-NAINA, free of encroachment and shall be maintained in a condition to the satisfaction of the CEO.
- 19.4.1 If any private street or any other means of access to a building is not constructed & maintained as specified above, SPA-NAINA may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the authority shall direct to construct such means of access. If the owner or owners fail to comply with this direction, SPA-NAINA may arrange for its execution and recover the expenses incurred from the owner/ owners.
- 19.5 Access from the Highways/classified roads: Generally the plot / building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel, food courts along highways etc. may have an access direct from Highways and such other roads having a width of 30 m or more. The above shall be subject to the provisions of State Highways Act, 1965, Bombay Highway Act 1955 and National Highway Act 1956. Provided that in suitable cases, the SPA-NAINA may suspend the operation of this rule till service roads are provided.
- 19.6 For building identified in Annexure 2, 6.1, the following additional provisions of means of access shall be ensured;
- 19.6.1 The width of the main street on which the building abuts shall not be less than 12m or as specified in Regulation No. 31.4 whichever is more and one end of this street shall join another street of width not less than 12 m in width subject to Regulation No. 19.3.
- 19.6.2 The approach to the building and open spaces on its all sides(see Regulation No. 22) shall be 6 m and the layout for the same shall be approved in consultation with

the Chief Fire Officer, CIDCO and the same shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tones. The said open space shall be kept free of obstructions and shall be motorable.

- 19.6.3 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 6 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 engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 6 m.

## **20 Regulations for Land Sub-Division and Layout**

20.1 Layout or Sub-division proposal shall be submitted for the following:

- i) When more than one building excepting for accessory buildings in the case of residential building is proposed on any land, the owner of the land shall submit proposal for proper layout of building or sub-division of his entire contiguous holding.
- ii) When development and redevelopment of any tract of land which includes division and sub-division or amalgamation of plots for various land uses within a colony.
- iii) When group housing or campus /cluster planning of any use is proposed.
- iv) When land under development admeasures 10000 m<sup>2</sup> or more, in warehousing and industrial zone and for warehousing activity in any other zone.

20.2 Roads / streets in Land Sub-division or Layout

20.2.1 The width of roads/ streets/ public and internal access way including pathway shall conform to provisions of Regulation No. 19.3 to 19.6.

20.2.2 In addition to the provisions of Regulation No. 19.3 Cul-de-sacs giving access to plots and extending upto 150 m normally and 275 m maximum with an additional turning space at 150m shall be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 m<sup>2</sup> in area with no dimension being less than 9 m.

20.2.3 Intersection of Roads: At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the CEO, SPA - NAINA, with the tangent length from the point of intersection to the curve being 1/2 the road width across the direction of tangent as given in Fig 20.1 below: The building shall also set back at required marginal distance from this rounding off.

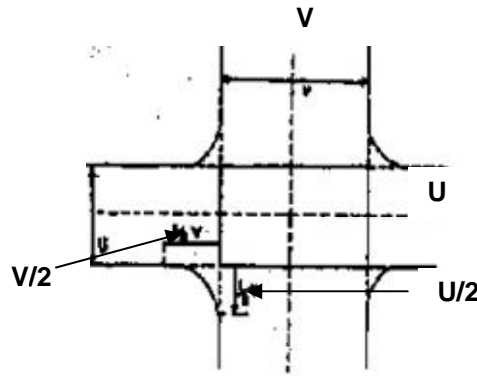


Figure 20.1: Rounding off intersections

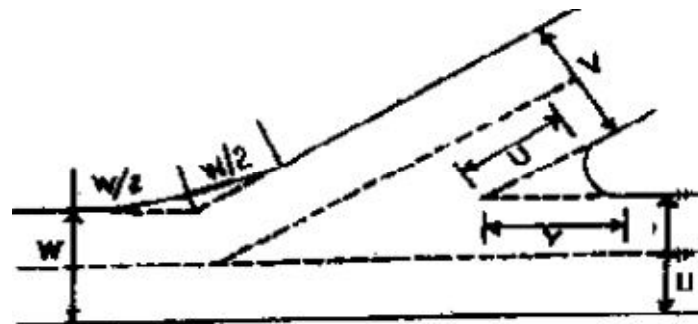


Figure 20.2: Rounding off intersections at junctions

20.2.4 For junctions of road meetings at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in Figure 20.2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in Figure 20.2. Provided however, that the radius for the junction rounding shall not be less than 6 m.

20.2.5 While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands.

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Further, in already approved layouts, all internal roads shall be treated as public authorized roads for the purpose of providing access to adjoining lands. No consent of owners/developer of such approved layout shall be necessary for deriving access to such adjoining properties. The maintenance of such internal roads shall continue to remain with the developer/land owner till the same is handed over to local Authority.

20.2.6 Whenever called upon by SPA-NAINA to do so, areas under roads shall be handed over to SPA-NAINA by way of deed after development of the same for which nominal amount of Re 1/-shall be paid by SPA-NAINA.

### 20.3 Recreational open spaces

20.3.1 In any layout or subdivision or any development of land for any use/zone admeasuring 0.40 ha or more after deducting Development Plan road and reservation area, if any, 10% of the entire holding area shall be reserved as

recreational open space which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 ha. recreational open space may be allowed to be left at different locations in the same layout provided that the size and other dimensions conform to the provisions herein below.

Provided that, the above-mentioned area of 0.4 ha or 0.8 ha shall be measured with reference to original holding as on 11th January 1967 and not with reference to sub-divided holding in revenue / city survey record thereafter without the permission under the Maharashtra Regional & Town Planning Act, 1966. If such sub-divided holding in revenue/city survey record admeasures less than 0.4 or 0.8 ha., then 10% open space shall be left which shall not be in any case less than 250 m<sup>2</sup>.

Provided that no such open space shall be necessary in case of layout or sub-division of plots from already sanctioned by Competent Authority where the requisite recreational open space has already been left in the sanctioned layout.

Provided further that no such open space shall be necessary for development of the reservations in the Development Plan designated for the purpose other than residential.

- 20.3.2 In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground. However provided further if layout open space has been used for school playground such playground will be available for use by layout residents during non-school hours.
- 20.3.3 The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.
- i) On sanction of the development permission, the recreational open space shall deem to have vested in the society / association of the residents / occupants. In case such society or association is to be formed, the possession / custody of recreational open space shall remain with the Developer until such association / society is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents / occupants.
  - ii) If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.
- 20.3.4 No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these regulations with the majority consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.

- 20.3.5 The open spaces shall be exclusive of location of accesses / internal roads / designations or reservations in development plan roads and areas for road widening.
- 20.3.6 No such recreational open spaces shall admeasure less than 400 m<sup>2</sup>
- 20.3.7 Minimum dimensions: The minimum dimensions of such recreational open space shall be not less than 10m and if the average width of such recreational open space is less than 20m the length thereof shall not exceed 2 ½ times the average width.
- 20.3.8 Such recreational open space shall also be necessary for group housing/ campus/ cluster planning for any use / zone.
- 20.3.9 If required, structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:
- i) There shall be two-storeyed structure with maximum 15% built up area of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% on 1st floor. In case of stilt, additional floor may be allowed.
  - ii) The structures used for the purpose of pavilion or gymnasia or club house or vipashyana and yoga center or crèche or kindergarten or library or water tank, health out post if required by the Planning Authority or other structures for the purpose of sports and recreation activity may be permitted. Convenience Shopping below pavilion facing on road on payment of premium at the rate of 10 % of the land rate in ASR with requisite side margin required for stadium may be allowed.
  - iii) No detached toilet block shall be permitted.
  - iv) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept in the layout of subdivision of the land.
  - v) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies.
  - vi) Such structure shall not be used for any other purpose, except for recreational activity.
  - vii) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.
  - viii) The owners' society / societies, the federation of the owners' societies shall submit to SPA-NAINA, a registered undertaking agreeing to the conditions in (v) to (vii) above while obtaining permission for the above said construction.

20.3.10 Every plot meant for a recreational open space shall have an independent means of access, unless it is approachable directly from every building in the layout.

20.3.11 Amenities for layouts of larger areas: For layouts admeasuring more than 2.0 ha provision of 5% of the total area shall be made for amenity space in the layout for purposes such as defined in Regulation No. 2.9 or as approved by the CEO. The area earmarked for such amenities shall be developed for the same purpose. It will be necessary for the developer to develop these amenities before applying for Occupation Certificate for buildings in the layout. The amenity plot shall be developed and maintained by the land owner/developer. For NAINA Scheme, the provision of amenities shall be as per Regulation No 13.4.5.

20.3.12 In case of sub-division of land admeasuring 8000 m<sup>2</sup> or more to be utilized for industrial use, 5 percent of the total area in addition to 10 percent stipulated in Regulation No 20.3.1, shall be reserved as amenity open space which, shall also serve as general parking space. When the additional amenity open space exceeds 1500 m<sup>2</sup>, the excess area may be used for construction of buildings for banks, canteens, welfare centre, health centre, offices, convenient shopping, crèches and other common purposes considered necessary for industrial users as approved by the CEO.

#### 20.4 Plot area, plot width for various uses

20.4.1 Minimum plot areas and widths for various uses shall be as given below in Table 20.1.

**Table 20.1: Minimum Plot Area, Plot Width for Various Uses**

Sr. No.	Uses	Plot area (in m <sup>2</sup> )	Min. Plot Width	Type of Development
1	Residential and Commercial (except those in 2, 3&4 below)	i) 30 and above but upto 125	3.5 m	Row*
		ii) Above 125 but less upto 250	10 m	Semi-detached / Detached
		iii) above 250	12 m	Detached
2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by public authority	25 and above but upto 125	3 m	Row*
3	Petrol Filling station			

	(a) Without service bay	545	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4	Industrial	300	10 m	Detached.
<p><b>Notes-</b>i) not more than 8 and not less than 4 plots shall be allowed in each block of row housing. Each block will be separated from other by at least a 6 m road or 6 m rear margin distance of the plot. However this will not be applicable for inclusive housing</p>				
<p>ii) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible.</p>				
<p>iii) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organizations, marginal spaces shall be as per their respective schemes and rules.</p>				
<p>iv) The front setback for already existing layouts / roads shall be as per existing schemes</p>				

20.4.2 Plots in an industrial layout or sub-division shall be guided by Table 20.2 below

**Table 20.2 Minimum Plot Area in industrial layout or sub-division**

Sr. No.	Types of Development	Minimum Plot area in m <sup>2</sup>
(i)	For manufacturing industrial units	500 & more
(ii)	Canteens, transport offices, individual shops for industrial goods and services	200 & above
(iii)	Plots for convenience shopping units	50 to 60
(iv)	Informal shopping, stall sites	Upto 24

20.4.3 Computation of FSI: For the purpose of computing FSI/Built -up area, the net plot area shall be considered. In case of plotted layout, ~~layout road area will be distributed on all plots to arrive at net plot area for the purpose of FSI calculation~~ such FSI of net plot area will be distributed on all plots or at the option of the owner on any plot but subject to other regulations.

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20.5 Amalgamation of Plots: Amalgamation of plots shall be permissible if they form a sizable plot and are contiguous with same ownership. ~~After amalgamation the plot proportions shall not exceed more than 1:2.5.~~

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20.6 Provisions for inclusive housing: It shall be as per Annexure 4.

## 21 Land Use Classification and Permissible Uses

21.1 The various building uses and occupancies and premises to be permitted in

the various zones are given in Part IV, Regulation No. 31.4 of these Regulations.

- 21.2 No building or premises shall be changed or converted to a use which is not in conformity with the provisions of these Regulations.
- 21.3 Uses to be in Conformity with the zone: Where the use of buildings or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall. Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations shall continue upto a period as may be specified in the Development Plan; provided further that a non-conforming use shall not be extended or enlarged except as provided in Regulation No. 21.4 when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations.
- 21.4 Non-Conforming Uses: Any lawful non-conforming use may be allowed to be continued or expanded to the extent of 50 percent of the existing built up area subject to availability of FSI as per the provisions of these regulations applicable to such use except when located on sites having gradient more than 22.5°.

## 22 Marginal Open Space, Set Back Area and Height Limitations

- 22.1 Front open spaces for buildings up to 15m: The front open spaces for buildings upto 15 m height shall be as given in Table 22.1

**Table 22.1: Requirements for front open spaces for buildings up to 15m height**

No.	Road	Minimum Setback in m
1	National/ State Highway	4.5 from road line or as specified by Highway Rules whichever is more
2	M.D.R/O.D.R	4.5 from road line or as specified by Highway Rules whichever is more
3	Other roads 20 m wide and above	4.5
4	Roads of width below 20 m and up to 15 m	3
5	Road of width below 15 m and above 9 m	3
6	Road width up to 9 m	3
7	Row housing on roads of width 12.00	2.25

No.	Road	Minimum Setback in m
	M and below	

22.2 Front open spaces for buildings above 15m: The front open spaces for buildings above 15 m height shall be as given in Table 22.2

**Table 22.2: Front open spaces for buildings more than 15 m height**

No.	Height of the building in m	Front open space in m
1	15 to 24	6
2	24 to 37.5	9
3	Above 37.5	12

### 22.3 Side and Rear Marginal Spaces

22.3.1 Buildings up to 15 m height: The minimum marginal rear and side open spaces of a building shall be 3 m, except single-family houses on roads 15 m wide and below where this distance can be 1.5 m.

In case of group housing scheme where building abutting on internal road, a minimum 3.00 m setback from internal road or distance between two buildings, whichever is more shall be provided. For RP/DP roads passing through group housing scheme, the setback as prescribed in these regulations shall be provided.

22.3.2 Buildings above 15 m up to 24 m height: the open space on all sides except the front side of a building shall be minimum  $(H/2) - 4$  subject to a minimum of 4.5m Where H = Height of the building.

22.3.3 Buildings above 24 m up to 30 m height: the open space on all sides except the front side of a building shall be minimum  $H/3$ .

22.3.4 Buildings above 30 m height: In addition to the minimum width of the open space required for heights up to 30m, there shall be an increase in the width of the open space at the rate of 1 m per every 5 m or fraction thereof. However such open space need not exceed 16 m.

22.3.5 Length or depth exceeding 40 m: If the length or depth of the building exceeds 40 m an additional width of 10 per cent of the dimension in excess of 40 m shall be required on the side and rear open space as the case may be.

22.3.5.1 Provided no such increase in additional open space shall be necessary when only store rooms and stairways derive light and ventilation from the open space.

22.3.6 Buildings Abutting Two or More Streets: When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting on each such street.

- 22.3.7 Distance between two buildings: The rear / side marginal distance between two buildings shall not be less than that which is required for the taller building.
- 22.3.8 Dead wall: Where a habitable room does not derive light and ventilation from an exterior space the width of the exterior open space as given in this Regulation may be reduced to 3 m if the building height is upto 15 m, 4.5 m if the building height is above 15 m and up to 24m and 6 m for buildings having heights above 24 m. Only Staircases and toilets will be allowed to derive light and ventilation from such areas.
- 22.3.9 In case of sub-division or layouts or development under NAINA-Scheme the marginal open spaces will be measured from the edge of the open space, internal layout road or amenity space as the case may be.
- 22.3.10 Open spaces around buildings with podium: In case of buildings with podium, open spaces on side and rear at the ground level shall relate to the height of podium as given in Regulation No. 22.3.1. additional setback shall be provided at the podium level such that the setback plus the open space at the ground level shall conform to the requirements of open space given in Regulation No. 22.3. The front open space for buildings with podium shall be same as Regulation No. 22.1 or 22.2 as the case may be.

**Table 22.3: Open space and road width requirement for different types of buildings**

No.	Type of Building	Minimum Road width	Minimum Open Space
1	Hospital, Maternity Homes, Health Club, Public & Semi-public buildings	12 m	6 m on all sides
2	Educational Buildings		
	i. Pre-primary School	9 m to 18 m	3 m on all sides
	ii. Primary School	9 m & not more than 24 m	6 m on all sides
	iii. Other Educational Buildings	15 m	6 m on all sides
3	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m	Front – 12 m all other sides 6 m
4	Mangal Karyalaya and similar buildings	15 m	Front – 12 m all other sides 6 m
5	Petrol/Fuel Filling Stations with or without service bays	12 m	6 m

No.	Type of Building	Minimum Road width	Minimum Open Space
6	Mercantile / Business/ /Commercial buildings	12 m	Front 4.5 m All other sides 3.0 m
7	Stadium/ Pavilion	12 m	6 m on all sides
i. Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No. 22.1, 22.2 and 22.3 whichever is more ii. A stadium shall generally accommodate 400 m running track			

**Table 22.4: Open space and ground coverage requirement for Industrial Buildings**

No.	Plot area In m <sup>2</sup>	Maximum Ground Coverage (%)	Minimum Front Open Space in m	Minimum Side and Rear Open Space in m
1	300 to 1000	50	4.5	3.0
2	1001 to 2500	50	6.0	4.5
3	2501 to 5000	50	6.0	6.0
4	5001 and above	50	9.0	9.0
Note: Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No. 22.1, 22.2 and 22.3 or as stipulated by Chief Fire Officer whichever is more.				

## 22.4 Interior and Exterior Chowk

22.4.1 Interior chowk: Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m x 3 m upto height of 15 m and for height more than 15 m, the interior open space shall not be less than H/5 m x H/5 m where H = height of highest wall of the chowk.

22.4.2 Exterior chowk: The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m and depth shall not exceed 1.5 times the width for buildings upto 15 m height and for height more than 15 m, the exterior open space shall not be less than H/6 m x H/6 m where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m it shall be treated as a notch.

22.4.3 Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation No. 24.12.4.

22.4.4 The interior/ exterior chowk and ventilation shaft shall directly open in stilts and shall be accessible for cleaning purpose.

## 22.5 Permissible Structures / Projections in marginal open spaces

22.5.1 The following projections shall be permissible in marginal open spaces:

DM 31 i) Projections into open spaces: Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof, **glass cladding, architectural feature / elevation treatment (not accessible from or attached to habitable space)** or weather shade more than 0.75 m wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m beyond balcony projections at an angle of 30 degree from horizontal level. However such projections shall not obstruct the movement of fire engine.

ii) A canopy not exceeding 5.00 m in length and 2.5 m in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m below the canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m between the plot boundaries and canopy. However such projections shall not obstruct the movement of fire engine.

iii) Balconies in residential buildings: Balcony or balconies of a minimum width of 1.00 m and maximum width of 2.00 m may be permitted at any floor and such balcony projection shall be subject to the following conditions.

DM 32 a. No balcony shall reduce the marginal open space to less than 2 m for buildings up to 15 m height and 6 m in case of buildings above 15 m in height. In **urban villages-Gaothan** balcony may be permitted on upper floors projecting in front setbacks except over roads/ lanes having width 4.50 m or less.

b. No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space.

c. The width of the balcony will be measured perpendicular to the building upto the outermost edge of balcony.

d. Balconies may be allowed to be enclosed on payment of premium at the rate of 10% of market value of land as per Annual Statement of Rates. The area taken for computing premium shall be equal to the built up area of enclosed balcony.

e. Balconies in excess of 15% of built up area of the floor on which balcony is provided shall be calculated in FSI.

iv) A projection of maximum 30 cm on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm at roof top terrace level throughout periphery of the building shall be allowed.

v) Accessory buildings: The following accessory buildings may be permitted in the marginal open spaces:

- a. In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 m<sup>2</sup> in the rear or side open space and at a distance of 7.5 m from the road line or the front boundary and 1.5 m from other boundaries may be permissible. CEO, SPA-NAINA may reduce 1.5 m margin in exceptional cases to avoid hardship.
- b. Suction tanks, soak pits, pump room, electric meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.
- c. Parking lock up garage not exceeding 2.4 m in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m away from the road line and shall be of such constructions giving fire resistance of 2 hours.
- d. The area of sanitary blocks excluding 20 m<sup>2</sup> and parking lock up garage shall be taken into account for the calculation of FSI.
- e. One watchman's cabin / booth not more than 3 m<sup>2</sup> in built up area having min. 1.20 m width or diameter of cabin / booth.

Note :-When a building abuts on three or more roads then above mentioned user, except (d) shall be permissible in front setback facing the smaller road or less important from traffic point of view.

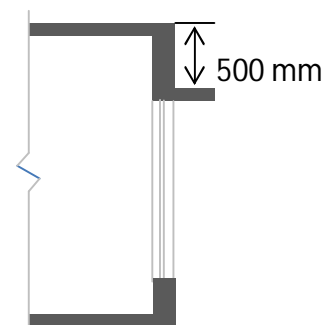
- vi) Ramp in basement for special buildings mentioned in 6.1 of Annexure 2 shall be allowed subject to 6.0 m clear marginal distance for movement of fire fighting vehicle. In other type of buildings, it may be allowed in normal side or rear marginal distances.
- vii) Fire escape staircase of single flight not less than 1.2 m wide.

## 22.6 Exclusion of structures / projections for FSI calculation

- i) Structures/ Projections mentioned in Regulation No. 22.5.1 (i),(ii), (iii),(iv), (v), (vi) and (vii)
- ii) ~~The minimum parking space requirement provided as per these Regulations provided as still~~ Stilt / multi-storeyed floor space and used as parking.
- iii) Electrical cabin or sub-station, watchman booth of minimum size of 3.00 m<sup>2</sup> with a minimum width or diameter of 1.2 m, pump house, garbage shaft, space required for location of fire hydrants, electric fitting and water tanks.
- iv) A basement/s under a building and used for stores, meter room, air-conditioning plant, electric sub-station and parking spaces (use as accessory to the principal use).
- v) Areas covered by (a) Lofts (b) Meter rooms, (c) Porches, (d) Canopies, (e) Air conditioning plant rooms (f) Electric sub-stations, (g) Service floor of height not exceeding 1.8 m for star category hotels, institutional

- buildings, hospitals, office buildings and malls (h) Staircase cover at terrace level (i) Lift machine room.
- vi) Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
  - vii) Areas covered by service ducts, pumps, rooms, electric sub-station, stilts and additional amenity of lifts provided in addition to the minimum requirement prescribed in Regulation No. 28.
  - viii) Rockery, well and well structures, plant, nursery, water pool, swimming pool (if uncovered), platform around a tree, fountain bench, chabutara with open top and unenclosed sides, ramps, compound wall, gate slide / swing, steps outside the buildings, domestic working place (open to sky), overhead water tank on top of the building, fire escape stair case and refuge area for high rise buildings.
  - ix) Fitness Centre, Crèche, society office cum letter box room, sanitary blocks for servants and lockup garages admeasuring area of not exceeding 20 m<sup>2</sup>
  - x) Area of one public telephone booth and one telephone exchange (PBX) per building.
  - xi) Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 m<sup>2</sup> per building.
  - xii) Area covered by new lift and passage thereto in an existing building with height upto 15 m in gaothan.
  - xiii) Telecommunication tower, antenna and construction of a room having upto 20 m<sup>2</sup> area for allied activities.
  - xiv) Atrium in shopping malls, public buildings.
  - xv) Escalators as provided in Regulation No.27.4.11.

- xvi) Chajja provided such that the distance between the top of the chajja and top of the slab of the floor immediately above it is more than 0.5m. If such distance is less than 0.5 m the area covered by chajja shall be counted towards FSI. Refer Figure 22.1



**Figure 22.1: Chajja**

- 22.7 Exclusion of structures / projections for FSI calculation subject to payment of premium
- i) Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20 % of the built up area of the same floor.
  - ii) Such terraces in excess of 20 % area shall be calculated in FSI.
- 22.8 Height of Building shall conform to the provisions of these Regulations subject to the following:
- i) The maximum height of building shall be governed by the firefighting norms and Civil Aviation Authorities whichever is less.
  - ii) For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Competent Authority.
  - iii) In addition to (ii) for Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
  - iv) Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.
- 22.9 Height Exemptions: The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys shall not be included in computation of height of building for firefighting requirements. Furthermore parapet walls and architectural features not exceeding 1.2 m in height shall not be included in computation of height of building for firefighting requirements. However for Civil aviation requirements the height of staircase cover, chimney, overhead water tank, parapet wall, architectural features, mobile towers etc shall be counted towards height of building.

## 23 Parking, loading and unloading spaces

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(The Parking Norms /Standards sanctioned at later date for Municipal Corporation in MMR shall supersede / replaced the following parking norms.)

- 23.1 Parking spaces: Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking of vehicles shall be as given in Table 23.1.

**Table 23.1: Standards for providing parking spaces**

No.	Occupancy	One car parking space for every
1.	Residential	(a) 4 tenements having carpet area upto 35 m <sup>2</sup> each.
		(b) 2 tenements with carpet area exceeding 35 m <sup>2</sup> but not exceeding 45 m <sup>2</sup> each
		(c) 1 tenements with carpet area exceeding 45 m <sup>2</sup> but not exceeding 60 m <sup>2</sup> each.
		(d) ½ tenement with carpet exceeding 60 m <sup>2</sup>
		In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one.
1A	Residential with high Density (such as Rental Housing, Affordable housing)	(a) 4 tenements having carpet area upto 35 m <sup>2</sup> each
		(b) 2 tenements having carpet area exceeding 35 m <sup>2</sup> each and having area upto 45 m <sup>2</sup> each
		(c) 1 tenements with carpet area exceeding 45 m <sup>2</sup> but not exceeding 70 m <sup>2</sup> each
		(d) ½ tenement with carpet exceeding 70 m <sup>2</sup>
		In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one.
2	Star category hotels	One car parking space of every 40 m <sup>2</sup> of total floor area.

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No.	Occupancy	One car parking space for every
3	Lodging establishments tourist homes, hotels with lodging accommodation and Restaurants	One car parking space for every 60 m <sup>2</sup> of total floor area of a lodging establishment.  One car parking space for every 12.5 m <sup>2</sup> of built-up area of restaurant including hall dining room, pantry and bar.
4a	Educational upto high school	One car parking space for every 35 m <sup>2</sup> built-up area (classrooms upto 10 <sup>th</sup> standard to be excluded from builtup area). Bus parking area shall be at the rate of one parking space for 100 students.
4b	Other educational	One car parking space for every 35 m <sup>2</sup> built-up area of the administrative office area, staff room, canteen, pantry, public service area. In addition to the above 10% area for two wheelers shall be provided.
5	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	(a) One car parking space for 12 seats/persons. (b) Without fixed seats, one parking space for every 15 m <sup>2</sup> of floor area. (c) For canteen, bar and restaurant under these Regulations for other permissible users as per provisions made herein for such purpose shall be provided.
6	Mercantile	One car parking space for every 40 m <sup>2</sup> . Of floor area upto 800 m <sup>2</sup> and one parking space for every 80 sq.mt. of space for areas exceeding 800 m <sup>2</sup> .
7	Hospitals and medical institutions	One car parking space for every 100 m <sup>2</sup> of total floor area. In addition two parking space for ambulance parking measuring 10 m x 4 m for hospitals or medical institutions with bed strength of 100 and one ambulance, parking space for additional 50 bed each.
8	Offices (Govt. and Private) and Business Buildings	One car parking space for every 30 m <sup>2</sup> of floor area upto 1500 m <sup>2</sup> and for every 60 m <sup>2</sup> of additional space for areas exceeding 1500 m <sup>2</sup> of floor area.
9	Industrial	One car parking space for every 70 m <sup>2</sup> floor area thereof to a minimum of two space in addition to a loading uploading spaces.
10	Storage (any type)	One car parking space for every 100 m <sup>2</sup> thereof to a minimum two spaces.
11	Stadia	One car parking space for every 75 seats plus additional parking as in these Regulations for occupancies like those of restaurants, etc with such

No.	Occupancy	One car parking space for every
		stadia or clubs.

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**Note:** Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under all the above categories. In all above categories 10% of the total parking requirement in residential areas will be reserved as visitor's parking and 10% in case of all categories will be reserved as two-wheeler parking. The above requirements shall be applicable for developments under ~~Regulation No. 12.8~~ Part-II, Development in Development Plan.

### 23.2 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 / or lock up garages. The height of the stilt shall generally be allowed upto 2.4 m from bottom of the beam. The height of the stilt shall not be more than 4.2 m. If the stilt height is available from 3.6 m to 4.2 m stack parking may be allowed in such stilts.
- ii) Size of parking space: The minimum sizes of parking spaces to be provided shall be as shown below in Table 23.2:

**Table 23.2: Minimum size of parking area**

S. No.	Type of Vehicle	Minimum Size/ area of parking space
(a)	Car	2.5 m X 5 m
(b)	Scooter, Motor Cycle.	1.0 m. x 2.0 m
(c)	Bicycle	0.50 m x 1.4 m
(d)	Transport vehicle	3.75 m X 7.5 m
(e)	Bus parking	3.75 m x 10 m

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

- iii) Marking of parking spaces: Parking space shall be paved and clearly marked for different types of vehicles.
- iv) Maneuvering 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 maneuvering of vehicles.
- v) Ramps for Basement parking: Ramps for parking in basement should conform to the requirement of Regulation No. 27.4.7.

### 23.3 Off street parking space shall be provided with adequate vehicular access to

a street, and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these regulations.

- 23.4 To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises.
- 23.5 In addition to the parking spaces provided for building of Mercantile (Commercial) use like office, market, departmental store, shopping mall and building of industrial and storage use, loading and unloading spaces shall be provided at the rate of one space for each 1000 m<sup>2</sup> of floor area or fraction thereof exceeding the first 200 m<sup>2</sup> of floor area, shall be provided. The space shall not be less than 3.75 m x 7.5 m.
- 23.6 The space to be provided for parking as given in Regulation No. 23.1 to 23.5 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No. 22. Those spaces may be used for parking provided minimum distance of 3 m around the buildings is kept free of any parking or loading and unloading spaces.
- 23.7 In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit (as per Regulation No. 27.4.7) shall be provided preferably at opposite ends.
- 23.8 In addition to the regular parking area as per Regulation No. 23, a space of 3.0 m wide strip along the road on front shall be provided as visitors parking for the buildings with commercial or any use mixed with commercial. In such case, minimum front margin shall be 6.0 m inclusive of 3.0 m wide strip as above irrespective of the lesser front margin requirement in the applicable regulations.


## 24 Requirements of Parts of Buildings

### 24.1 Plinth

24.1.1 Main Building: The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 0.45 m above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 0.60 m above the high flood level.

24.1.2 Interior Courtyards: Every interior Courtyard shall be raised at least 0.15 m above the surrounding ground level and shall be satisfactorily drained.

### 24.2 Habitable Rooms

- 24.2.1 Size: A habitable room shall have a carpet area of minimum 9.00 m<sup>2</sup> except those in the hostels attached to recognised educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 m<sup>2</sup> the minimum width of a habitable room shall be 2.4 m One full side of a habitable room shall abut on the open space. Where there is more than one room, one shall be not less than 9.00 m<sup>2</sup> and other 6.50 m<sup>2</sup>.
- 24.2.2 The size of the room in a single room tenement shall not be less than 12.5 m<sup>2</sup> with a minimum width of 2.4 m.
- 24.2.3 Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.4 m except in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats (Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. Any additional height provided above 4.2 m will be counted towards FSI. 
- 24.2.4 In the case of pitched roof, the average height shall not be less than 2.75 m and the minimum height at eaves level shall not be less than 2.1 m.
- 24.2.5 In case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of bungalows and duplex flats, minimum and maximum height shall be 3.6 m and 4.2 m respectively. The common portion of two floors in case of bungalows and duplex flats shall not exceed 30% of the carpet area of the floor. However greater height may be permitted subject to permission by CEO.
- 24.2.6 Height of room for Information Technology Establishment (I. T. E.) for any telematic equipment storage erection facility can have a height as required for effective functioning of that system.
- 24.3 Kitchen
- 24.3.1 Kitchen size: The area of the kitchen shall not be less than 4.5 m<sup>2</sup> with a minimum width of 1.8 m.
- DM 37** In the case of a single room tenement having multi-purpose room with size upto 12.5 sq.m with a minimum width of 2.4 m, alcove (a cooking space having direct access from the main room without any inter communicating door) is permitted. The size of alcove shall not be less than 2.4 sq.m. with a minimum width of 1.2 m.
- 24.3.2 Height: The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m, subject to provisions of 24.2.4.

24.3.3 Other Requirement: Every room to be used as kitchen shall have:

- i) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
- ii) Impermeable floor;
- iii) Window of not less than 1.0 m<sup>2</sup> area, opening directly on to an interior or exterior open space, but not into a ventilation shaft.

24.4 Bath Rooms, Water Closets, combined bath room plus water closet (Toilet)

24.4.1 Size: The minimum size shall be as under:

- i) Independent Bathroom 1.00 x 1.2 m.
- ii) Independent Water closet 0.9 m x 1 .2 m.
- iii) Combined bath room and water closet (toilet) 1.80 m<sup>2</sup> with minimum width of 1.0 m.

24.4.2 Height: The Height of a bathroom or water closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall be not less than 2.1 m.

24.4.3 Other Requirements: Every bathroom or water closet shall

- i) be so situated that at least one of its wall shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 m<sup>2</sup> in area and side not less than 0.3 m (See Regulation No. 24.12.3),
- ii) have the platform or seat made of water tight non-absorbent material,
- iii) be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m above the floor of such a room; and
- iv) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards any other room.

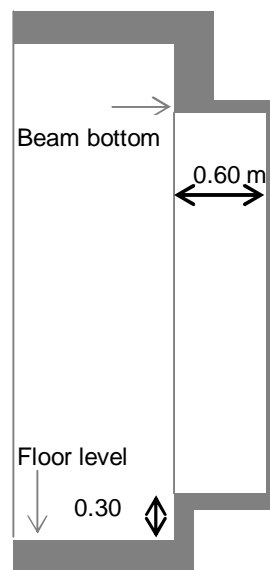
24.4.4 No room containing water closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely closing the entrance to it.

24.5 Loft: The maximum depth of a loft shall be 1.5 m and the loft may be provided, over residential kitchens, habitable rooms, bath rooms, corridors and over shop floor, built up to an area 25 per cent over kitchens and full space of bath rooms, water closets and corridors. In the shops loft over an area upto 33% of the carpet area may be provided. However, loft will not be allowed where mezzanine floor is provided.

24.5.1 The clear head room under loft shall not be less than 2.1 m.

24.5.2 Loft in commercial and industrial buildings shall be located 2 m away from the entrance.

24.6 Cupboards & Shelves: The projections (cantilever) of cupboards and shelves as shown in figure below may be permitted except on ground floor and would be exempted from covered area and built up area calculations. Such projections may project upto 0.60 m, in the setbacks for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m and each room shall not have more than one such cupboard/ shelf. Moreover such projection shall be at least 2 m from plot boundary for buildings up to 15 m height and 6 m in case of buildings above 15 m in height.



**Figure 24.1: Section of cupboard**

## 24.7 Mezzanine floor

24.7.1 Size: The aggregate area of the mezzanine floor shall not exceed 50 % of the carpet area of that floor. The minimum size of a mezzanine floor if it is used as a habitable room shall not be less than 9.00 m<sup>2</sup>.

24.7.2 Mezzanine floor area shall be counted towards F. S. I.

24.7.3 Height: The minimum height of a mezzanine floor shall be 2.2 m. The headroom under mezzanine room shall not be less than 2.10 m.

24.7.4 Other Requirements: A mezzanine floor may be permitted in a room, provided that it conforms to the standards of habitable rooms as regards lighting and ventilation.

## 24.8 Store Room

24.8.1 Size: The floor area of a store room in a residential building where light ventilation and height are provided at special standards lower than as required for living room shall not be more than 3.00 m<sup>2</sup>.

24.8.2 Height: The height of a store room shall not be less than 2.10 m.

## 24.9 Garage

24.9.1 Size: The size of a garage in individual residential building shall be not less than 2.5 m X 5 m and not more than 3 m X 6 m. The area of parking lock up garage shall be included in FSI calculations.

24.9.2 Height: The maximum head room in a garage shall be 2.4 m.

24.9.3 The plinth of garage located at ground level shall not be less than 0.15 m above the surrounding ground level.

24.9.4 The garage shall be setback behind the building line for the street / road on to which the plot abut, and shall not be located affecting the access ways to the building.

24.9.5 Corner Site: When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the open spaces) shall be on diagonally opposite the point of intersections.

## 24.10 Roofs

24.10.1 The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from by means of sufficient rain water pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building.

24.10.2 CEO may require rain water pipes to be connected to a storm water drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting.

24.10.3 Rainwater pipes shall be affixed to the outside of the walls of the building or in such other manner as may be approved by the CEO.

24.10.4 Terrace of a building shall not be sub-divided and it shall have only common access.

## 24.11 Basement

~~24.11.1 Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses, which shall be free of FSI:~~

~~i) Air conditioning equipment and other machine used for services and utilities of the building;~~

~~i) Parking spaces and~~

~~ii) Strong room, bank cellars etc.~~

~~24.11.2 The basement shall not be used for any other user than mentioned above.~~

~~24.11.3 Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the CEO may allow only one ramp with not less than 6.0 m in width.~~

~~24.11.4 The basement shall have the following requirements~~

- ~~i) Every basement shall be in every part at least 2.4 m in height from the floor to the soffit of beam.~~
- ~~i) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.~~
- ~~ii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m and maximum of 1.2 m above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.~~
- ~~iii) Adequate arrangement shall be made such that surface drainage does not enter the basement.~~
- ~~iv) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and~~
- ~~v) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors. (see Regulation No. 27.4.3 xiii) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (iv).~~

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24.11.1 One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed set-back / required front open space / required front margin, and prescribed building lines

- a) storage of household or other goods or ordinarily non-combustible material;
- b) Strong rooms, bank lockers, safe deposit volts. etc.
- c) air-conditioning equipments and other machines used for services and utilities of the building;
- d) parking spaces;
- e) D.G. set room, meter room and Electric substation (which will conform to required safety requirements);
- f) Effluent Treatment Plant, suction tank, pump room;
- g) Users strictly ancillary to the Principal user.

Provided that the users mentioned at (a) & (b) above shall be permitted in the 1st basement only by counting in F.S.I. subject to the following conditions:

- i) All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with.
- ii) All the planning standards (particularly as regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose.
- iii) Users other than (a) and (b) shall not be counted in FSI.

Provided that,

- i) if the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 3 m. from the plot boundary.
- ii) multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship, the CEO NAINA may allow only one ramp with not less than 6.0 m. in width.
- iii) if the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.

24.11.2 The basement shall have the following requirements:-

- i) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling soffit of beam;
- ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air-conditioning systems, etc.;
- iii) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level.
- iv) Adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement;
- v) The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and;
- vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the

basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of clause (d) (iv) above.

## 24.12 Lighting and Ventilation of Rooms

24.12.1 The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/6th of floor area.

24.12.2 No portion of a room shall be assumed to be lighted if it is more than 7.5 m from the opening assumed for lighting / ventilation of the portion, provided additional depth of living room beyond 7.5 m may be permitted subject to provision of proportionate increase in the opening.

24.12.3 Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

24.12.4 Ventilation Shaft: For ventilating the space for water closets and bath room, if not opening on the exterior side of a building, open on the ventilation shaft, the size of which shall not be less than the values given below in Table 24.1

**Table 24.1: Size of ventilation shaft**

Height of building in m	Size of ventilation every side in m <sup>2</sup>	Minimum width of shaft in m
Up to 10	1.2	0.90
Up to 12	3.0	1.50
Up to 18	4.5	1.80
Up to 24	5.4	1.80
Up to 30	8.0	2.40
Above 30	9.0	Minimum 3 m

In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 24.12.3, the size of ventilation shaft may be relaxed by the CEO.

24.13 Parapet: Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1.05 m and not more than 1.20 m in height.

24.14 Wells: Wells intended for supply of water for human consumption or domestic purposes where provided, shall comply with the requirements of Regulation No. 24.14.1 and 24.14.2.

24.14.1 Location: The well shall be located:

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

24.14.2 Requirements: The well shall:

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

- iii) be a sound and permanent construction (Pucca) throughout;
- iv) the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m measured from the level of the ground immediately adjoining the well-head.

24.15 Septic Tanks: Till sewer network is provided, Septic tanks will be permissible in accordance with provisions of NBC 2005.

24.16 Boundary Wall: The requirements of the boundary wall are given below:

- i) Except with the special permission of the CEO, the maximum height of the compound wall shall be 1.5 m above ground level. However for road sides the compound wall above 0.75 m will be of open construction – railing or jali.
- ii) However, the provisions of (i) above are not applicable to boundary wall of jails.
- iii) In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings boundary wall height upto 2.4 m may be permitted by the CEO.
- iv) Compound wall of minimum 1.8 m height shall be built around cremation and burial grounds.
- v) The compound gate should open entirely inside the property and shall not open on any access/pathway/ road/street.

24.17 Office Room: In the case of multi-storeyed multi-family dwelling apartments constructed by existing or proposed Cooperative Housing Societies or Apartment Owners Associations or Group housing societies, limited companies and proposed societies, an office room of maximum dimension 3.6 m x 3 m shall be provided on the ground floor. In case the number of flats are more than 20, maximum size of the office shall be 20 m<sup>2</sup>.

24.18 Letter box: An independent letter box will be provided of size not exceeding 0.30 m x 0.30 m x 0.30 m for each tenement.

24.19 Meter rooms: Meter room size shall be minimum 3.00 m x 5.00 m depending upon the requirements; the size may be increased in consultation with M.S.E.D.C.L. or concerned Power Supply Authority

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24.19.1 The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L. or concerned Power Supply Authority

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## 24.20 Chimneys

24.20.1 Chimneys, where provided shall conform to the requirements of “IS 145 -1960” of latest version.

24.20.2 Notwithstanding the provisions of Regulation No. 24.20.1, the Chimneys shall be built at least 0.9 m above parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0.6 m above the ridge of the roof in which the chimney penetrates.

## 25 Tree Plantation

25.1 The development in any plot of land shall be such as to preserve, as far as practicable existing trees, where trees are required to be felled, 5 trees shall be planted for every tree to be felled.

25.2 Every plot of land shall have at least 1 tree for every 100 m<sup>2</sup> or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted. This will not be applicable for developments in Gaothans.

25.3 In case of Recreational open spaces provided under Regulation No. 20.3 trees shall be planted at the rate of 5 trees per 100 m<sup>2</sup> or part thereof.

25.4 Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, **amended from time to time**, the same shall supersede these regulations wherever applicable.

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## 26 Provision of Lifts

26.1 Provision of lift shall be made for all buildings more than 15 m in height (See Regulation No. 27.4.10).

## 27 Exit Requirements

27.1 **General:** The following general requirement shall apply to exits

- i) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;

- ii) In every building, exits shall comply with the minimum requirements of this part, except those not accessible for general public use;
- iii) All exits shall be free of obstructions;
- iv) No building shall be altered to reduce the number, width or protection of exits to less than that required;
- v) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned;
- vi) All exit ways shall be properly illuminated;
- vii) Firefighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;
- viii) Alarm devices shall be installed for buildings above 15 m in height, to insure prompt evacuation of the occupants concerned through the exits;
- ix) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;
- x) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

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

**27.3 Number and Size of Exits:** The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No. 27.3.1 to 27.3.5. **All buildings specified in Annexure 2, 6.1 shall have minimum two staircases.** They shall be of enclosed type; at least one of them shall be on external walls of building and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision of alternative staircase shall be subject to requirement of travel distance being complied with.

**27.3.1 Arrangement of Exits:** Exits shall be so located so that the travel distance on the floor shall not exceed as given below: Table 27.1

**Table 27.1: Minimum travel distance for various uses**

Sr. No.	Type of Building	Travel Distance
1	Residential, Educational, Institutional and Hazardous occupancies	22.5 m
2	Assembly, Business, Mercantile, Industrial and Storage occupancies	30.0 m

Wherever more than one exit is required for a floor of a building, they shall be placed as remote from each other as possible. All exits shall be accessible from the entire floor area at all floor levels.

27.3.2 Occupant Load: For determining the exits required the number of persons within any floor area or the occupant load shall be based on the actual number of occupants but in no case, less than that specified in Table 27.2

**Table 27.2: Occupant load for different uses**

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

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

Note 1: Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc. where sleeping accommodation is provided shall be calculated @ not less than 7.5 m<sup>2</sup> gross area/ person.

Note 2: The gross area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly space. No deductions shall be made in the gross area for corridors, closets or other sub-divisions. The area shall include all space serving the particular assembly occupancy.

27.3.3 **Capacity of Exits:** The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm shall be as given in Table 27.3

**Table 27.3: Capacity of exits for different occupancies**

S. No.	Group or Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

27.3.4 For all buildings identified in Annexure 2, 6.1 there shall be a minimum of two staircases. They shall be of an enclosed type stairway. At least one of them shall be on the external walls of buildings and shall open directly to the exterior, interior open space or to any open place of safety

27.3.5 Minimum width of stairways shall be as give in Table27.4;

**Table 27.4: Minimum width of stairways for various uses**

Sr. No.	Type of Building	Width in m
1 a	Residential Buildings (dwelling) up to 15 m height	1.2
b	Residential Buildings (dwelling) 15 m to 24 m height	1.20
c	Residential Buildings (dwelling) above 24 m height	1.50
2	for Individual House & Row housing with G+2 storeys	0.75
3	Residential Hotel Buildings	1.50
4	Assembly buildings like auditoria, theatres, Cinemas etc., mangal karyalaya, marriage halls.	2.00
5	Institutional Buildings like hospitals & Educational	2.00
6	All other buildings	1.50

27.4 **Other Requirements of Individual Exits:** The detailed requirements of individual exits are given in regulation No. 27.4.1 to 27.4.7

#### 27.4.1 Doorways:

- i) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passage way providing continuous and protected means of egress
- ii) The width of the doorway shall be equal to the width of the stairway. Doorways shall be not less than 2.10 m in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 0.75 m cm wide.
- iii) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 0.9 m overhead or sliding doors shall not be installed.
- iv) Exit door shall not open immediately upon a flight of stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- v) Exit doorways shall be openable from the side which they serve without the use of a key.

#### 27.4.2 Revolving Doors:

- i) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;
- ii) When revolving doors are considered as required exit way the following assumptions shall be made;
  - a. Each revolving door shall be credited one half a unit exit width; and
  - b. 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

#### 27.4.3 Stairways:

- i) Internal stair shall be constructed of non-combustible materials throughout;
- ii) Internal stair shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed;
- iii) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of required fire-resistance rating. For buildings more than 15 m in height, the staircase location shall be to the satisfaction of Chief Fire Officer, CIDCO.
- iv) Hollow combustible construction shall not be permitted.
- v) The minimum width of an internal staircase shall be as per the provisions of Regulation No. 27.3.5

- vi) The minimum width of treads without nosing shall be 0.25 m for an internal staircase for residential buildings. In the case of other buildings, the minimum treads shall be 0.30 m. The treads shall be constructed and maintained in a manner to prevent slipping.
- vii) The maximum height of riser shall be 0.20 m in the case of residential buildings and 0.15 m in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.
- viii) Handrails shall be provided with a minimum height of 0.90 m from the tread,
- ix) The minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
- x) No living space, store or other fire risk spaces shall open directly into the external staircase or staircases.
- xi) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through a large lobby.
- xii) In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided on the wall / floor and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipment. Further all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of appropriate size.
- xiii) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 m<sup>2</sup> per landing.
- xiv) No winders will be permissible in the mid-landing of the staircase

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

- i) Fire escape shall not be taken into account in calculating the evacuation time of building;

- ii) All fire escapes shall be directly connected to the ground;
- iii) Entrance to fire escape shall be separate and remote from the internal staircase;
- iv) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required fire resistance;
- v) Fire escape shall be constructed of non-combustible materials;
- vi) Fire escape stairs shall have straight flights not less than 0.75 m wide with 0.25 m treads and risers not more than 0.20 m. The number of risers shall be limited to 16 per flight.
- vii) Handrail shall be of height not less than 0.90 m.
- viii) Fire escape staircase shall be connected to other staircases through common passage at every floor.
- ix) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 hours will be accepted as means of access.

27.4.5 Spiral stairs (fire escape): The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies and terraces to allow escapee to pause. A spiral fire escape shall not be less than 150 cm. in diameter and shall be designed to give adequate headroom.

#### 27.4.6 Ramps for Pedestrians

- i) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material;
- ii) The minimum width of the ramps in hospitals shall be 2.25 m;
- iii) Handrails shall be provided on both sides of the ramp.

27.4.7 Ramps for basement or storeyed parking: For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. In case of bona-fide hardship, CEO, may allow only one ramp, if proposed to be provided due to space restriction, it shall not be less than 6.0 m in width. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space as mentioned in Regulation No. ~~26.6 (vi)~~ 22.5.1 (vi) for movement of fire fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view.

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#### 27.4.8 Corridors:

- i) The minimum width of a corridor other than internal passages shall be calculated based on the provisions of a Regulation No. 27.3.1 to 27.3. 4 as per the corresponding width of staircase;
- ii) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.
- iii) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

27.4.9 Refuge Area: For buildings more than 24 m in height, refuge area of 15 m<sup>2</sup> or an area equivalent to 0.3 m<sup>2</sup> per person to accommodate the occupants of two consecutive floors whichever is higher shall be provided as under:

The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side and protected with suitable railings.

- i) For floors above 24 m and upto 39 m – One refuge area on the floor immediately above 24 m.
- ii) For floors above 39 m – One refuge area on the floor immediately above 39 m and soon after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI.
- iii) Refuge area at mid landing of staircase at alternate floors immediately above 24 m height may be permitted.
- iv) Water tap shall be provided in Refuge area

27.4.10 Lifts:

- i) At least one lift shall be provided in every building above 15 m height. In case of buildings with height 24 m and above at least 2 lifts shall be provided, subject to provisions mentioned in regulation no 36.2. In such buildings at least one of the lifts shall be freight lifts and also have provision to accommodate a stretcher.
- ii) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.
- iii) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;
- iv) The lift machine room shall be separate and no other machinery shall be installed therein.

27.4.11 Escalators: Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

27.4.12 **Fire Lift:** Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

## 28 Fire Protection Requirements

28.1 All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the regulations mentioned in Part VI of these regulations and Part IV of Fire Protection of National Building Code of India, 2005 amended from time to time and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, unless otherwise specified in these regulations. In case of buildings identified in Annexure 2, 6.1 the building schemes shall also be cleared by the Chief Fire Officer, CIDCO.

## 29 Special requirements of other buildings

### 29.1 Educational buildings

29.1.1 No classroom shall admeasure less than 38 m<sup>2</sup> with a min dimension of 5.50 m.

29.1.2 The height of any classroom shall not be less than 3.6 m and more than 4.2 m.

29.1.3 Exit Requirements shall conform to Regulation No. 27.

29.1.4 Requirements of Water Supply, Drainage and Sanitation shall conform to requirements of PART VI of these regulations.

29.1.5 Parking spaces shall conform to Regulation No. 23.

### 29.2 Institutional Buildings

(Hospital, Maternity Homes and Health Centre, Sanatoria)

29.2.1 As far as possible Hospitals and Sanatoria shall be constructed on independent plot, if they are part of the same building they should be housed in a separate wing or floor and will have an independent access for their use.

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29.2.2 Any Special ward in the hospital building shall not admeasure less than 9.0. m<sup>2</sup> in area with no side less than 3 m.

29.2.3 Area of general wards shall not admeasure less than 40 m<sup>2</sup> with no side less than 5.5. m.

- 29.2.4 Every building shall have a refuge collection area of minimum 7.50 m<sup>2</sup> size with cover on top and enclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuge may be adopted.
- 29.2.5 Exit Requirements shall conform to Regulation No. 27.
- 29.2.6 Requirements of Water Supply, Drainage and Sanitation shall conform to requirements of PART VI of these regulations.
- 29.2.7 Parking Spaces shall conform to Regulation No. 23.
- 29.3 Cinema Theatre/Multiplex**
- 29.3.1 They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.
- 29.3.2 Exit Requirements shall conform to Regulation No. 27.
- 29.3.3 Requirements of Water Supply Drainage and Sanitation shall conform to the requirements of PART VI of these regulations.
- 29.3.4 Parking Spaces shall conform to Regulation No. 23.
- 29.4 Mercantile Buildings**
- 29.4.1 Minimum area of shop shall be 6 m<sup>2</sup> in R1 zones with a minimum width of 2.0 m and 10 m<sup>2</sup> in other zones with a minimum width of 3 m.
- 29.5 Industrial Building**
- 29.5.1 In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- 29.5.2 Height of the buildings used exclusively for industrial purpose shall be as per requirement of that industry.
- 29.5.3 In the case of Industrial Buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Pollution Control Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out in to the air, ground or water course.
- 29.5.4 Exit Requirements shall conform to Regulation No. 27.
- 29.5.5 Requirements of Water Supply, Drainage and Sanitation shall conform to PART VI of these regulations.
- 29.5.6 Parking spaces/Loading and unloading spaces shall conform to Regulation No. 23
- 29.5.7 For construction of industrial building, buffer zone of 23 m. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone may be part of sizable required recreational open space. Whenever a buffer zone is required to

be left in between industrial zone and any incompatible zones, as mentioned in this Regulation, it shall not be a bar for availing FSI of that area; unless it is a part of required recreational open space or road.

### **30 Control of Signs, Outdoor Display and Erection of Hoardings**

- 30.1 The display of advertising signs on buildings and land shall be in accordance with Part 10, Section 2 "Signs and outdoor display structures" of National Building Code of India as amended from time to time.
- 30.2 **Prohibition of advertising signs and outdoor display structure in certain cases:** Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the CEO, SPA-NAINA or on Government Buildings provided that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings' own purposes or related programmes.
- 30.3 Every hoarding shall be designed so as to withstand the wind, dead, seismic and other loads as per the provisions of National Building Code 2005. No variation in the height of hoarding shall be permitted however, variation in length shall be allowed in multiples of 2.5 m.
- 30.4 The hoardings on National Highways shall be permitted with prior NOC of the Highway Authorities.
- 30.5 Sizes of Hoardings: Sizes of hoarding along with various roads shall be governed by the Table 30.1

**Table 30.1: Sizes of hoarding**

<b>Sr. No.</b>	<b>Road width range</b>	<b>Height of hoarding m</b>	<b>Maximum length of hoarding m</b>
1	National Highways and roads more than 50 m width	3	10
2	20 m to 50 m	3	7.5
3	10 m to 20 m	2	5
4	Less than 10 m	1	2.5

- 30.6 Maximum height of hoardings on ground: No hoarding shall be erected to a height exceeding 9 m above the ground. The light reflectors may however extend beyond the top of the hoarding. The lower base or the bottom of the hoarding shall be at a height of not less than 2.25 m from surface of ground

below.

- 30.7 Distance from Road: A minimum distance of 3 m shall be maintained between the edges of the existing or proposed street, as stipulated by SPA-NAINA.
- 30.8 Distance from the junction of a road: The hoarding along roads shall not be permitted within a distance of 100 m from the junction of the intersection of a road. This distance will be measured between hoarding and the center line of a junction.
- 30.9 Any hoarding which in the opinion of SPA-NAINA is likely to be confused with an authorized traffic sign or signal shall not be permitted.
- 30.10 Any hoarding containing the word 'stop', 'look' 'danger' or other similar word that might mislead or confuse the traveler shall not be permitted.
- 30.11 Hoarding on roof:
  - 30.11.1 The size of hoarding on roof shall be 1 m X 2.5 m or in exact multiples thereof subject to maximum of 3 m x 10 m.
  - 30.11.2 No hoarding on roof shall project beyond the existing building line of the building on which it is erected shall extend beyond the roof in any direction.
  - 30.11.3 The hoarding shall be permitted only on submission of structural stability certificate from a licensed structural engineer certifying that installing the hoarding on roof shall not endanger the stability of the structure in any manner.
- 30.12 Deposit and fees: The SPA-NAINA will charge deposit and fees as per Table 30.2 below

**Table 30.2: Scale of fees**

Sr. No.	Range of area	Scale of fees per annum per m <sup>2</sup> of hoarding area
1	For space up to 5 m <sup>2</sup>	100
2	For every additional 1 m <sup>2</sup>	25

- 30.12.1 The fees for hoarding shall be paid by the applicant in advance, for a calendar year, or part thereof.

# PART IV - LANDUSE ZONING AND PERMISSIBLE USES

## 31 Landuse classification and permissible uses

### 31.1 General

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

### 31.2 Zoning classification

The Development Plan area is classified into seven zones

**Table 31.1: List of Zones/reservations in Development Plan**

Sr. No.	Zone/ Reservations	Broad Description
	<del>R4-N1</del> : Predominantly Residential Zone	The zone is aimed at promoting residential development and support social infrastructure.
DM 44	<del>R2-N3</del> : Mixed Use Zone	This zone will have activities as specified in Regulation No. 31.4 or any other activity with permission of CEO
	<del>R3-N4</del> : Urban Village Zone	Permissible activities in the Gaothans will be governed by Regulation No. 11 and permissible activities in Urban Village will be governed by Regulation No. 12, in addition to those mentioned in Table 31.3
	<del>R4-N5</del> : Recreational Zone	This is a zone of recreational activities permitted as specified in Regulation No. 31.4.
	<del>I-N6</del> : Industrial and warehousing	The zone is for industries including warehousing and logistics parks. Supporting residential, commercial and other such uses will be permitted in this zone.  In this zone, along Dharmatar Creek, only jetties, warehousing and ancillary uses will be permitted subject to CRZ and environmental clearance wherever applicable.
DM 45	<del>LDZ-N7</del> : Limited Development Zone	The zone consists of areas which are <del>not</del> likely to urbanize during <del>the plan period</del> subsequent course of development. <del>It would not be possible to extend public infrastructure to these areas during the plan period</del> Public infrastructure in this area can be extended as per stages

Sr. No.	Zone/ Reservations	Broad Description
		of development. <del>Restricted development</del> Development activities as per table no 31.3 will be allowed in LDZ.
DM 46	7 GC: Growth Center Reservations	The reservation will be developed by SPA-NAINA and will have predominantly commercial, business, residential activity or any other activity with permission of CEO, <del>The option of development under Regulation No 42 shall not be available to the owner.</del>
	8 TBR: Theme Based Reservations	The reservation will be developed by SPA-NAINA and permissible activities shall be as per Table no. 16.1 or any other activity with permission of CEO,




### 31.3 Forest areas

Forest areas shown on Development Plan are based on the available information. Some of the lands shown as forest may not be Reserved or Protected forests. In such cases if the land owners obtain a certificate from the District Conservator of Forests (DCF) to the effect that the land in question is not a forest land, the land owner may be permitted to develop the land according to the provisions of the adjoining land use zone.

### 31.4 Permissible land uses

The purpose of this Regulation is to allow environmentally compatible uses in a particular zone on a given plot of land and specifically prevent non-compatible uses. When an activity not specifically listed in these Regulations is proposed its permissibility will be decided by the CEO, SPA-NAINA with reference to this basic purpose. The permissible uses in each zone are classified as permissible, permissible with conditions and prohibited. These are detailed in Table 31.43.

31.4.1 The conditions applicable for permitting various land uses and occupancies in the land use zones as described in Table 31.1 are given in Table 31.2 with following ~~colour~~color codes for permissibility:

	Permissible
	Permissible with conditions as specified in Table 31.2
	Prohibited

**Table 31.2: Conditions under which land uses and activities are permissible**

No.	Details of condition	
	1	Should abut minimum 15 m wide road or layout road <b>minimum</b> 9 m wide
DM 47	2	Should abut existing or proposed Development Plan Road minimum 20 m wide <b>and/or service road of highways.</b>
DM 48	3	Independent Building, <b>independent floor.</b> / If mixed use in same building then separate access. <b>In case of mixed use, compatibility shall be ensure by CIDCO.</b>
	4	Only manufacturing of bricks, earthen pots, country tiles etc.
	5	i. Should not be located within the distance of 90 m from any junction of roads having min. width 12 m each from nearest gate of a school, hospital, theatre, place of assembly or stadium. ii. Restrictions imposed by Ribbon Development Rules, IRC, MoRTH shall apply. iii. Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol filling station may be permitted on such a convex curve.
	6	Plot size shall not be less than 5 ha; permanent built up facilities shall not cover more than 10% of the gross land area.
	7	i. The minimum area of the plot for holiday resorts or holiday homes shall not be less than 1.00 Ha. ii. The entire land shall vest in single ownership. It shall not be subdivided at any time, the individual structures or building shall not be sold to different persons. iii. The facilities provided shall be used by the holiday makers for temporary occupation only. The structures shall not be used for regular and permanent residence. iv. Adequate infrastructural facilities such as access road, water supply, liquid and solid waste collection and disposal facilities shall be provided by the owner at his own cost. So as to keep the entire area clean and hygienic. v. The structures shall not be more than Ground + 2 Upper floors. However, ground storeyed structures with sloping roofs constructed as far as possible out of local material, compatible with the surrounding environment, would be preferred. vi. Existing trees shall be preserved and if any trees are cut, five times the number shall be planted and grown to their full height. In addition 15 trees per 1000 m <sup>2</sup> of open land shall be planted as a part of the landscaping of the area. vii. Proposal shall be accompanied by recommendation from Maharashtra Tourism Development Corporation

No.	Details of condition
8	Only Single Family houses on plots not less than 2000 m <sup>2</sup> . However, layout of single family houses is not allowed.
9	Plot size shall not be less than 2.5 ha.
10	Plot size shall not be less than 0.4 ha.
11	Should be at a distance of minimum 60 m from educational and hospital buildings.
12	The activity shall be non-polluting and shall conform to norms prescribed by the Maharashtra Pollution Control Board and Ministry of Environment Forests and Climate Change.
13	A stadium shall generally accommodate 400 m running track
DM 49	14. <del>Shall abut an existing or Development Plan road minimum 20 m wide</del> The alike activities not listed shall be permitted at discretion of Authority.
Note: Condition Nos. 8, 9 and 10 shall not apply for developments under NAINA-Scheme.	

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**Table 31.3: Land use classification and permissible uses**

No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
<b>R</b>	<b>Residential</b>							
R-1	Housing- Individual (bungalow/ semi-detached), Row House, Apartments					8		8
R-2	Staff Quarters							
R-3	Serviced Apartments	1	1	1	1		1	
R-4	Hostels	1	1	1	1			9,1
R-5	Old age homes/ Orphanages	1	1	1	1			9,1
R-6	Dharamshala/Lodging/Guest Houses	+2	+2	+2	+2		1	
R-7	<del>Hotel</del> -Restaurant/Canteen/Eating houses.	+2	+2	+2	+2		1	1,10
R-8	Holiday Resorts/ Holiday Homes	+2	+2	+2	1	7		7
R-9	Residential not listed above	1,14	1,14	1,14	1,14			
<b>C</b>	<b>Commercial</b>							
C-1	Retail trade and services including bank branch and Market/ Daily Bazaar					+		
C-2	Restaurant/ Canteen/ Eating houses	+2	+2	+2	+2	+	1	1
C-3	Mall	2	2	2	2,3			
C-4	Offices including banks	+2	2	-2	1,3		+2,3	

No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
C-5	IT park / Back Offices	24	2	2	2,3		2,3	
C-6	Show rooms	1,32	2	2	2,3		2,3	
C-7	Automobile showrooms	2	2	2	2		2	
C-8	Wholesale Market		2,3	2,3			2,3-	
C-9	Cinema/Multiplex	2,14	2,11	2,11	2,11		2,11	2,11
C-10	Exhibition Center		2	2			2,9	2
C-11	Convention Center		2,11	2,11			2,9	2
C-12	Fuel Filling Station/Petrol/ Gas/ Diesel/ Bio Diesel/LPG Godown	5	5	5	2,5	5	5	5
C-13	Commercial not listed above	2,14	1,2,14	1,2,14	1,2,14			
<b>I</b>	<b>Industry</b>							
I-1	Logistic Park / Ware houses / CFS-Container freight station		14-2	14-			142	142
I-2	Service Industry(As per Annexure 6)	2	2	2	2		-2	
I-3	Brick Kiln						4	4
I-4	Outdoor film shooting sites		2,6	2,6		2,6		6
I-5	TV/Film studio/ Post production activities	1	1	1	1		1	9
I-6	Sound recording, dubbing studio	1	-1	1	-1	1,9	-1,9	

No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
I-7	Cold storage		142	142			142	142
I-8	Agro based industries(rice mill, poha mill, saw mill, fruit pulp and canning etc)	2	42	2	2	4	2	2
I-9	Industry not listed above, but excluding red category industries as defined by MPCB	2,14	2,14	2,14	2,14		-2,14	
<b>SP</b>	<b>Public &amp; Semi-Public / Institutional</b>							
SP-1	Pre-primary Schools	1	1	1	1		4	1,10
SP-2	Primary School, High School, Colleges and Higher Education Institutes	42	42	42	42		4	42,9
SP-53	University	2	2	2	2			2,9
SP-74	Correction and Rehabilitation centers	2,3	2,3	3	4,3		-2,3	1,3,9
SP-85	Library							1,9
SP-96	Government/Semi Government/ Local body offices/RTO	2	2	2	2		2	2
SP-407	R&D center	2,12	2,12	2,12	2,12		2,12	1,9, 12
SP-448	Religious/ Places of worship/Meditation center	2	-2	-2	-2	9	-2	9
SP-429	Cultural Facilities (Dance/Drama theatre, Art center etc)	42,3	42,3	42,3	42, 3	9		1,2,9
SP-4310	Marriage hall/Multipurpose hall	2,3,1 1	2,3,1 1	2,3,11	2,3, 11		2,44	2,9,11

No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
SP- <del>4</del> 11	Hospitals/Nursing home	2,3	2,3	2,3	2,3		3	2,3,9
SP- <del>4</del> 12	Super Specialty hospital	2,3	2,3	2,3			2,3	2,3,9
SP- <del>4</del> 13	Dispensary / Primary Health Center/Maternity home							
SP- <del>4</del> 14	Veterinary Hospital	2	2	-2	-2			1,9
SP- <del>4</del> 15	Planetarium	<del>4</del> 2,3	2,3	<del>4</del> 2,3				1,9
SP- <del>4</del> 16	Crematorium /Burial Ground	1		1	1			
SP - <del>2</del> 17	Police Chowky & Police Stations/ <del>RTO</del> /Traffic police	1	-1	-1	1	1	-1	1
SP - <del>2</del> 18	Jail			2,3				2,3
SP - <del>2</del> 19	Public and semi-public/ institutional not listed above	<del>4</del> 2,14	<del>4</del> 2,3, 14	<del>4</del> 2,3,1 4	<del>4</del> 2,14		<del>4</del> 2,14	
<b>PU</b>	<b>Public Utilities</b>							
PU-1	Sewerage Treatment Plant							

No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
PU-2	Well/Tube well/Ground/Elevated/High level water reservoir							
PU-3	Electric sub station							
PU-4	Public Toilet							
PU-5	Piped Gas Control station	1		1	-1	1	1	1
PU-6	First response/Fire/Disaster risk resilience center	1		1	1		1	1
PU-7	Solid waste disposal and treatment sites/ Landfills							
PU - 8	Public utilities not listed above	+2,1 4	4-	+2,14	+2,1 4	+2,14	1,14	1,14
<b>T</b>	<b>Transportation</b>							
T-1	Open Parking/Taxi/Auto Rickshaw Stand							
T-2	Multi-level Parking	+2		+2	1	1	1	
T-3	Local Bus Stand	1	1	1	1		1	1
T-4	Bus Terminus & Depot	4-	+2,3	+2,3			+2,3	+2,3
T-5	Truck Parking		2,3	2,3	2,3		2	2,9
T-6	Railway/ Metro/ BRTS Station	2	2	2		4		
T-7	Aerial Ropeway							
T-8	Jetty along navigable creeks and seas							

No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
T-9	Helipad							
T-10	Heliport							
T-11	Highway Amenities and services such as petrol pump, small shops, service stations including emergency repair services, restaurants, parking lots, police check post							
T-12	Transport use not listed above	1,14	1,14	1,14	1,14	1,14	1,14	1,14
<b>OS</b>	<b>Parks and Playgrounds</b>							
OS-1	Indoor Stadium / Sports Training Center	2	2	2	2	42	2	2,9
OS-2	Sports Stadium	2	2,13	2,13		42,13	2,13	2,9,13
OS-3	Amphitheatre	42	2	2		2	42	
OS-4	Amusement park/Specialized theme Park		2	2	2-	42	2	
OS-5	Race Course/Golf Course		2			2	-2	2
OS-6	Open recreational uses not listed above	14	14	14	14	14	14	14
<b>AO</b>	<b>Agriculture and Others</b>							
AO-1	Farming/Horticulture/Floriculture							
AO-2	Afforestation and plantation on hill slopes							
AO-3	Plantation/Orchards/Plant nurseries							

No.	Activities permissible in land use zones	R1- N1	GC	R2- N3	R3- N4	R4- N5	I- N6	LDZ- N7
		Predominantly Residential	Growth Center Reservation	Mixed Use	Urban Village	Recreation Zone	Industries & Warehousing	Limited Development Zone
AO-4	Fishing/ aquaculture and allied activities							
AO-5	Poultry/ Dairy/Apiculture/Piggery and other Animal Husbandry							
AO -6	Farm Buildings as permissible under Sec 41 of MLRC, 1966							
AO-7	Land Conservation and Preservation measures such as Storage, Check Dams and other water harvesting measures							
AO-8	Quarrying of stone(subject to Regulation No. 44), sand and clay							
<b>ITP</b>	<b>Activities stipulated in Regulations of Integrated Township Projects dated 26/12/2016, amended from time to time shall be permissible</b>							

31.4.2 In addition to above conditions following General Conditions shall also apply:

- i) The maximum permissible height in LDZ shall be 15m, unless specifically relaxed or restricted in these regulations for any specific landuse or type of development.
- ii) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules shall apply.
- iii) “R&D center” and activities/ uses listed under “Industry” shall conform to norms prescribed by the Maharashtra Pollution Control Board and Ministry of Environment Forests and Climate Change.

- iv) All schools shall provide a lay-by of adequate width, to facilitate for pick up and dropping by buses, within their plot/ layout.
- v) In Industrial and warehousing zone shown along Dharmatar Creek, only jetties, warehousing and **its** ancillary uses will be permitted.
- vi) For ancillary activities in Theme Based Development, Theme Based Reservation and NAINA scheme in LDZ, the activities permitted shall be as per Mixed use Zone (R2).
- vii) For activities permissible within Station Area Facility (SAF) and Public Purpose Utility (PPU) refer Annexure 9.
- viii) **The existing amenity/facility/utility shown on DP shall be permitted for redevelopment/reconstruction for the same use only within the limit of existing built up area, irrespective of the plot size, road frontage and other conditions mentioned in this regulation. However, if such applicant wishes to avail benefit of additional FSI, the proposal shall be processed as per provisions of this regulation. Further, in case of discontinuance of use of such existing amenity/facility/utility shown on DP, the same shall be permitted in accordance with provision of major adjoining zone.**

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## PART V - FIRE PROTECTION REQUIREMENTS

### 32 Fire protection requirements

#### 32.1 General

In addition to the general provisions given in these regulations, SPA-NAINA may insist on suitable protection measures given in this chapter for buildings covered by Annexure 2. Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005-2016 as amended from time to time.

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#### 32.2 Construction materials

32.2.1 All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.

32.2.2 The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.4511.2 of Part 4 of National Building Code)

32.2.3 The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 hours fire rating.

32.2.4 The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5m<sup>2</sup> in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurising the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 m above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2 hours.

#### 32.3 Lifts

General requirements of lifts shall be as follows:

- i) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 m<sup>2</sup>.
- ii) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- iii) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.
- iv) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 hours fire rating shall separate individual shafts in a bank.
- v) Lift car door shall have a fire resistance rating of half an hour.

- vi) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 hour.
- vii) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
- viii) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.
- ix) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurized as in (vii), with self-closing door as in (viii).
- x) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
- xi) Telephone or other communication facilities shall be provided in lift cars for building of 30 m in height and above. Communication system for lifts shall be connected to fire control room for the building.
- xii) Suitable arrangements such as providing slope in the floor of lift lobby shall be made to prevent water used during firefighting, etc., at any landing from entering the lift shafts.
- xiii) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
- xiv) Fire Lifts – Following details shall apply for a fire lift:
  - a) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 m<sup>2</sup> of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
  - b) The lift shall have a floor area of not less than 1.4 m<sup>2</sup>. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m width.
  - c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 V supply.
  - d) Firefighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.

- e) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
- f) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- g) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- h) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

## 32.4 Basements

- 32.4.1 Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.
- 32.4.2 The staircase of basements shall be of enclosed type having fire resistance of not less than 2 hour and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 hour resistance. For travel distance, see Regulation No. 27.3.1. If the travel distance exceeds as given therein, additional staircases shall be provided at proper places.
- 32.4.3 In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.
- 32.4.4 Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a

considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.

- 32.4.4.1 Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.
- 32.4.4.2 Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code.
- 32.4.4.3 Mechanical extractors shall have an alternative source of supply.
- 32.4.5 Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.
- 32.4.6 Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled. Building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.
- 32.4.7 If cutouts are provided from basements to the upper floors or to the atmospheres, all sides cutout openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.
- 32.4.8 Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.
- 32.4.9 All floors shall be compartmented with area not exceeding 750 m<sup>2</sup> by a separation wall with 2 hours fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centers and basements, the area may be reduced to 500 m<sup>2</sup> for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.
- 32.4.10 It is essential to make provisions for drainage of any such water on all floors to prevent or minimise water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire / smoke from floor to floor.
- 32.5 Service Ducts/Shafts

- i) Service ducts and shafts shall be enclosed by walls of 2 hours and doors of 1 hour fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.
- ii) A vent opening at the top of the service shaft shall be provided having between one-fourth and one-half of the area of the shaft.

### 32.6 Refuge Area

Provisions contained in Regulation No. 27.4.9 shall apply for all buildings. Refuge area of not less than 15 m<sup>2</sup> shall be provided on the external walls.

### 32.7 Electrical services

Electrical services shall conform to the following:

- i) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- ii) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;
- iii) Separate circuits for firefighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;
- iv) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 hours;
- v) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- vi) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 hours.
- vii) If the licensees agree to provide meters on upper floors, the licensees' cable shall be segregated from consumers' cable by providing a partition in the duct. Meter

rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and

- viii) Suitable circuit breakers shall be provided at the appropriate points.

Note: If service room is located at the first basement, it should have automatic fire extinguishing system.

### 32.8 Gas supply

Gas supply shall conform to the following:

- i) Town Gas / L.P.Gas Supply Pipes – Where gas pipes are run in buildings, 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. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cum. per minute per m<sup>2</sup> of hood protected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.

Note : For detailed information on gas pipe installations, reference may be made to Para.9 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.

- ii) All wiring in fume hoods shall be of fibre glass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and
- iii) Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

### 32.9 Illumination of Means of Exit

Staircase and corridor lights shall conform to the following:

- i) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;

- ii) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;
- iii) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- iv) Emergency lights shall be provided in the staircase and corridor; and
- v) All wires and other accessories used for emergency light shall have fire retardant property.

### 32.10 Stand-by electric generator

A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with SPA-NAINA.

### 32.11 Transformers

Transformers shall conform to the following:

- i) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.
- ii) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.
- iii) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cut-outs having fire resistance rating of 4 hours.

### 32.12 Air-conditioning

Air-conditioning shall conform to the following:

- i) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.

- ii) The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- iii) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
- iv) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- v) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- vi) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- vii) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material; glass wool shall not be wrapped or secured by any material of combustible nature.
- viii) Area more than 750 m<sup>2</sup> on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- ix) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- x) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
- xi) If the air-handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given below:
  - a. Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.
  - b. When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
- xii) The vertical shaft for treated fresh air shall be of masonry construction.
- xiii) The air filters of the air-handling units shall be of non-combustible materials.
- xiv) The air-handling unit room shall not be used for storage of any combustible materials.

- xv) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- xvi) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- xvii) Fire Dampers:
- a. These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
    - At the fire separation wall.
    - Where ducts/passages enter the central vertical shaft.
    - Where the ducts pass through floors.
    - At the inlet of supply air duct and the return air duct of each compartment on every floor.
  - b. The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided.  
(Note-For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
  - c. Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.
    - For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.
    - For other buildings on operation of smoke detection system and with manual control.
  - d. Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

### 32.13 Provisions of boiler and boiler rooms

Provisions of boiler and boiler rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler room:

- i) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.
- ii) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- iii) Entry to this room shall be provided with a composite door of 2 h fire resistance. d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.

- iv) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- v) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

#### 32.14 Provision of first-aid and firefighting appliances

32.15 The first-aid firefighting equipment shall be provided on all floors, including basements lift rooms, etc. in accordance with good practice in consultation with the Chief Fire Officer, CIDCO.

#### 32.16 Fire alarm system:

32.16.1 All buildings with heights of 15 m or above shall be equipped with Manually Operated Electrical Fire Alarm (MOEFA) system automatic fire alarm system in accordance with good practice. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped for dealing with fire in a building of 15 m in height or above and in the opinion of SPA-NAINA, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.

32.16.2 Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform of good practice.

32.16.3 The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be provided. Location of call boxes in dwelling units shall preferably be inside the building.

32.17 Lightning protection of buildings: The lightning protection for buildings shall be provided as given in Para.8 'Building Services, Section 2, Electrical Installations' of National Building Code of India.

32.18 Fire control room: For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans alongwith the details of firefighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and firefighting equipment and installations in co-ordination with security, electrical and civil staff of the

building.

32.19 Fire officer for hotels, business and mercantile buildings with height more than 30 m

32.19.1 A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises.

32.19.2 The Fire Officer shall:

- i) maintain the firefighting equipment in good working condition at all times,
- ii) prepare fire orders and fire operational plans and get them promulgated,
- iii) impart regular training to the occupants of the buildings in the use of firefighting equipment provided on the premises and keep them informed about the fire emergency evacuation plan,
- iv) keep proper liaison with City Fire Brigade, and
- v) ensure that all fire precautionary measures are observed at the times.

Note: SPA-NAINA, may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m.

32.20 House-keeping: To eliminate fire hazards, good house-keeping, both inside and outside the building, shall be strictly maintained by the occupants and / or the owner of the building.

32.21 Fire drills and fire orders: Fire notices/orders shall be prepared to fulfil the requirements of firefighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering. For guidelines for fire drills and evacuation procedures for high-rise buildings, Appendix E of National Building Code of India may be referred.

32.22 Compartmentation: The building shall be suitably compartmentalised so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

32.23 Materials for interior decoration / furnishing: The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc. For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.

## **PART VI - STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE & SANITARY REQUIREMENTS**

### **33 Structural Design**

33.1 The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1- Loads, courses and effects, Section 2-Soils and Foundation, Section-3-Timber and Bamboo, Section 4-Masonry, Section 5-Concrete, Section 6-Steel, Section-7 Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time.

### **34 Quality of Materials and Workmanship**

34.1 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 5 -Building Materials and Part 7 -Construction Practices and Safety of National Building Code of India, amended from time to time.

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

### **35 Alternative Materials, Methods of Design & Construction and Tests**

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

35.2 The provision of these regulations is also not intended to prevent the

adoption for architectural planning and layout conceived as an integrated development scheme.

- 35.3 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 rating and resistance, durability and safety.
- 35.4 Tests: Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the CEO, ~~SPA-NAINA~~ may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.
- 35.4.1 Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.
- 35.4.2 Copies of the results of all such tests shall be retained by the authority for a period of not less than two year after the acceptance of the alternative material.

## 36 Building Services

- 36.1 The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and allied Installations, Section 3 Air Conditioning, heating and mechanical ventilation of National building Code of India, amended from time to time.
- 36.2 The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section-5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.
- 36.2.1 Maintenance of Lift in working order: The lifts shall be maintained in working order in line with provisions of Regulation No. 27.4.10 and 32.3.

## 37 Water Supply, Drainage and Sanitary Requirements

37.1 The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 -Plumbing Services-Section 1 Water Supply, Drainage and Sanitation, Section 2 -Gas supply of National Building Code of India as amended from time to time.

37.2 Requirements of water supply in building.

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

Occupancy	Basis
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in Table 27.2.

The requirements of water supply for various occupancies shall be as given in Table 37.1, 37.2 and 37.3 or as specified by CEO, from time to time.

**Table 37.1: Per Capita Water Requirements for Various Occupancies/Uses**

Sr. No	Type of Occupancy	Consumption per head per day (in liters)
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 (per bed)	340
	(b) No. of beds exceeding 100 (per bed)	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditorium etc. (per seat of accommodation).	15
5	Government and Semi-public business.	45

Sr. No	Type of Occupancy	Consumption per head per day (in liters)
6	Mercantile (Commercial)	
	(a) Restaurants (per seat)	70
	(b) Other business buildings.	45
7	Industrial	
	(a) Factories where bathrooms are to be provided	45
	(b) Factories where no bath-rooms are required to be provided.	30
8	Storage (including warehousing)	30
9	Hazardous	30
10	Intermediate / Stations (excluding mail and express stops).	45 (25)*
11	Junction Stations	70 (45)*
12	Terminal / Stations.	45
13	International and domestic Airports.	70

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

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

**Table 37.2: Flushing storage capacities**

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

**Table 37.3: Domestic storage capacities**

Sr. No.	No. floors	Storage capacity	Remarks
For premises occupied as tenements with common conveniences			

1	Ground floor	Nil	Provided no down take fittings are involved
2	Floors 1,2,3,4,5 and upper floors	500* liters	Per tenement
Note 1	If the premises are situated at a place higher than the road level in the front of the premises, storage at ground level shall be provided on the same line as floor 1		
Note 2	The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than storage calculation on the number of down take fittings according to the scales given		
	Down take pipes		70 litres each
	Showers		135 litres each
	Bathtubs		200 litres each

\*Subject to provisions of water supply and drainage rules

## 38 Drainage and Sanitation Requirements

### 38.1 General

38.2 There should be at least one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all the buildings.

38.2.1 Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.

38.2.2 All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

### 38.3 For Residences

38.3.1 Dwelling with individual convenience shall have at least the following fitments:

- i) One bathroom provided with a tap and a floor trap,
- ii) One water-closet with flushing apparatus with an ablution tap; and
- iii) One tap with a floor trap or a sink in kitchen or wash place.

38.3.2 Dwelling without individual conveniences shall have the following fitments:  
One water tap with floor trap in each tenement,

- i) One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
- ii) One bath with water tap and floor trap for every two tenements.

#### 38.4 For Buildings Other than Residences

The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Table 38.1 to Table 38.14. The following shall be, in addition, taken into consideration:

- i) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
- ii) Building categories not included in the tables shall be considered separately by SPA-NAINA.
- iii) Drinking fountains shall not be installed in the toilets.
- iv) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.
- v) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.
- vi) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.
- vii) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.
- viii) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.

- ix) Where food is consumed indoors, water stations may be provided in place of drinking water fountains.

**Table 38.1: Sanitation requirement for Office buildings**

Sr. No	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
i)	Executive Rooms and Conference Halls in Office Buildings Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of user of each facility		For individual officer rooms	
ii)	Main Office Toilets for Staff and Visitors				
	a) Water-closet	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	1 in each water-closet			
	c) Urinals Add	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6	-
	Urinals Add @ 3%	101-200			
	for Add @ 2.5 %	Over 200			
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	1 per floor			

**Table 38.2: Sanitation Requirement for Factories**

Sr. No.	Fixtures	Offices/Visitors		Workers	
		Male	Female	Male	Female
i)	Water-closets (Workers & Staff)	1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 15 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
	For persons 101-200 add	3 %	5 %	3 %	5 %
	For persons over 200 add	2.5 %	4 %	2.5 %	4 %
ii)	Ablution tap	1 in each water-closet			
iii)	Urinals	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
	For persons 101-200 add	3 %		3 %	
	For persons over 200 add	2.5 %		2.5 %	
iv)	Washbasins Wash basins in rows or troughs and taps spaced 750 mm c/c	1 per 25 or part thereof			
v)	Drinking water fountain	1 per every 100 or part thereof with minimum one on each floor		1 per every 100 or part thereof with minimum one on each floor	
vi)	Cleaner's sink	1 on each floor			
vii)	Showers/Bathing rooms	As per trade requirements			
viii)	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons	

Sr. No.	Fixtures	Offices/Visitors		Workers	
		Male	Female	Male	Female

Note: For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to being extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.

**Table 38.3: Sanitation requirements for Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres**

No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
i)	Water-closets	1 per 100 seat up to 400 Over 400, add @ 1 per 250 or part thereof	3 per 100 up to 200 Over 200, add at 2 per 100 or part thereof	1 for up to 15	1 for up to 12
ii)	Ablution tap	1 in each water-closet			
iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45 Add @ 1 for every 25	-
iv)	Washbasins	1per 200 or part thereof		1 for up to 15 2 for 16-35 Add @ 1 for every 25	1 for up to 12 2 for 13-25 Add @ 1 for every 25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor			
vii)	Showers/Bathing rooms	As per trade requirements			

Notes: 1) Some WC's may be European style if desired  
2) Male population may be assumed as 2/3<sup>rd</sup> and female population as 1/3<sup>rd</sup>.

**Table 38.4: Sanitation requirement for Art Galleries, Libraries and Museums**

No.	Fixtures	Public		Staff	
		Male	Female	Male	Female

No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
i)	Water-closets	1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof	1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof	1 for up to 15 2 for 16-35 Add @ 1 for every 25	1 for up to 12 2 for 13-25 Add @ 1 for every 25
ii)	Ablution tap	One in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in vicinity of water-closets and urinals			
iii)	Urinals	1 per 50	-	Nil up to 6 1 per 7-20 2 per 21-45 Add @ 1 for every 25	-
iv)	Washbasins	1 for every 200 or part thereof. For over 400, add at 1 per 250 persons or part thereof	1 for every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof	1 for up to 15 2 for 16-35 Add @ 1 for every 25	1 for up to 12 2 for 13-25 Add @ 1 for every 25
v)	Drinking water fountain	1 per 100 persons or part thereof			
vi)	Cleaner's sink	1 per floor, Min			
vii)	Showers/Bathing rooms	As per trade requirements			

Notes: 1) Some WC's may be European style if desired.

2) Male population may be assumed as 2/3<sup>rd</sup> and female population as 1/3<sup>rd</sup>.

**Table 38.5: Sanitation requirement for Hospitals with Indoor Patient Wards**

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
i)	Toilet suite comprising one WC and one washbasin and	Private room with up to 4 patients		For individual doctor's / officer's rooms	

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
	shower stall				
For General Wards, Hospital Staff and Visitors					
ii)	Water-closets	1 per 8 beds or part thereof	1 per 8 beds or part thereof	1 for up to 15 2 for 16-35 Add @ 1 for every 25	1 for up to 12 2 for 13-25 Add @ 1 for every 25
iii)	Ablution tap	One in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 30 beds Add @ 1 for every 25	-	Nil up to 6 1 for 7 to 20 2 for 21-45 Add @ 1 for every 25	-
v)	Washbasins	2 for every 30 beds or part thereof Add 1 per additional 25 beds or part thereof		1 for up to 15 2 for 16-35 Add @ 1 for every 25	1 for up to 12 2 for 13-25 Add @ 1 for every 25
vi)	Drinking water fountain	1 per ward		1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per ward		-	
viii)	Bed pan sink	1 per ward		-	
ix)	Kitchen sink	1 per ward		-	

**Table 38.6: Sanitation requirement for Hospitals - Outdoor Patient Department**

Sr. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
i)	Toilet suite of one WC and one washbasin (with optional shower if building used for 24 hrs)	For up to 4 patients		For individual doctor's/officer's rooms	
ii)	Water-closets	1 per 100 persons or	2 per 100 persons or	1 for up to	1 for up to 12

		part thereof	part thereof	15 2 for 16-35 Add @ 1 for every 15	2 for 13-25 Add @ 1 for every 15
iii)	Ablution tap	One in each water-closet			
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 per 7 to 20 2 per 21-45 Add @ 1 for every 25	-
v)	Washbasins	1per 100 persons or part thereof	2per 100 persons or part thereof	1 for up to 15 2 for16-35 Add @ 1 for every 25	1 for up to 12 2 for13-25 Add @ 1 for every 25
vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	
Notes: 1) Some WC's may be European style if desired. 2) Male population may be assumed as 2/3 <sup>rd</sup> and female population as 1/3 <sup>rd</sup> . 3) Provision for additional and special hospital fittings where required shall be made.					

**Table 38.7: Sanitation requirement Hospitals Administrative Buildings**

Sr. No.	Fixtures	Staff Toilets	
		Male	Female
i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For individual doctor's/officer's rooms	
ii)	Water-closets	1per 25 persons or part thereof	1per 15 persons or part thereof
iii)	Ablution tap	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-	

Sr. No.	Fixtures	Staff Toilets	
		Male	Female
		closets and urinals	
iv)	Urinals	Nil up to 6 1 per 7 to 20 2 per 21 to 45 Add @ 1 for every 25	-
v)	Washbasins	1 per 25 persons or part thereof	1 per 25 persons or part thereof
vi)	Drinking water fountain	1 per 100 persons or part thereof	
vii)	Cleaner's sink	1 per floor, Min	
viii)	Kitchen sink	1 per floor, Min	

Note: Some WC's may be European style if desired.

**Table 38.8: Sanitation requirement for Hospitals' Staff Quarters and Nurses Homes**

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
i)	Water-closets	1 per 4 persons or part thereof	1 per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16-35	1 per 4 persons or part thereof 2 for 16-35
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iii)	Washbasins	1 per 8 persons or part thereof	1 per 8 persons or part thereof		
iv)	Bath (Showers)	1 per 4 persons or part thereof	1 per 4 persons or part thereof		
v)	Drinking water fountain	1 per 100 persons or part thereof, minimum 1 per floor	1 per 100 persons or part thereof, minimum 1 per floor		
vi)	Cleaner's sink	1 per Floor	1 per Floor		

Notes 1) Some WC's may be European style if desired.

Sr. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female

2) For independent housing units fixtures shall be provided as for residences.

**Table 38.9: Sanitation requirement for Hotels**

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets		-	
Guest Rooms with Common Facilities					
ii)	Water-closets	1 per 100 persons up to 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100 Add 1 @ every 35	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 Add 1 @ every 25
iii)	Ablution tap	One in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70 4 for 71-100 Add @ 1 for every 50	-
v)	Washbasins	1 per WC/Urinal	1 per WC	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100 Add @ 1 for every 35	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 Add @ 1 for every 25

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
vi)	Bath (Showers)	1 per 10 persons or part thereof		-	-
vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
viii)	Kitchen sink	1 per kitchen			

Notes: 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special hospital fittings where required shall be made.

**Table 38.10: Sanitation requirement for Restaurants**

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
i)	Water-closets	1 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	2 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof	1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 Add @ 1 for every 25
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
iii)	Urinals	1 per 50 persons or part thereof		Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 Add @ 1 for every 30	
iv)	Wash basins	1 per WC			
v)	Cleaner's sink	1 per restaurant			

Sr. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
vi)	Kitchen sink /Dish washer	1 per kitchen			

Notes: 1) Some WC's may be European style if desired.

2) Male population may be assumed as two-third and female population as one-third.

3) Provision for additional and special hospital fittings where required shall be made.

**Table 38.11: Sanitation requirement for Schools and Educational Institutions**

Sr. No.	Fixtures	Nursery School	Non-Residential		Residential	
			Boys	Girls	Boys	Girls
i)	Water-closets	1 per 15 pupils or part thereof	1 for 40 pupils or part thereof	1 per 25 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
ii)	Ablution tap	One in each water-closet				
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.				
iii)	Urinals		1 per 20 pupils or part thereof		1 per 25 pupils or part thereof	
iv)	Washbasins	1 per 15 pupils or part thereof	1 per 60 pupils or part thereof	1 per 40 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
v)	Bath/Showers	1 per 40 pupils or part thereof			1 per 8 pupils or part thereof	1 per 6 pupils or part thereof
vi)	Drinking water fountain or taps	1 per 50 pupils or part thereof				
vi)	Cleaner's Sink	1 per floor				

Notes: 1) Some WC's may be European style if desired.

2) For teaching staff, the schedule of fixtures to be provided shall be the same as in

case of office building

**Table 38.12: Sanitation requirement for Hostels**

No.	Fixtures	Resident		Non-Resident		Visitor/Common Rooms	
		Male	Female	Male	Female	Male	Female
i)	Water-closet	1 per 8 or part thereof	1 per 6 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100 Add @ 1 for every 35	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 Add @ 1 for every 35	1 per 100 up to 400 Over 400 add at 1 per 250	1 per 200 up to 200 Over 200 add at 1 per 100
ii)	Ablution tap	One in each water-closet					
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	1 per 25 or part thereof		Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 Add @ 1 for every 30		1 per 50 or part thereof	
iv)	Wash basins	1 per 8 persons or part thereof	1 per 6 persons or part thereof				
v)	Bath/ Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof				
vi)	Cleaner's Sink	1 per floor					

Note: Some WC's may be European style if desired.

**Table 38.13: Sanitation requirement for Mercantile Buildings, Commercial Complexes, Shopping Malls, Fruit & Vegetable Markets**

Sr. No.	Fixtures	Shop Owners		Common Toilets in Market/ Mall Building		Public Toilet for Floating Population	
		Male	Female	Male	Female	Male	Female
i)	Water-closets	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100 Add @ 1 for every 35	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 Add @ 1 for every 25	1 per 50 (Min. 2)	1 per 50 (Min. 2)
ii)	Ablution tap	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
		1 water tap with draining arrangements shall be provided in receiving / sale area of each shop and for every 50 persons or part thereof in the vicinity of water-closets and urinals.					
iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 Add @ 1 for every 25		1 per 50	
iv)	Wash basins	1 per 8 persons or part thereof		1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100 Add @ 1 for every 35	1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 Add @ 1 for every 25		
v)	Bath / Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	-	-	1 per 50 persons	1 per 50 persons
Notes: 1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.							

Sr. No.	Fixtures	Shop Owners		Common Toilets in Market/ Mall Building		Public Toilet for Floating Population	
		Male	Female	Male	Female	Male	Female
2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.							

**Table 38.14: Sanitation requirement for Railway Stations and Bus stations**

Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations	
		Male	Female	Male	Female
	Water-closet	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof
ii)	Ablution tap	One in each water-closet			
1 Water tap with draining arrangements shall be provided for every 50 persons or part thereof in vicinity of water closets					
iii)	Urinals	4 for up to 1000 Add 1 per additional 1000		6 for up to 1000 Add 1 per additional 1000	
iv)	Washbasins	1 per WC / Urinal	1 per WC	1 per WC / Urinal	1 per WC
v)	Bath/Showers	2 per 1000		3 per 1000	
vi)	Drinking water fountain or taps (in common lobby for male/ female)	2 per 1000 or part thereof		3 per 1000 or part thereof	
vii)	Cleaner's sink	1 per toilet compartment with 3 WC's			

Sr. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations	
		Male	Female	Male	Female
viii)	Toilet for Disabled	1 per 4000			

Notes: 1) Some WCs may be European style if desired

2) Male population may be assumed as three-fifth and female population as two-fifth.

3) Separate provision shall be made for staff and workers

## PART VII - SPECIAL PROVISIONS IN CERTAIN BUILDINGS

### 39 Provisions of facilities for physically handicapped

These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 m<sup>2</sup>. It does not apply to private and public residences.

#### 39.1 Definitions

39.1.1 **Non-ambulatory Disabilities:** Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

39.1.2 **Semi -ambulatory Disabilities:** Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

39.1.3 **Hearing Disabilities:** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

39.1.4 **Sight Disabilities:** Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

39.1.5 **Wheel Chair:** Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1.05 m x 0.75 m.

#### 39.2 Site development

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

39.2.1 **Access Path / Walk Way:** Access path from plot entry and surface parking to building entrance shall be minimum of 1.80 m wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons; hereinafter referred to as “guiding floor material”). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

39.2.2 **Parking:** For parking of vehicles of handicapped people, the following provisions shall be made

- i) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 m from building entrance.
- ii) The width of parking bay shall be minimum 3.6 meter.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

39.3 Building requirements: The specified facilities for the buildings for physically handicapped persons shall be as follows:

- i) Approach to plinth level
- ii) Corridor connecting the entrance/exit for the handicapped
- iii) Stair-ways
- iv) Lift
- v) Toilet
- vi) Drinking Water

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

39.3.2 Ramped Approach: Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1.80 m with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 0.80 m high hand rail on both sides extending 0.30 m beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

39.3.3 Stepped Approach: For stepped approach size of tread shall not be less than 300 m and maximum riser shall be 150 m. Provision of 800 m high hand rail on both sides of the stepped approach similar to the ramped approach.

39.3.4 Exit/Entrance Door: Minimum & clear opening of the entrance door shall be 900 m and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 0.012 m.

39.3.5 Entrance Landing: Entrance landing shall be provided adjacent to ramp with the minimum dimension 1.80 m x 2.00 m. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is

conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as “guiding floor material” (Annexure 7). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

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

- i) ‘Guiding floor materials’ shall be provided or device that emits sound to guide visually impaired persons.
- ii) The minimum width shall be 1.50 m.
- iii) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- iv) Hand rails shall be provided for ramps/slope ways.

39.3.7 Stair-ways: One of the stair-ways, near the entrance / exit for the handicapped shall have the following provisions:

- i) The minimum width shall be 1.35 m.
- ii) Height of the riser shall not be more than 0.15 m and width of the tread 300 m. The steps shall not have abrupt (square) nosing.
- iii) Maximum number of risers on a flight shall be limited to 12.
- iv) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

39.3.8 Lifts: Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 person’s capacity of Bureau of Indian Standards.

Clear internal depth	1.10 m
Clear internal width	2.00 m
Entrance door width	0.90 m

- i) A hand rail not less than 0.60 m long at 1.00 m above floor level shall be fixed adjacent to the control panel.
- ii) The lift lobby shall be of an inside measurement of 1.80 m x 1.80 m or more.

- iii) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/ sec.
- iv) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance/exit is either open or closed.

39.3.9 Toilets: One special W.C. in a set of toilets shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.

- i) The minimum size shall be 1.50 m x 1.75 m.
- ii) Minimum clear opening of the door shall be 0.90 m and the door shall swing out. Suitable arrangement of vertical/horizontal handrails with 0.05 m clearance from wall shall be made in the toilet.
- iii) The W.C. seat shall be 0.50 m from the floor.

39.3.10 Drinking Water: Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

39.3.11 Designing for Children: In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

#### 39.4 Explanatory notes: Guiding / Warning Floor Material

The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

- i) The access path to the building and to the parking area.
- ii) The landing lobby towards the information board, reception, lifts, staircases and toilets.
- iii) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- iv) At the location abruptly changing in level or beginning/end of a ramp.
- v) Immediately in front of an entrance/exit and the landing.

### 39.5 Proper signage:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, whereas visual signals benefit those with hearing disabilities. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas. The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the handicapped.

## 40 Provisions for environmental sustainability

DM 53

Integration of Environmental Norms as mentioned in Annexure-X shall be applicable for development in NAINA.

It is advisable that all developments voluntarily adopt suitable green rating systems such as LEED (Leadership in Energy and Environment Development), GRIHA (Green Rating for Integrated Habitat Assessment) or IGBC (Indian Green Building Council). However certain measures are also stipulated in the following regulations.

### 40.1 Installation of Solar Assisted Water Heating System

- i) Solar water heating systems shall be made in the building for hospitals, hotels, hostels, guest houses, police men/ army barracks, canteens, laboratories and research institutions, schools and colleges and other institutes.
- ii) The solar water heating system shall be mandatory in the hospitals and hotels, where the hot water requirements are of continuous nature. These buildings must be provided with auxiliary back-up system.
- iii) 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 requirements may not be continuous/ permanent.

- a. Guest Houses

- b. Police men/Army barracks
  - c. Canteens
  - d. Laboratory & Research Institutions where hot water is needed.
  - e. Hostels, Schools, Colleges, Hospitals and Other Institutes.
- iv) The Installation of the electrical back up in all such water heating system shall be optional depending on the nature of requirements of the hot water.
- v) It is suggested that solar heating systems of the capacity of about 100 liters per day based on thermosyphonic with necessary electrical back-up be installed at residential buildings like hostels.
- vi) In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions: 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.
- a. The roof loading adopted in the design of such building should be at least 50 kg per m<sup>2</sup> for the installation of solar water heating system.
  - b. A solar water heating system can also be integrated with the building design. These either can 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 south facing vertical wall of building the output from such Collectors during winter month is expected to be within 32% output from the optimum inclined Collector.
  - c. All the new buildings to be constructed shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.
  - d. 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 building. The norms for hospitals, hotels and other functional buildings are given below:

**Table 40.1: Solar Heated Water requirement for different uses**

<b>Sr. No.</b>	<b>Type of Buildings</b>	<b>Capacity recommended liters per capita per day</b>
1	Hospitals	100
2	Hotels	150

3	Hostels & other such Building	25
4	Canteen	As required
5	Laboratory & Research Institutions	As required

- e. An Open area of 3 m<sup>2</sup> would be required for installation of a collector which supplies about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.
- f. The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate or tubular collector conforming to Bureau of Indian Standards - latest standard should be used in all such solar water heating systems.

#### 40.2 Water Management

The provision for water management includes rain water harvesting and grey water recycling. These shall be made as under:

##### 40.2.1 Rain water harvesting

- i) All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction/ additions on plots having area not less than 500 m<sup>2</sup> in non gaathan areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule below. Provided that the CEO, SPA-NAINA may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- ii) The owner/society of every building mentioned in the (i) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater at all times.
- iii) The SPA-NAINA may impose a levy of not exceeding Rs.1000/-per annum for every 100 m<sup>2</sup> of built-up area for the failure of the owner of any building mentioned in the (i) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. SPA-NAINA may amend these charges from time to time.

#### **SCHEDULE**

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

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface

- i) Open well of a minimum 1m dia and 6m in depth into which rain water may be channelled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
  - ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1 m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
  - iii) An impervious surface/underground storage tank at the rate of 50 liters/ tenement for tenement up to 30 tenements and at the rate of 20 liters/ tenement for 30 and above tenements. may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
  - iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :
    - a. 40 mm stone aggregate as bottom layer upto 50% of the depth.
    - b. 20 mm stone aggregate as lower middle layer upto 20% of the depth.
    - c. Coarse sand as upper middle layer upto 20% of the depth.
    - d. A thin layer of fine sand as top layer.
    - e. Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
    - f. Brick masonry wall with cement plastering is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
    - g. Perforated concrete slabs shall be provided on the pits/trenches.
    - h. If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground
2. The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with

mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 0.1 m dia. for a roof area of 100 m<sup>2</sup>.

3. Rain Water Harvesting structures shall be sited so as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. It will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

#### 40.2.2 Grey water recycling

- i) All development/ redevelopment on plots having an area more than 4000 m<sup>2</sup> shall have the provision for recycle and reuse of grey water. The applicant shall along with his application submit the detailed report prepared by his professional on record for “grey water recycling” furnishing details of calculations, references, implementation plan etc. to install adequate grey water recycling plant with details of the company and its commitment to monitor the system for next five years from the date of occupation of the respective building.
- ii) The grey water system shall include the following
  - a. Grey water other than from water closet shall only be recycled
  - b. The system shall not constitute a nuisance of foul gases and or/ cause public hazard by implementing such system
  - c. The grey water recycling system shall be designed considering anticipated occupancy load and seasonal fluctuations in discharge
  - d. The grey water shall be recycled using a recycling plant
  - e. Separate plumbing network shall be installed to collect grey water from kitchens, bathrooms, washing machines and dishwashers leading to a recycling plant with separate underground and overhead tanks
  - f. The entire connecting network shall be painted in purple colour
  - g. The company/ agency appointed for installation of such grey water treatment system shall conform to ISO:14000 and shall monitor the performance for five successive years after grant of Occupation Certificate to the building.
- iii) The treated grey water shall be used for gardening, toilet flushing, landscape, irrigation, cooling towers, car washing etc. but in no case for drinking, bathing and washing of clothes and utensils. The developer shall display in prominent location a notice stating the same.
- iv) The quality of the treated grey water shall conform to standards prescribed by MPCB for non-potable use.

- v) A clause must be included by the owner/ developer in the purchase agreement that the purchaser owner of the premises/ organization or society of occupiers or the society of the purchasers shall ensure that
- a. The recycled water shall be tested every six months in MPCB approved laboratory and result of which shall be made accessible to SPA- NAINA
  - b. Any recommendation from testing laboratory for any form of corrective measures that needed to be adopted shall be complied. Copy of any such recommendations shall also be sent by the testing laboratories to SPA-NAINA
  - c. Compliance of the testing laboratory shall be communicated to SPA-NAINA and failure to do so will be treated as punishable offence under the Environment Protection Act 1986.

### 40.3 Energy Conservation

- 40.3.1 In developments on areas of 20 ha or more use of renewable energy based (Solar PV, Biomass, Wind and such other source as approved by Ministry of New and Renewable Energy, GoI) lighting system for minimum 25% of external lighting (wattage) requirement in Kw on site namely walkways, driveways and landscaped areas and common/ circulation areas within the building such as corridors, staircases, lift lobbies, entrance lobbies, refuge areas etc. with provision of back up lighting in case of any problems with renewable energy based lighting systems.
- 40.3.2 Norms and standards mentioned in the Energy Conservation Building Code (ECBC) shall be applicable to all developments as specified in the code.

### 40.4 Solid Waste Management

- 40.4.1 All buildings shall be provided with separate colour bins for collecting Dry waste (metal, paper, rubber, plastic, etc) and Wet Waste (organic waste). There shall be proper storage of Hazardous Waste (batteries, used bulbs, lamps, medicines etc) as per the prescribed norms for hazardous waste management by Ministry of Environment, Forests and Climate Change, Government of India.
- 40.4.2 Arrangements shall be made for reuse/ recycling of dry waste by tying up with local recycler or NGOs working with rag pickers such as but not limited to Stree Mukti Sanghata, Kagad Kach Patra Kashtakari Panchayat.
- 40.4.3 All developments on areas 20 ha and more shall have decentralised (onsite) treatment plant based on non-energy intensive and ecofriendly technology (anaerobic digestion or in-vessel composting/vermicomposting) for the treatment of 100% of organic wastes.
- 40.4.4 Construction and demolition waste may be used for filling up low lying areas with prior permission of SPA-NAINA. Developers are encouraged to recycle the construction and demolition waste as far as possible. The recyclable material from such wastes such as metal, wood, plastic may be recycled / reused as per Regulation No. 40.4.2.

## 41 Provisions for public safety & security

41.1 Installing Closed Circuit Television Cameras: All developments on areas 20 ha and more shall have CCTV cameras installed on front entry/exit gates and public places within such developments such as gardens, streets, shopping areas etc. It is also advisable to install such CCTV in public buildings within such developments. Installation of such CCTVs shall be guided by the following:

- i) The CCTV cameras to be IP based.
- ii) Products and Solutions shall adhere to Open standards (i.e. there are no proprietary standards leading to locking of technology / solution).
- iii) Basic Video Management System functionality needed to view recorded videos, perform forward and rewind function etc. Designated officials should be able to see live feed or stored feed from their desktops connected to CCTV system through LAN.
- iv) Video Data to be stored for 7 days on the primary storage (NAS / Disk Based Storage).
- v) In some cases if back-up of data is considered essential, then it can be stored at alternate place on DVDs /External Hard Drives.
- vi) It shall be ensured that CCTV System doesn't breach Individual Privacy. There shall be transparency about the existence of the CCTV Surveillance System and shall clearly notify that "The Area is under Video Surveillance". Such notification shall also mention name & telephone number of authority to be contacted in case of any complain.
- vii) The data and information about the CCTV System and the vendor shall be shared with the concerned Police Department.
- viii) A periodic review and assessment (at least once in 3 months, preferably by the third party firms) of the CCTV system shall be done and documented for the management and verification.
- ix) Power backup to be ensured for cameras.
- x) Cameras to be mostly fixed type. However, some Pan-Tilt-Zoom (PTZ) CCTV Cameras may be installed in case of specialized requirements.
- xi) In open areas prone to heat/dust/rainfall, the specifications shall be slightly different and also, the casing is of better specification

- xii) Recommended Technical Specifications for indoor, outdoor and PTZ CCTV cameras are specified in Table 41.1.

**Table 41.1: Specifications for different types of cameras**

Sr. No.	Parameter	Recommended Minimum Specifications
<b>A.</b>	<b>INDOOR CAMERAS</b>	
1.	Video Compression	H.264
2.	Video Resolution	1280 x 720 or above
3.	Frame rate	Minimum 25 fps in all resolutions
4.	Image Sensor	Minimum 1/4" Progressive Scan CCD/CMOS
5.	Lens Type	Fixed Focal/Varifocal
6.	Lens	2.7-8mm, 4x digital zoom
7.	Minimum Illumination	Colour: 1 lux, 13/W: 0.5 lux (at 30 IRE)
8.	Image settings	Compression, colour, brightness, sharpness, contrast, white balance, exposure control, backlight compensation
9.	Audio	Built in Microphone
10.	Protocol	HTTP, HUI'S, FTP, SMTP, RTSP, RTP, TCP, UDP, RTCP, DHCP, UPnP, QoS
11.	Security	Password Protection, IP Address filtering, User Access Log
12.	Operating conditions	0 to 50°C
13.	Casting	Tamper Resistant casing for Indoor Environment (Box or Dome).
<b>B.</b>	<b>OUTDOOR CAMERAS</b>	
1.	Video Compression	H.264
2.	Video Resolution	1280 x 720 or above
3.	Frame rate	Minimum 25 fps in all resolutions
4.	Image Sensor	Minimum 1/4" Progressive Scan CCD/CMOS
5.	Lens Type	Fixed Focal/Varifocal
6.	Lens	2.7-8mm, 4x digital zoom
7.	Minimum Illumination	Colour: 1 lux, B/W: 0.5 lux (at 30 IRE)

<b>Sr. No.</b>	<b>Parameter</b>	<b>Recommended Minimum Specifications</b>
8.	Image settings	Compression, colour, brightness, sharpness, contrast, white balance, exposure control, backlight compensation.
9.	Audio	Built in Microphone.
10.	Protocol	HTIT, I RTPS, SMTP, RTSP, RTP, TCP, UDP, RTCP, UPnP, QoS.
11.	Security	Password Protection, IP Address filtering, User Access Log.
12.	Operating conditions	0 to 50°C.
13.	Casing	Outdoor Cameras (in open sky) to include 11366 Casing. (Box or Dome).
<b>C</b>	<b>PTZ CAMERAS</b>	
1.	Video Compression	H.264.
2.	Video Resolution	1280 x 720 or above.
3.	Frame rate	Minimum 25 fps in all resolutions.
4.	Image Sensor	1/4" Progressive Scan CMOS / CCD.
5.	Lens Type	Fixed Focal/Varifocal.
6.	Lens	4x digital zoom, 10x Optical Zoom.
7.	Minimum Illumination	Colour: 0.5 lux, 131W: 0.1 lux (at 30 IRE).
8.	Panning Range	360 degrees (endless).
9.	Tilting Range	0 degrees to 90 degrees.
10.	Image settings	Compression, colour, brightness, sharpness, contrast, white balance, exposure control, backlight compensation, Auto Tracking, Pre-Set Tour Settings.
11.	Audio	Built in Microphone.
12.	Protocol	HTTP, HTTPS, FTP, SKIT, RTSP, RTP, TCP, UDP, RTCP, DHCP, UPnP, QoS.
13.	Security	Password Protection, IP Address filtering, User Access Log.
14.	Operating conditions	0 to 50°C.
15.	Casing	Tamper Resistant casing for Indoor Environment.

## PART VIII - ACQUISITION / DEVELOPMENT OF RESERVED / DESIGNATED SITES IN DEVELOPMENT PLAN

### 42 Manner of Development of Reserved / Designated Sites in Development Plan

All lands reserved for public purpose in the Development Plan shall be acquired by SPA-NAINA for development of designated purpose. Alternatively;

#### 42.1 Reservations in NAINA Scheme:

- i) In case of NAINA Scheme: Such reservations will be offset against the land to be surrendered under NAINA Scheme as stipulated in Regulation No.12 and 13 as the case may be, by the developer to SPA-NAINA. If the reservations exceeds such land to be surrendered as per Table 13.1 the developer will be compensated by any of the following ways at the discretion of SPA-NAINA
  - a. Providing the area of such excess land under reservation as Transferrable Development Right (TDR) subject to Regulation No. 43
  - or
  - b. Monetary compensation
- ii) Manner of development:
  - a. Owner/ developer developing and handing over the built reservation: The developer will be permitted to develop such reservation and hand over the same to SPA-NAINA. The owner/ developer will be entitled for construction amenity TDR for developing that reservation. Such manner of development will be permitted only for lands reserved for School, Primary Health Centre, College, General Hospital, Police Station and Fire Station.
  - b. Owner/ developer developing and managing the reservation: The developer will be permitted to develop and manage such reservation, in which case the land to be surrendered will be leased back to the developer with certain terms and conditions.

Such manner of development will be permitted only for lands reserved for School, Primary Health Centre, College, General Hospital, Police Station and Fire Station.

- c. In either of the case above the reservation shall be developed to such stipulations as may be prescribed and to the satisfaction of CEO.

#### 42.2 Reservations in Non - NAINA Development:

- i) The land owner whose land is being acquired for the designated public purposes under the Development Plan shall be entitled to compensation under the relevant law or Transferable Development Rights according to Regulation No. 43.
- ii) Manner of development: Same as 42.1 (ii) (a), (b) and (c) above

## 43 Transferable Development Rights

### 43.1 Transferable Development Rights —

Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as Development Right Certificate (DRC).

Development Rights Certificate (DRC) shall be issued by CEO, under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.

### 43.2 Cases Eligible For Transferable Development Rights (TDR): —

Compensation in terms of Transferable Development Rights (TDR) shall be permissible for

- (i) Lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act, 1966.

- (ii) Lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional and Town Planning Act, 1966.
- (iii) Lands under any new road or road widening proposed under the provisions of Maharashtra Municipal Corporation Act.
- (iv) Development or construction of the amenity on the reserved land.
- (v) Unutilized FSI of any structure or precinct which is declared as Heritage structure or precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation.
- (vi) In lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional and Town Planning Act, 1966.
- (vii) The purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.

#### 43.3 Cases Not Eligible For Transferable Development Rights (TDR): –

It shall not be permissible to grant Transferable Development Rights (TDR) in the following circumstances: —

- (i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means.
- (ii) Where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.
- (iii) In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.
- (iv) In cases where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations.
- (v) If the compensation in the form of FSI / or by any means has already been granted to the owner.
- (vi) Where lawful possession including by mutual agreement /or contract has been taken.
- (vii) For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.

(viii) For any designation, allocation of the use or zone which is not subjected to acquisition.

#### 43.4 Generation of the Transferable Development Rights (TDR) —

##### 43.4.1 Transferable Development Rights (TDR ) against surrender of land: —

43.4.1.1 For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the vary said land to be surrender and also that of land surrounding to such land at the rate as given below: —

<b>Area Designated on DP</b>	<b>Entitlement for TDR/DR</b>
Non-Gaothan Area	2 times the area of surrendered land.
Gaothan Area	3 times the area of surrendered land.

(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted):

Provided that, if leveling of land and construction/erection of the compound wall / fencing as per Clause No.43.4.1.2 to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-Gaothan area and Gaothan area respectively:

Provided also that, Additional / incentive Transferable Development Rights (TDR) to the extent of 20%, 15%, 10% and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2, 3 years and 5 years from this notification respectively:

Provided that, the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR. Also the quantum of Transferable Development Rights (TDR) generated for reservation in CRZ/BDP/HTHS Low Density Zone/Hazards Zone areas or in areas which have some natural or legal constraint on development shall be as decided by the Government separately

43.4.1.2 DRC shall be issued only after the land is surrendered to the SPA-NAINA, free of cost and free from encumbrances and after leveling the land to the surrounding ground level and after constructing / erecting a 1.5m high compound wall / fencing i.e. brick/stone wall up to 0.60m above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the CEO, SPA-NAINA. Provided that, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of Transferable Development Rights (TDR) shall be reduced as prescribed in proviso to Clause 43.4.1.1.

Provided further that such construction/erection of compound wall/fencing shall not be necessary for area under Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in regulation No. 43.4.1.1 shall be granted without any reduction.

43.4.1.3 If any contiguous land of the same owner/developer, in addition to the land under surrender for which Transferable Development Rights (TDR) is to be granted, remains unbuildable, the CEO, may grant Transferable Development Rights (TDR) for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the CEO, may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose.

43.4.1.4 In case of lessee, the award of Transferable Development Rights (TDR) shall be subject to lessee paying the lessor or depositing with the SPA-NAINA for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the SPA NAINA on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

43.4.2 Transferable Development Rights (TDR ) against Construction of Amenity —

When an owner or lessee with prior approval of CEO, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the SPA-NAINA, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the CEO, and hands over the said developed/constructed amenity free of cost to the CEO, then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula: —

Construction Amenity TDR in Sqm =  $A/B * 1.25$

Where,

A = cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

B = land rate per Sqm. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

#### 43.5 Utilisation Transferable Development Rights (TDR): —

43.5.1 A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for Transferable Development Rights (TDR) utilisation shall be submitted alongwith the documents as may be prescribed by the CEO, from time to time.

43.5.2 With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the CEO, who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the CEO, shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining, if any.

43.5.3 The Transferable Development Rights (TDR) generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in Gaothan or non-Gaothan area earmarked on Development Plan. The equivalent quantum of Transferable Development Rights (TDR ) to be permitted on receiving plot shall be governed by the formula given below: —

$$\text{Formula: } X = (R_g / R_r) \times Y$$

Where,

X = Permissible Utilisation of TDR/DR in Sqm. on receiving plot

R<sub>g</sub> = Rate for land in Rs. per Sqm. as per ASR of generating plots in generating year

R<sub>r</sub> = Rate for land in Rs. per Sqm. as per ASR of receiving plot in generating year

Y = TDR debited from DRC in Sqm.

#### 43.5.4 Utilisation of Transferable Development Rights (TDR ) and Road Width Relation:

43.5.4.1 Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of Transferable Development Rights (TDR) on receiving plot in NAINA Scheme Development shall be, subject to the road width, as prescribed below: —

Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading
(1)	(2)	(3)
1	9m and above but less than 12	0.40
2	12m and above but less than 18	0.65
3	18m and above but less than 24	0.90
4	24m and above but less than 30	1.15
5	Above than 30m	1.40

Note.—

- (i) Column No. 3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier Regulations shall remain in force except for Gaothan/Congested areas:

Provided also that, the above utilisation of TDR would be available to an existing road width of 9 mt and above so marked under the relevant Municipal Corporation Act.

- (ii) FSI loading limit on such plot (Maximum Building potential) shall be the basic FSI + TDR + Additional FSI on payment of premium, if any+ Road widening FSI of the very said plot if any.
- (iii) However the ~~Municipal Commissioner~~ CEO, NAINA shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development.
- (iv) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing, if any.
- (v) The priority and quantum of maximum permissible TDR loading mentioned above shall include at least 20% slum TDR (wherever applicable) and DRC generated from the vary said land and/or DRC generated from other location up-to the permissible limit mention above.
- (vi) If a plot is situated on internal road having dead end within 50m from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR.
- (vii) The maximum permissible utilisation of Transferable Development Rights (TDR) loading on receiving plot in Non-NAINA Development in shall be restricted to 20% of area of receiving plot subject to condition that the receiving plot shall be fronting on road having width 9m and above.
- (viii) The maximum permissible utilisation of Transferable Development Rights (TDR) loading on receiving plot in TBD shall be restricted to 10% of area of receiving plot.

- 43.5.4.2 Provided that, the restrictions of total maximum permissible built-up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone, BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply.
- 43.5.4.3 Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building, etc. as per prevailing Development Control Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned in regulation No. 43.5.4.1 shall not be applicable.
- 43.5.4.4 The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.
- 43.5.4.5 Areas Restricted from Utilisation of Transferable Development Rights (TDR)—
- Utilisation of Transferable Development Rights (TDR) shall not be permitted in following areas: —
- a) Area within the flood control line i.e. blue line (prohibitive zone) as specified by Irrigation Department.
  - b) Coastal regulation zone.
  - c) Where the permissible basic Zonal FSI is less than 0.50, except NAINA Scheme in LDZ and TBD.
  - d) Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defence restriction areas, etc.) or under these regulations.

#### 43.6 General Stipulation —

- 43.6.1 Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section 20 scheme and such conditions as the Government may prescribed. In case of non-retainable land, the

grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard:

Provided that, in case of lands having tenure other than Class-I, like inam lands, tribal lands etc., NOC from Competent Authority, mentioning (i) share of Government and land holder (ii) transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.

43.6.2 DRC shall be issued by the CEO, as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a “transferable and negotiable instrument” after the authentication by the CEO. The CEO, shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.

43.6.3 The CEO, shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.

43.6.4 Transfer of DRC —

43.6.4.1 The CEO, shall allow transfer of DRC in the following manner —

(i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.

(ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the CEO, with an application along with relevant documents as may be prescribed by the CEO, and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the CEO, and in such circumstances the Certificate shall be available for use only to the holder / transferor.

43.6.4.2 The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.

43.6.5 The CEO, may refrain the DRC holder from utilizing the DRC in the following circumstances: —

(i) Under direction from a competent Court.

(ii) Where the CEO, SPA-NAINA has reason to believe that the DRC is obtained (a) by producing fraudulent documents (b) by misrepresentation.

43.6.6 Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing Development Control Regulations.

43.6.7 DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.

43.6.8 DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding Transferable Development Rights (TDR) receiving potential, the total area of the reservation before surrender, shall be considered.

43.6.9 Infrastructure Improvement Charges —

The utilizer shall pay to the SPA-NAINA, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.

43.7 Vesting of Land —

43.7.1 The CEO, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of SPA-NAINA.

43.7.2 In case the Appropriate Authority for reservation is other than SPA-NAINA, it shall be permissible for the CEO, on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the CEO, shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate Authority as per Annual Statement of Rates prevailing at the time of handing over possession of land under reservation:

Provided also that, if such Appropriate Authority is the State Government Department, the CEO, shall handover the possession of such land to the concerned Department free of cost.

## PART IX - REGULATIONS FOR SPECIAL ACTIVITIES

### 44 Mining or Quarrying Operations

44.1 With the prior approval of the CEO, Mining or Quarrying operations may be permitted on the following conditions:

- i) An application for development permission shall be made to SPA-NAINA, which shall include:
  - a. A Location Plan at 1: 5000 scale of the quarry site and an area upto 500m around the quarry site showing important natural and manmade features and contours.
  - b. A site plan at 1:500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures.
  - c. Proposed excavation plan and cross sections at 1:500 or larger scale showing proposed phasing; terracing; stepping; benching slopes; locations of process equipment's; diversion of water courses; impounding lake; storage areas for top soil, waste material, quarried material; workers housing; landscaping including screen planting, mounding, and measures against visual intrusion etc.
  - d. A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying.
  - e. A report supplementing the excavation and restoration plans, costs and implementation program.
- ii) Mining and quarrying operation should be in a controlled manner, such as starting operation initially on a site away from crowded areas and later gradually extending it to other.
- iii) Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector/ Director of Geology and Mining.
- iv) Regulations prescribed by the Revenue Authorities regarding the resettlement and restoration of environment shall be strictly followed.
- v) Quarrying shall not be permitted within 500 m from the gaathan/ village settlements, from rivers, forts, historical places, public road, railway line

and places of tourist interest and within 500 m from the High Tide Line along the coast.

- vi) The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and Regulations shall be followed.
- vii) Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channeled out of any nearby human settlement.
- viii) Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited.
- ix) Environment Clearance as applicable under the EIA Notification 2006 shall be sought from concerned authorities
- x) The Development Permission for quarrying shall be granted for a specific period, after which fresh permission for further quarrying will be necessary. In granting such fresh permission, the SPA-NAINA shall have regard to the applicant's performance in observing the approved excavation plans and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.

## 45 Erection of Mobile Towers

45.1 Erection of mobile towers shall be in accordance with the guidelines approved by the Government from time to time in this regard. ~~Installation of telecom towers should not be allowed on and around (100 Meters) the buildings where educational, religious and health care institutions are functioning.~~

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# PART X - REGULATIONS FOR HERITAGE STRUCTURES/ SITES/ PRECINCTS

## 46 Preamble

These regulations are formulated with a view to conserving the buildings, structures and precincts of historical or aesthetic or architectural or cultural value i.e. heritage buildings and heritage precincts.

## 47 Applicability

These regulations will apply to those buildings, artifacts, structures and/or precincts of historical and/or aesthetic and/or architectural and/or cultural value (hereinafter referred to as listed building/heritage buildings and listed precincts/heritage precincts). These shall also apply to heritage buildings / heritage precincts as may be listed in notification(s) to be issued by Government, from time to time.

## 48 Development of Heritage Buildings

### Responsibility of the Owners of Heritage Buildings

The owners of heritage buildings and buildings in heritage precincts shall continue to be responsible for regular repairs and maintenance of the buildings at their own cost. The SPA-NAINA shall not in any manner be responsible for such repair and maintenance.

Explanation: For the purposes of Part X 'Development' as defined in Regulation No. 2.36 shall also include 'material or structural change'.

Following Regulations shall apply for such development in addition to Regulations in Part I to Part IX.

- 48.1 In addition to the requirements stipulated in Regulation No. 6.2 the following shall be submitted while applying for development permission of heritage buildings
- i) Measured drawings of the existing structure to scale of not less than 1:100 and details of significant architectural features of the structure enlarged at a suitable scale.

- ii) Photographs from all sides including exteriors and interiors of the structure and of significant architectural features.
  - iii) Plans showing proposed works at a scale of 1:100 and details of significant architectural features of the structure enlarged at a suitable scale.
  - iv) Plan of the heritage precinct at a suitable scale where the permission is sought for a precinct or a building within the heritage precinct.
  - v) Explanatory memorandum showing how the heritage values are proposed to be conserved including details of architectural style and features proposed to be followed and the materials proposed to be used.
- 48.2 If required SPA-NAINA may seek advice of an external expert for scrutiny of the development permission.
- 48.3 Repairs and development of heritage buildings shall be done through same or similar building materials and construction techniques as originally used.
- 48.4 Repairs and development of heritage religious buildings, on religious grounds mentioned in sacred texts, or as a part of holy practices laid down in religious codes shall be permissible, subject to their being in accordance and in consonance with the original structure and architecture, designs, aesthetics and other special features thereof.
- 48.5 Normally no heritage building shall be permitted for demolition. However, on prior approval of SPA-NAINA the non-significant portion of a heritage building may be allowed to be demolished if it is established that such portion is likely to cause damage to life and property.
- 48.6 Repairing of heritage building, even if it does not constitute development under these Regulations, shall require a prior permission of SPA-NAINA for:
- i) Restoration of façade, structure and interior.
  - ii) Restoration of architectural elements/features.
- 48.7 Signage may be allowed if it does not obstruct the view of the heritage building and it is in harmony with the heritage building.
- 48.8 Grading of the Listed Buildings/Listed Precincts: In the said list of Heritage buildings, Heritage Precincts. "Grades" as I, II and III are mentioned. The meaning of these Grades and basic guidelines for development permissions are as mentioned in Table 48.1:

**Table 48.1: Grading of Heritage Buildings and Precincts**

<b>Sr. No.</b>	<b>GRADE-I</b>	<b>GRADE-II</b>	<b>GRADE-III</b>
A.	Heritage Grade – I: Buildings and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage, they may be associated with a great historical event, personality, movement or institution which are the prime landmarks of the Sub Region have been designated as Heritage Grade – I.	Heritage Grade-II: Buildings and precincts of importance for townscape, evoking architectural, aesthetic or sociological interest though not as much as in case of Heritage Grade-I and contributing to the character of the locality, and representing life style of a particular community or region or distinguished by setting on a street line or special character of the façade and uniformity of height, width and scale have been designated as Heritage Grade – II.	Heritage Grade-III: Buildings and precincts having similar characteristics as those of Heritage Grade – II but not of same value as of Heritage Grade II have been designated as Heritage Grade – III.
B.	Objective: Heritage Grade-I deserves careful preservation.	Heritage Grade-II deserves protection of unique features and attributes.	Heritage Grade- III deserves protection of unique features and attributes.
C.	Scope for Changes: No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original style, materials and construction technique.	For the purposes of defining the scope of permissible changes Grade – II has been sub-divided in (A) and (B). Grade-II (A): Internal changes and adaptive re-use may be allowed subject to care being taken to ensure the conservation of all special aspects for which the building is included in Heritage Grade-II. Grade-II (B): In addition to the above, extension or additional building in the same plot or compound may be allowed provided that the extension / additional building is in harmony with the existing heritage building(s) or precincts especially in terms of height and facade.	In addition to the scope of permissible changes as defined for Heritage Grade – II, the following shall also be permissible: Reconstruction when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity

**Annexure 1: List of Villages included in IDP (23 Villages) and Development Plan of NAINA**

S No.	NAINA	Taluka
1	Dahisar	Thane
2	Mokashi	Thane
3	Waivali	Thane
4	Pimpri	Thane
5	Nighu	Thane
6	Navali	Thane
7	Vakalan	Thane
8	Bamali	Thane
9	Narivali	Thane
10	Bale	Thane
11	Nagaon	Thane
12	Bhandarli	Thane
13	Uttarshiv	Thane
14	Goteghar	Thane
15	Veshvi	Uran
16	Dighode	Uran
17	Kanthavali	Uran
18	Pohi	Uran
19	Ransai	Uran
20	Valap	Panvel
21	Pale Budruk	Panvel
22	Nitalas	Panvel
23	Nitale	Panvel
24	Kondap	Panvel
25	Wangani Tarf Taloje	Panvel
26	Shiravali	Panvel
27	Chinchavali Tarf Taloje	Panvel
28	Mahodar	Panvel
29	Vavanje	Panvel
30	Kherane Khurd	Panvel
31	Kanpoli	Panvel
32	Chindharan	Panvel
33	Mahalungi	Panvel
34	Ambe tarf taloje	Panvel
35	Khairwadi	Panvel
36	Tamsai	Panvel
37	Kondale	Panvel
38	Morbe	Panvel
39	Hedutane	Panvel
40	Kevale	Panvel
41	Khanav	Panvel
42	Chinchavali Tarf Waje	Panvel
43	Ritghar	Panvel

S No.	NAINA	Taluka
44	Dundre	Panvel
45	Dhamani	Panvel
46	Maldunge	Panvel
47	Dhodani	Panvel
48	Deharang	Panvel
49	Gadhe	Panvel
50	Ambe tarf waje	Panvel
51	Shivansai	Panvel
52	Umroli	Panvel
53	Usarli Budruk	Panvel
54	Vakadi	Panvel
55	Harigram	Panvel
56	Koprol	Panvel
57	Chipale	Panvel
58	Bonshet	Panvel
59	Vihighar	Panvel
60	Nere	Panvel
61	Ambivali	Panvel
62	Waje	Panvel
63	Cheravali	Panvel
64	Wajapur	Panvel
65	Nevali	Panvel
66	Adai	Panvel
67	Akurli	Panvel
68	Shilottar Raichur	Panvel
69	Devad	Panvel
70	Moho	Panvel
71	Wangani Tarf Waje	Panvel
72	Loniwadi	Panvel
73	Pali Khurd	Panvel
74	Shivkar	Panvel
75	Vichumbe	Panvel
76	Usarli Khurd	Panvel
77	Chikhale	Panvel
78	Bherle	Panvel
79	Sangade	Panvel
80	Belavali	Panvel
81	Wardoli	Panvel
82	Borle	Panvel
83	Bhingar	Panvel
84	Bhingarwadi	Panvel
85	Mosare	Panvel
86	Patnoli	Panvel
87	Nanoshi	Panvel
88	Chirvat	Panvel
89	Turmale	Panvel

S No.	NAINA	Taluka
90	Vadavali	Panvel
91	Nandgaon	Panvel
92	Kudave	Panvel
93	Palaspe	Panvel
94	Kolkhe	Panvel
95	Kon	Panvel
96	Derawali	Panvel
97	Poyanje	Panvel
98	Mohope	Panvel
99	Pali Budruk	Panvel
100	Shirdhon	Panvel
101	Sangurli	Panvel
102	Chinchavan	Panvel
103	Posari	Panvel
104	Vaveghar	Panvel
105	Turade	Panvel
106	Akulwadi	Panvel
107	Gulsunde	Panvel
108	Ladiwali	Panvel
109	Apte	Panvel
110	Kalhe	Panvel
111	Koral	Panvel
112	Palidevad	Panvel
113	Nangurle	Karjat
114	Tighar	Karjat
115	Varne	Karjat
116	Avalas	Karjat
117	Palasdari	Karjat
118	Talawali	Karjat
119	Nanivali	Khalapur
120	Padaghe	Khalapur
121	Warose Tarf Wankhal	Khalapur
122	Borgaon Budruk	Khalapur
123	Borgaon Khurd	Khalapur
124	Sondewadi	Khalapur
125	Wavarle	Khalapur
126	Pali Budruk	Khalapur
127	Vadvahir	Khalapur
128	Morbe	Khalapur
129	Parade	Khalapur
130	Kandroli Tarf Wankhal	Khalapur
131	Bhilvale	Khalapur
132	Kalote Mokashi	Khalapur
133	Vinegaon	Khalapur
134	Kalote Rayati	Khalapur
135	Nigdoli	Khalapur

S No.	NAINA	Taluka
136	Nadode	Khalapur
137	Nimbode	Khalapur
138	Vanave	Khalapur
139	Shiravali Tarf Boriti	Khalapur
140	Khalapur	Khalapur
141	Ghodiali	Khalapur
142	Navandhe	Khalapur
143	Shengaon	Khalapur
144	Dolavali	Khalapur
145	Mankivali	Khalapur
146	Anjrun	Khalapur
147	Mahad	Khalapur
148	Mothe Bhal	Pen
149	Vitthalwadi	Pen
150	Kanhoba	Pen
151	Kaleshriwadi	Pen
152	Lakhola	Pen
153	Benavale	Pen
154	Bahiramwatak	Pen
155	Narwel	Pen
156	Wadhav	Pen
157	Div	Pen
158	Mothe vadhav	Pen
159	Kane	Pen
160	Borze	Pen
161	Washi	Pen
162	Odhangi	Pen
163	Koproli	Pen
164	Patnoli	Pen
165	Antore	Pen
166	Dhondpada	Pen
167	Umbarde	Pen
168	Shirki	Pen
169	Shirki Chawl No.1	Pen
170	Masad Budruk	Pen
171	Masad Bedi / Masad Beli	Pen
172	Masad Khurd	Pen
173	Borwe	Pen
174	Bori	Pen
175	Sarebhag	Pen
176	Shinganvat	Pen
177	Kolave	Pen
178	Wadkhal	Pen
179	Beneghat	Pen
180	Wave	Pen
181	Khar Nandai	Pen

S No.	NAINA	Taluka
182	Jui Budruk	Pen
183	Turkhul	Pen
184	Jui Khurd	Pen
185	Kharpada	Pen
186	Dushmi	Pen
187	Khar Simadevi	Pen
188	Kauli Simadevi	Pen
189	Kharkoshim	Pen
190	Rave	Pen
191	Khar Dubej	Pen
192	Jite	Pen
193	Navkhar	Pen
194	Balawali	Pen
195	Khar Borli	Pen
196	Kopar	Pen
197	Davre	Pen
198	Hanumanpada	Pen
199	Sonkhar	Pen
200	Urnilee (Urnoli)	Pen
201	Khar Dutarfa Borli	Pen
202	Dolvi Dababa	Pen
203	Johe	Pen
204	Tambadshet	Pen
205	Govirle	Pen
206	Ambivali	Pen
207	Hamrapur	Pen
208	Waredi	Pen
209	Dutarfa Sapoli (Khar Dutarfa Sapoli)	Pen
210	Kharsapoli	Pen
211	Nagadi Sapoli	Pen
212	Chinchghar	Pen
213	Shitole	Pen
214	Davansar	Pen
215	Ramraj	Pen
216	Tarankhop	Pen
217	Uchede	Pen
218	Kandlepada	Pen
219	Kashmire (Kashmirwadi)	Pen
220	Kandale	Pen
221	Meleghar	Pen
222	Dhavate	Pen
223	Dadar	Pen
224	Kalave	Pen

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**Annexure 2: List of Accompaniments with Application for Development Permission**

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1. **Ownership title and area:** Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land
  - (i) Attested copy of original registered sale / lease -deed / power of attorney /development agreement/ enabling ownership document wherever applicable.
  - (ii) V.F.No.7/12 extracts or property register card of a date not more than three months prior to the date of submission
  - (iii) A certified copy of the Measurement Plan certified by the TILR of a date not more than 5 years old from the date of submission of the application of the property under development proposal.
  - (iv) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect and an affidavit from the owner with regard to the area in the form prescribed by the CEO, SPA-NAINA.
  - (v) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.
  - (vi) A certified copy of approved sub-division / amalgamation / layout of land/ copy of Outline Development Permission from the concerned authority where applicable
  - (vii) In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.
  - (viii) Title and search report for last 30 years and title clearance certificate from advocate on record
  - (ix) Any other document prescribed by the CEO.
  
2. **List of professionals on record:** Application shall be accompanied by list of professionals on record as described in Regulation No. 6.2 and the respective document certified by the respective professional. In case of ODP at least an Architect and Town Planner will be listed as professional on record and in case of FP or Development Permission (DP) all other relevant professionals as applicable will be listed.
  
3. **Key Plan or Location Plan for ODP and Final Permission or Development Permission:** A key plan drawn to a scale of not less than 1:10,000 shall be submitted as a part of building plan / development proposal along with the application for a building permit and commencement certificate; showing the boundary and location of the site with respect to neighbourhood landmarks or with respect to the area within the radius of 200 m from the site, whichever is more.
  
4. **Site Plan:** The site plan shall be submitted with an application for Development Permission or ODP drawn to a scale of 1:500 or more as may be decided by CEO, SPA-NAINA. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have the following details:

- (i) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;
- (ii) The position of the site in relation to neighbouring streets;
- (iii) The name of the street, if any, from which the building is proposed to derive access;
- (iv) All existing buildings contained in the site with their names (where the buildings are given names) and their property numbers;
- (v) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (i) above in relation to;
  - a. The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
  - b. All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m of the work site and of the contiguous land (if any) referred to in (i)
- (vi) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- (vii) The space to be left around the building to secure free circulation of air, admission of light and access including movement of fire tenders during an emergency;
- (viii) The width of the street (if any) in front and the street (if any) at the side of or near the building, including the proposed roads;
- (ix) The direction of the north line relative to the plan of the building;
- (x) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- (xi) The ground area of the whole property and the break-up of the covered area on each floor;
- (xii) In addition to the above while applying for ODP for a NAINA-Scheme a site plan to the scale of 1:500 showing the land earmarked for surrender to SPA-NAINA with access to the plot as well as to the land earmarked for surrender
- (xiii) A plan indicating parking spaces as required and provided under these regulations;
- (xiv) Overhead electric supply' lines, if any, including space for electrical transformer / sub-station according to the requirements of the electric distribution company.
- (xv) Any water course existing on site;
- (xvi) Existing alignments of water supply and drainage line;
- (xvii) Such other particulars as may be prescribed by the CEO, SPA-NAINA

Items listed in sr. no. (xiii) to (xvi) shall be submitted for DP only

5. **Sub-Division/ Layout Plan as an Independent Proposal or as a subsequent stage to ODP as part of proposal for Development Permission:** In the case of development of land, the application shall be accompanied by the sub -division/ layout plan which shall be drawn to a scale of not less than 1:500, however, for layout having areas of 4.0 ha. and above, the plan shall be drawn to a scale of not less than 1:1000, containing the following:

- (i) Scale used and north point;

- (ii) The location of all proposed and existing roads with their existing /proposed widths within the land;
- (iii) Dimension of plots;
- (iv) The location of drains, sewers, public facilities and services, electrical lines, natural water courses, water bodies and streams etc.
- (v) Plan showing HFL of major lakes, river if any certified by irrigation Department.
- (vi) Table indicating size, area and use of all plots in the sub-division/ layout plan;
- (vii) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, playground, recreation spaces and development plan reservations / roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- (viii) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets.
- (ix) Contour plan of site, wherever necessary
- (x) Plan showing Road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways, road-sections with area details.
- (xi) Details of solid waste management plan/ system

**6. Building Plan for buildings on Independent Plot, Layout plot, Sub-division plot or Final Permission:** The plans of the buildings with elevations and sections accompanying the application shall be drawn to a scale of 1:100 and shall;

- (i) include floor plans of all floors together with the covered area, clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine rooms and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking spaces, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building;
- (ii) show the use or occupancy of all parts of the building;
- (iii) show exact location of essential services e.g. WC, sink, bath and the like;
- (iv) include sectional drawings of the building showing all sectional details;
- (v) show all street elevations;
- (vi) give dimensions of the projected portions beyond the permissible building line;
- (vii) include terrace plan indicating the drainage and the slopes of the roof;
- (viii) give indications of the north point relative to the plans;
- (ix) give dimensions and details of doors, windows and ventilators;
- (x) Details of provisions as per Regulation 40 and 41, drawn at suitable scale
- (xi) Details of firefighting mechanism

**6.1. Building Plans for Special Buildings:** For

- (i) Multi-storey buildings which are more than 15m height;
- (ii) special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous buildings;

- (iii) mixed occupancies with any of the aforesaid occupancies having area more than 500 m<sup>2</sup>. The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of No. 6 above
- a. access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
  - b. size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;
  - c. location and details of lift enclosures;
  - d. location and size of fire lift;
  - e. smoke stop lobby/door, where provided;
  - f. refuse chutes, refuse chamber, service duct, etc.;
  - g. vehicular parking spaces;
  - h. refuge area, if any;
  - i. details of Building Services : Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
  - j. details of exits including provision of ramps, etc. for hospitals and buildings requiring
  - k. special fire protection measures, location of generator, transformer and switch gear room;
  - l. smoke exhaustor system, if any;
  - m. details of fire alarm system network;
  - n. location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.
  - o. location and dimensions of static water storage tank and pump room alongwith fire service inlets for mobile pump and water storage tank;
  - p. location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO2 installation etc.;
  - q. location and details of first aid, firefighting equipment's / installations.
- 6.2. **Service Plan:** Plans, elevations and sections of water supply, sewage disposal system and details of building services, where required by SPA-NAINA, shall be made available on a scale not less than 1:100 in general and 1:1000 for layouts.
- 6.3. **Specifications:** General specifications of the proposed constructions, giving type and grade of materials to be used, in the form given in Appendix A-1, Particulars of development, duly signed by a licensed Architect/ Engineer / Structural Engineer, as the case may be, shall accompany the application.
7. **Supervision:** The application shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.

8. **Scrutiny Fee:** The application shall be accompanied by an attested copy of Receipt of payment of Scrutiny Fee as mentioned in Annexure 3, amended from time to time.
9. **Security Deposit:** For ensuring faithful compliance of regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as mentioned in Annexure 3, amended from time to time.. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the CEO.
10. **No Objection Certificates:** In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Police Authority, Inspectorate of Boilers and Smoke Nuisance, Maharashtra Coastal Zone Management Authority, Archaeological Department, Directorate of explosives etc., the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application. In case of a building identified in Regulation No. 6.1, the building scheme shall also be cleared by the Chief Fire Officer, CIDCO.
11. **Development Charges:** Development charges as required under Section 124B of the Maharashtra Regional and Town Planning Act, 1966 and as enhanced by SPA-NAINA from time to time, shall be deposited with SPA-NAINA before issue of development permission/ commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. Refer Annexure 3 for details of Development Charges.
12. **Premium:** Premium charges as may be required to be recovered under these regulations shall be paid to the SPA-NAINA before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account.
13. **FSI Linked Premium (FLP):** FSI Linked Premium (FLP) shall be payable to SPA-NAINA for developments in the Development Plan area unless otherwise exempted under these regulations. The FLP shall be paid at the time of grant of Commencement Certificate.

The details of various fees and charges are given in Annexure 3

14. **Final Development Permission for NAINA Scheme :** In addition to items listed from Sr. No. 1 to 13, as applicable, the following additional documents shall be submitted:

Copy of approved ODP

- (i) Extract Record of Rights showing transfer of land to SPA-NAINA as required under NAINA-Scheme.

Layout

- (ii) Layout details as specified and as applicable in Sr. No.5

- (iii) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system and other eco-friendly initiatives such as solar assisted system, location of substation, details of streetlights etc.

#### Building

- (iv) Detailed building plans of all development with built up area/ FSI proposed on each plot. The details of building plans shall be as specified in Sr. No.6
- (v) Detail Report comprising proposed dwelling units, requirement of amenities and proposed amenities with reference to Table 13.2
- (vi) Details of Inclusive housing (as described in Annexure 4) provided
- (vii) Details of FSI, total built up area proposed to be utilized in scheme.
- (viii) Plan showing details of distribution of total built-up-area/space.

**Annexure 3: Scale of Fees / Charge for Development Plan Area**

<b>1. SCRUTINY FEES FOR VARIOUS TYPES OF APPLICATIONS</b>		
<b>Sr. No.</b>	<b>Purpose of Application</b>	<b>Proposed rates per m<sup>2</sup></b>
1.	Zone Confirmation Statement	Rs 100/- per Survey Number
2.	Layouts and subdivision of land	Residential - Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
		Commercial -Rs 5 of total area subject to minimum of Rs 1000 and Maximum of Rs 100000
		Industrial -Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
		Other uses -Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
3.	Amalgamation plots	Rs 5 of total area under amalgamation, subject to minimum of Rs 1000
4.	Construction or reconstruction of building in any zone (including additional to existing building).	Residential –Rs 15, of total BUA subject minimum of Rs 1000
		Commercial –Rs 15, of total BUA subject minimum of Rs 1000
		Industrial -Rs 20 of total BUA, subject to minimum of Rs 1000
		Other uses -Rs 15 of total BUA, subject to minimum of Rs 1000
		Amusement parks, resorts and like commercial use Rs 10 of total BUA, subject to minimum of Rs 1000
5.	Amendments of previously sanctioned layouts/ building proposals /alterations to existing buildings.	Residential – Rs 2 of total BUA considered for amendment , subject to minimum of Rs 500 and Maximum of Rs 50000
		Commercial -Rs 5 of total BUA considered for amendment, subject to minimum of Rs 1000 and Maximum of Rs 100000
		Industrial - Rs 2 of total BUA considered for amendment, subject to minimum of Rs 500 and Maximum of Rs 50000
		Other uses - Rs 2 of total BUA considered for amendment, subject to minimum of Rs 500 and Maximum of Rs 50000
6.	Mining and quarrying	Rs 10 of Gross area proposed for quarry operations subject to minimum of Rs 500
7.	NOC for NA	Rs 2 of total land area, subject to minimum of Rs 1000, irrespective of any zone.
8.	NOC for Crusher	Lump sum of Rs.3000
9.	NOC for Power Supply	
10.	NOC for any other user	
11.	Temporary Construction	

12.	Development Right Certificates	Rs.10.00	
13	Proposals of environment clearance	Total cost of the project	
		Scrutiny fees	
		1 crore to less than 50 crore	1 lakh
		50 crore to less than 100 crore	3 lakh
		100 crore to less than 500 crore	5 lakh
		500 crore to less than 1000 crore	10 lakh
DM 55		Above 1000 crore	25 lakh
SPA-NAINA may review and revise the above rates of scrutiny fees when required			
<p><b>Note:</b> Fees for compound walls, storage tanks, garages, open structures, other temporary structures, repairs of existing structures, demolition works shall be Rs 1000 per proposal, if submitted separately.</p> <p>Built up area in the proposal shall be considered as that area under construction permitted by the Competent Authority. 50% concession shall be given in the scrutiny fees in respect of proposal for medical, education, social and religious activities run or to be run by charitable registered institution.</p> <p>The activities like resorts, amusement parks, clubs, marriage halls, video clubs, I.T. establishments, professional offices, lodging and boarding houses, cinemas, drama theatres and like shall be considered as commercial activities for charging scrutiny fees</p>			
<b>2. SECURITY DEPOSITS FOR DUE PERFORMANCE OF CONDITIONS</b>			
<b>Sr. No.</b>	<b>Use</b>	<b>Proposed Rate per m<sup>2</sup> of gross BUA</b>	
1.	For all the land uses except in case of development of hospital, dispensary school or college, nurseries and the buildings of charitable registered institutions.	Rs. 20	
2.	For the buildings of hospital, dispensary school or college, nurseries and the buildings of charitable registered institutions	Rs. 10	
<p>The security deposit shall not bear to any interest at any time.</p> <p>The Security Deposit may be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the provisions of the DCRs and conditions of Commencement Certificate.</p>			
<b>3. FIRE SERVICE FEES</b>			
<p>All the matters related to fire; including grant of NOC, collection of fire service fees, firefighting equipment etc. shall be in accordance with the provisions laid down in the Maharashtra Fire prevention and Life Safety Measures Act, 2006 and the rates proposed for calculation of fire service fees in the proposal shall be as specified in the said Act</p>			

<b>4. REVALIDATION FEES</b>		
<b>Sr. No.</b>	<b>Period from the date of expiry of CC</b>	<b>Proposed rates</b>
1.	Before the date of expiry of CC	Residential - Rs 1000
		Commercial - Rs 1500
		Industrial - RS 1000
		Other - RS 750
2.	Within one month from the expiry date of CC	Residential - Rs 1500
		Commercial - Rs 2500
		Industrial - RS 1500
		Other - RS 1000
3.	After one month but within three months from expiry date of CC	Residential - Rs 2000
		Commercial - Rs 3000
		Industrial - RS 2000
		Other - RS 1500
4.	After three month but up to 4 years from the date of CC	Residential - Rs 4000 + late fee of Rs 500 per month
		Commercial Rs 5000 late fee of Rs 500 per month
		Industrial - Rs 4000 + late fee of Rs 500 per month
		Other - Rs 3000 + late fee of Rs 500 per month
		<p>Note: Revalidation of the Commencement Certificate shall not be made for any reason after total period of four years from the date of grant of CC.</p> <p>Application for revalidation is considered valid only after above fees are received by the Competent Authority.</p>
<b>5. FEES FOR CERTIFIED COPIES OF APPROVED PLANS AND DOCUMENTS</b>		
<b>Sr. No.</b>	<b>Certified copy of</b>	<b>Proposed charges</b>
1.	Approved building and layout plans	Rs 100 per plan
2.	CC, PCC, OC OR NOC	Rs 2 per page.
3.	Part of DP (colored)	Rs 30 for size of 210 X 300 mm
<b>6. PREMIUM FOR FREE OF FSI COMPONENT</b>		
<p>The premium for free of FSI components:</p> <ol style="list-style-type: none"> <li>1. Double height terrace will be charged at the rate of 2000 per m<sup>2</sup> or 40% of NA land rates mentioned in ASR, whichever is more.</li> <li>2. Balcony enclosure premium shall be 10% of the NA land rates mentioned in the ASR.</li> </ol> <p>SPA-NAINA may review and revise these rates when required</p>		
<b>7. DEVELOPMENT CHARGES</b>		

The Development Charge shall be collected as under:

- (a) For land Development - 0.5 percent of the rates of Annual Statement of Rates per Sq. m. or Rs. 100/-per Sq.m. whichever is more.
- (b) For construction - 2.00 percent of the rates of Annual Statement of Rates per Sq. m. Or Rs. 400/-per Sq. m. whichever is more.

Provisions mentioned in Part-II of second schedule of MR&TP Act 1966 shall remain unchanged.

**8. FSI Linked Premium (FLP)**

1	Premium to be paid in full at the time of seeking permission	Premium shall be calculated on net plot area considering 30% rate of Non Agriculture land as prescribed in the ASR of the year of granting permission
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**Annexure 4: Provisions for Inclusive Housing**

1. a) For the sub-division or layout of the land admeasuring 4000 Sq.mt. or more for residential purpose, minimum ~~20~~10% of the net plot area shall have to be provided:

DM 56

(i) Either in the form of developed plots of 30 to 50 m<sup>2</sup> size for Economically Weaker Sections / Low Income Groups (EWS/LIG), (hereinafter referred to as 'affordable plots'). In which plots of 30 m<sup>2</sup> size shall be kept for EWS.

Or

(ii) In the form of equivalent ~~20~~10% net plot area for constructing EWS/LIG tenements, which area shall be handed over to SPA-NAINA at the land rate prescribed in the Annual Statement of Rates prepared by the Inspector General of Registration, Maharashtra State, Pune (hereinafter referred to as ASR) of the year in which final approval is accorded to such sub-division or layout.

Provided that the equivalent affordable housing plots or ~~20~~10% plot area can also be provided at some other location (s) within the Development Plan Area

b) The Landowner/ Developer shall sell the affordable plots to SPA-NAINA at one place in lieu of equivalent FSI to be utilized in the remaining plots. If SPA-NAINA declines to purchase the same within a reasonable time of six months, he can sell the affordable plots, in the open market, in such case additional FSI of affordable plots shall not be admissible.

Provided that in case the Landowner / Developer desires not to utilize such additional FSI in the same land, fully or partly, then he shall be awarded TDR in lieu of such unutilized additional FSI. The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula”.

$$\text{Formula : } X = \left[ \begin{matrix} R_g \\ \dots \\ R_r \end{matrix} \right] \times Y$$

Where, X = Utilisation of Development Right (DR) on the receiving plot.

R<sub>g</sub> = Land Rate in Rs. Per m<sup>2</sup> as per the Annual Schedule of Rates (hereinafter referred to as 'ASR') of generating plot in the year when project is sanctioned.

R<sub>r</sub> = Land Rate in Rs. per m<sup>2</sup> as per ASR of the receiving plot of the same year of generating plot.

Y= Unutilized additional FSI.

2. For a plot of land admeasuring 4000 m<sup>2</sup> or more to be developed for a Housing Scheme, consisting of one more buildings (hereinafter referred to as 'the said Scheme') EWS/LIG Housing in the form to tenements of size ranging between 30 to 50 m<sup>2</sup> (hereinafter referred to as 'affordable housing tenements') shall be constructed at least to the extent of ~~20~~10% of the permissible FSI as per Table

15.1, subject to the following conditions :

- a) The built up area of the EWS/LIG tenements constructed under the Scheme shall not be counted towards F.S.I.
- b) The Landowner / Development shall construct the stock of the affordable housing tenements in the same plot and SPA-NAINA shall ensure that the Occupation Certificate for the rest of the development under the said Scheme is not issued till the Occupation Certificate is issued for the Affordable Housing tenements under the said Scheme.

Provided further the equivalent affordable housing tenements can also be provided at some other location (s) within the Development Plan area and such construction shall be free of FSI upto the limit of 50% of the admissible FSI of such alternative plot

- c) The completion of the affordable housing tenements under the said Scheme, along with necessary particulars, including a copy of the Occupation Certificate granted by SPA-NAINA in respect thereof, shall be immediately intimated by the Landowner / Developer to SPA-NAINA. Upon such intimation, SPA-NAINA within a period of six months from the date of receipt or such intimation, shall either purchase such affordable housing tenements, or allot such tenements to the allottees selected by SPA-NAINA through a system of lottery, drawn of such Affordable Housing tenements have been granted Occupation Certificate and thereafter, the Landowner/ Developer shall dispose of such tenements to SPA-NAINA or such allottees, as the case may be, at the rates equal to 125% of the construction rates in the ASR applicable to the land under the Scheme, on the date of grant of Occupation Certificate to such Affordable Housing tenements.

Provided that there shall be no obligation to construct affordable Housing tenements in the redevelopment project of any Co-operative Housing Society in which the carpet area of existing individual residential tenements does not exceed 80 m<sup>2</sup>

Provided further that in case of individual bungalow Housing Scheme, these provisions shall not apply in case of redevelopment of individual bungalow. However, if redevelopment for total plot under layout is proposed, these provisions shall be applicable

- d) The Landowner / Developer may also be permitted to utilize 1/4<sup>th</sup> of the total ~~20~~10% F.S.I. earmarked for Affordable Housing towards construction of Affordable Housing Tenements in the form of service quarters on the same plot but in a separate block which shall have to be sold as service quarters only to the purchasers of free sale flats under the said Scheme.
- e) There shall be no obligation to construct affordable housing tenements in accordance with these provisions in any Housing Scheme or residential development project wherein, owing to the relevant provisions of the Development Control Regulations, ~~20~~10% or more of the basic zonal FSI is required to be utilized towards construction of residential tenements for the EWS/ LIG and also for the development / redevelopment of any land owned by the Government, or any Semi-Government Organization. Provided such development / redevelopment is undertaken by the Government or such Semi- Government Organization by itself or

through any other agency under BOT or PPP model.

Provided that in case of development of reservation for Public Housing, Housing the Discouraged, Public Housing / High Density Housing and the EWS/LIG tenements constructed under the provisions of any other Act, these provisions shall not be applicable

3. Amalgamation of affordable plots / affordable tenements shall not be allowed.
  4. These provisions shall be applicable prospectively and shall not be applicable to any Housing Scheme or residential development project wherein Commencement Certificate had been issued prior to the date of coming into force of these provisions and was valid on such date.
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**Annexure 5: List of Amenities**

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1. College
2. General Hospital
3. Fire Station
4. Burial Ground
5. Cremation Ground
6. City Park
7. Golf course
8. 220 KV Receiving Station
9. Clear Water Reservoir
10. Sewage Treatment Plant
11. Stadium
12. Wholesale Market (APMC)
13. Town Hall (Municipal Headquarter/ Government office building)
14. Museum
15. Bus Depot
16. Veterinary Hospital
17. Police Station
18. Art Gallery
19. University
20. Post Office/ Head Post Office
21. Convention Centre/ Exhibition Centre
22. Any other amenity as decided by SPA-NAINA

**Annexure 6: Schedule for Service Industries**

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1 ) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
<b>I Food Product</b>					
1.	Preservation of meat, canning Preserving and processing of fish crustaces and similar foods.	-	-	-	-
2.	Manufacture of milk and dairy products such as butter, ghee, etc.	10	9	9	-
3.	Canning & preservation of Fruits & Vegetables including production of Jam, Jelly, Sauce, etc.	-	-	-	-
4.	(a)rice huller (b)Groundnut decorticators (c)Grain Mill for production of flour (d)Manufacture of supari and Masala grindings (in separate building). (e)Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	-
5.	Manufacture of bakery products with no floor above	10	9	75	(i)Shall not be permitted under or above a dwelling unit (ii) Operation shall be permitted only between 8.00hrs. to 20.00 hrs. (iii)Fuel used shall be electricity, gas or smokeless coal.
6.	Manufacture of cocoa, chocolate, Sugar confectionary	-	-	-	-
7.	Coffee, curing roasting and grinding	2	9	50	-

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1 ) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
8.	Cashewnut processing like drying, shelling, roasting, salting etc.	-	-	-	-
9.	Manufacture of Ice	45	20	250	-
10.	Sugarcane crushing & Fruit Juice	2	9	25	-
<b>II Beverages and Tobacco</b>					
11.	Manufacture of soft drinks and carbonated water	-	Not included	-	-
12.	Manufacture of bidi	No power to be used	As permitted	250	To be permitted in R1 Zone only
<b>III Textile and Textile Products</b>					
13.	Handloom/power loom of yarn for a maximum of 4 looms.	5	9	50	To be permitted in areas designated by CEO, SPA-NAINA
14.	Printing dyeing & bleaching cotton, woollen & silk textiles	-	Not included	-	-
15.	Embroidery & making of crape laces and fringes	5	9	50	-
16.	Manufacture of all types of textile garments including wearing apparel.	3	9	50	-
17.	Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material pillowcases, textile bags, etc	3	9	50	-
<b>IV Wood Products and Furniture</b>					
18.	Manufacture of wooden & cane boxes & packing cases.	-	-	-	-
19.	Manufacture of	-	-	-	-

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1 ) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
	structural wooden goods such as beams, posts, doors And windows				
20.	Manufacture of wooden furniture and fixtures	1	9	50	(i) shall not be permitted under or above a dwelling unit (ii) Operation shall be permitted only between 8.00hrs. to 20.00hrs.
21.	Manufacture of bamboo and cane furniture and fixtures	1	9	50	-
22.	Manufacture of wooden products such as utensils, toys, art wares etc	-	-	-	-
<b>V Paper Products and Printing and Publishing</b>					
23.	Manufacture of cartons and boxes from Papers and paper board, paper pulp.	5	9	50	-
24.	Printing & Publishing newspaper.	5	9	50	-
25.	Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing				i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted only between 8.00hrs. to 20.00 hrs. iii) No restrictions of power, number of employees, area of hours of operation shall

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1 ) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
					apply if located in a building, in separate plot not less than 500sq.m. and if Special Permission of the CEO, SPA-NAINA is obtained
26.	Engraving etching block making etc.	10	9	120	Operation shall be permitted only between 8.00hrs. to 20.00 hrs.
27.	Bookbinding	10	9	120	-
<b>VI</b>	<b>Leather Products</b>				
28.	Manufacture of leather footwear		Not included		-
29.	Manufacture of wearing apparel like coats, Gloves etc.		Not included		-
30.	Manufacture of leather consumers goods such as upholstery suitcases pocket books, cigarette and key cases, purses etc.		Not included		-
31.	Repair of foot wear and other leather	5	9	50	-
<b>VII</b>	<b>Rubber and Plastic</b>				
32.	Re-treading and vulcanizing works	2	9	50	-
33.	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	-
<b>VIII</b>	<b>Non-metallic products</b>				
34.	Manufacture of structural stone goods, stone dressing, stone crushing and polishing		Not Included		

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1 ) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
35.	Manufacture of earthen & plaster statues and images, toys and art wares		Not Included		
36.	Manufacture of cement concrete building components, concrete jellies, septic tank, plaster of Paris work lime mortar etc.		Not Included		
<b>IX</b>	<b>Metal Products</b>				
37.	Manufacture of furniture and fixtures primarily of metal.				
38.	Plating & Polishing and buffing of metal products				
39.	Manufacture of metal building components such as grills, gates. Doors and window frames, water tanks, wire nets, etc.	5	9	50	
40.	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc.				
41.	Tool sharpening and razor sharpening works			25	Operation shall be permitted only between 8.00hrs. to 20.00hrs.
<b>X</b>	<b>Electrical Goods</b>				
42.	Repairs of household electrical appliances such as radio set.	3	9	50	(i) Operation shall be permitted only Between 8.00

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1 ) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
	Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works etc.				hrs.to 20.00hrs. (ii)No spray painting permitted.
<b>XI</b>	<b>Transport Equipment</b>				
43.	Manufacturing of push cart, hand cart, etc.	10	9	50	
44.	(a)Servicing of motor vehicles and motor cycles with no floor above	10	9	50	(i) Operation shall be permitted only Between 8.00 hrs.to 20.00hrs. (ii) No spray painting permitted.
	(b)Repair of motor vehicles and motor cycles with no floor above.	5	6	25	
	(c)Battery charging and repairs.	-	-	-	
45.	Repairs of bicycles and cycle rickshaws	5	6	50	No spray painting permitted
<b>XII</b>	<b>Other Manufacturing and Repair Industries and Service</b>				
46.	Manufacture of jewelry and related articles	3	9	50	Operation shall be permitted only Between 8.00 hrs.to 20.00hrs.
47.	Repair of watch, clock and jewelry	3	9	50	Operation shall be permitted only Between 8.00 hrs.to 20.00hrs.
48.	Manufacture of sports and athletic goods.	-	-	-	-
49.	Manufacture of musical instruments and its repair.	3	9	50	Operation shall be permitted only Between 8.00

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1 ) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
					hrs.to 20.00hrs.
50.	Mass manufacture of miscellaneous Products such as costume, jewelry, costume Novelties, feather, plumes, artificial flowers, brooms, brushes, lampshades, tobacco, pipes, cigarette holders, ivory goods, bandages, wigs and similar articles.	-	-	-	-
51.	(a)Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets &other sundry household equipment.	3	9	50	Operation shall be permitted only Between 8.00 hrs.to 20.00 hrs
	(b)Optical glass grinding and repairs	3	9	50	
52.	Petrol filling stations	10	9	(i) 30.5 x 16.75 m (ii) 36.5 x 30.5 m	Plot size to be line with IRC Recommendations depending on service bay or not.
53.	Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning	5	9	50	(i)Cleaning &dyeing fluid used shall not have flash point lower than138 <sup>0</sup> F. (ii) Operation shall be permitted between 8.00 hrs. to 20.00hrs. (iii) Machinery

No.	Category of Industry	Service Industry Class – A (Permitted as per Regulation No.31, Table 31.1 ) Criteria for classification and Special Conditions			
		Maximum Permissible			
		Power requirement (in H.P.)	Employment (in persons)	Floor area (in sq. m.)	Special Conditions if any
					having day load capacity of 20 kg and above.
54.	Photo processing laboratories.	5	9	50	Operation shall be permitted only Between 8.00 hrs.to 20.00 hrs
55.	Electronic Industry of assembly type (and not of manufacturing type including heating load).	10	20	250	In independent structure on independent plot with special permission of the CEO, SPA-NAINA
56.	Bio-technology Unit	-	-	-	
57.	Information Technology Unit	-	-	-	

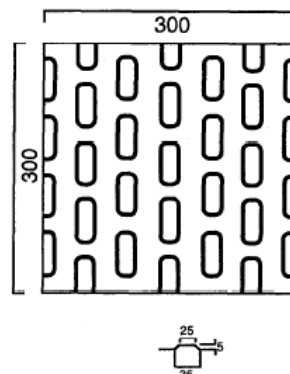
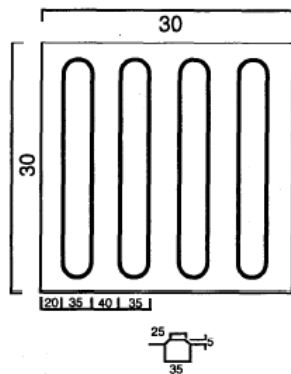
Note: The CEO, SPA-NAINA may from time to time add to or alter or amend the above list.

## Annexure 7: Guiding/Warning Floor Material

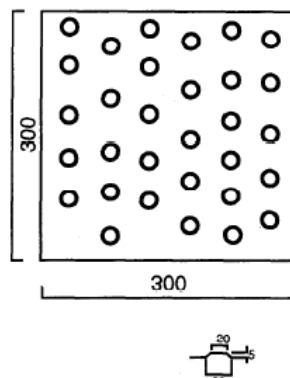
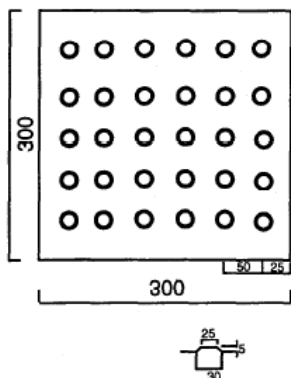
### Places to install guiding blocks for persons with impaired vision

1. Immediately in front of a location where there is a vehicular traffic
2. Immediately in front of an entrance/exit to and from a staircase or multilevel crossing facility
3. Entrance/exit to and from public transportation terminals, or at boarding areas.
4. Sidewalk section of a guiding or approaching road to the building
5. Path from a public facility which is frequently visited by persons with impaired vision (e.g. a city hall or library) to the nearest railroad station (to be installed at intervals)
6. Other places where installation of a guiding block for persons with impaired vision is considered effective (e.g. locations abruptly changing in level or ramp).

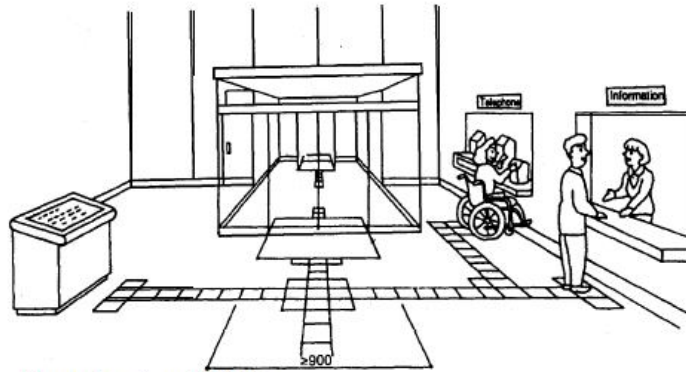
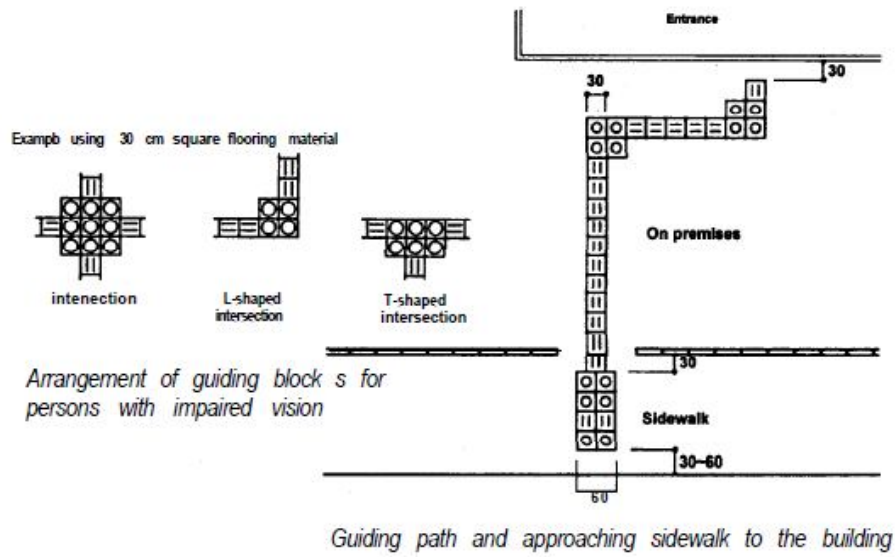
(1) Shape of liner block



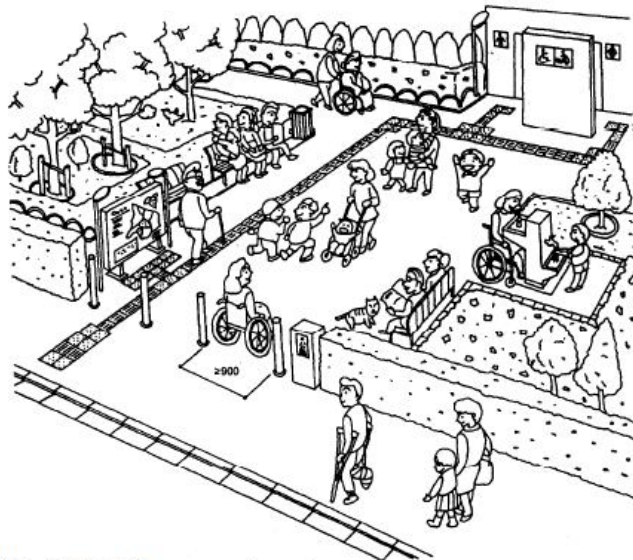
(2) Shape of spot block



Shapes of guiding blocks for persons with impaired vision



Informa tion, signs at en trance



Park entrance/exit

Illustrations showing use of guiding material

## **Annexure 8: Rates of Premium for allowing additional FSI to Educational and Medical Institutions subject to conditions:**

### **a) Rate of Premium:-**

<b>Sr. No.</b>	<b>Type of user/building</b>	<b>Premium shall be worked out at the percentage (%) given below considering the N.A. rate of land given in the Annual Statement of Rates published by the Registration Department for that year.</b>
1.	<b>Educational:</b>	
	a) Primary School, Secondary School.	20%
	b) College/Educational Institutes.	30%
	c) Special Educational Institutes for Physically/ Mentally Challenged	10%
2.	<b>Medical:</b>	
	a) Hospitals, Maternity Homes, Health Centres of registered Medical Public Trust.	30%
	b) Private Medical Institutions.	40%

### **b) Conditions for Premium:-**

**i)** Premium shall be charged as above for the Additional FSI granted as on the date of issue of letter of intent asking the owners to pay requisite amount of premium.

**ii)** Premium shall be paid within 3 months from the date of letter of intent issued by CIDCO.

**iii)** In case the owner fails to pay the premium amount within the time limit prescribed above at (ii), CIDCO shall work out the revised amount of premium at the time of issue of new letter of intent.

**iv)** If the additional FSI is not utilized by the owner / developer within 4 years from letter of intent, on the request of owner within such period, the amount of premium so deposited for such additional FSI shall be refunded by deducting 10% amount. After 4 years no refund of amount is permissible. However with the prior approval of Government this condition can be relaxed in deserving cases on merits.

### **c) Conditions for Medical Building Use: -**

**i)** Free medical treatment to the extent of at least 20 % of the total number of beds shall be given to persons from economically weaker sections of society or to persons below the poverty line. In addition, 10 % of the total number of patient in OPD shall be provided treatment at concessional rates viz., rates that are being charged in Government hospitals. The District Civil Surgeon shall be the competent Authority to monitor as to whether the medical institution is observing the terms and conditions referred as above.

**ii)** The Medical Institution shall maintain records regarding free/ concessional medical treatment rendered to the needy persons, which shall be made available to the Director of Health Services on demand.

**ii)** The Medical Institution shall file an undertaking that it shall abide by the above enumerated terms and conditions.

**iv)** The trustees of Medical Institution shall furnish the requisite periodical statements to the Director of Health Services in regard to above.

**d) Conditions for Educational Building Use:-**

**i)** While granting Additional FSI to Educational Institutions offering primary and secondary education 5 % seats shall be reserved for admission to Government nominees. Deputy Director, Education Department shall be competent to decide such nominations. However, this condition shall not be applicable for Higher Education, Technical Education and Medical Education.

**ii)** As and when required, some rooms of Educational Buildings shall be made available to the Government by the concerned institutions.

**iii)** The Educational Institution shall maintain records regarding free / concessional education rendered to the needy persons, which shall be made available to the Director of School Education, Higher and Technical Education on demand.

**iv)** The Director of School Education, Government of Maharashtra shall be the Competent Authority to monitor as to whether the Educational Institution is observing the terms and conditions referred to at (i) ,(ii)and (iii) above and, in case of any breach thereof or in case the Education being rendered by the Educational Institution is not to the satisfaction of the said Department, the Director of School Education shall have the right to suitably penalize the Educational Institution

**v)** The Educational Institution shall file an undertaking that it shall abide by the above enumerated terms and conditions.

**vi)** Adequate Parking facilities required as per prevailing Development Control Regulation shall be provided.

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**Annexure 9: Permissible Activities in Station Area Facility and Public Purpose Utilities:**

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**1. Station Area Facility:**

A- FSI – 1.7

Activities permitted:

1. Bus Station
2. Parking
3. Eating Houses
4. Hotels
5. Hostels
6. Market
7. Office Complex

**2. Public Purpose and Utilities:**

A- FSI- 1.7

B- Activities permitted:

1. Bus Station/ Depot,
2. Metro/ Railway Station
3. Rail/ Metro/ Bus Workshops
4. Parking
5. Daily Bazar, Weekly Bazar,
6. Garden, Play Ground, School Playground
7. School, College,
8. PHC, Hospital
9. Fire Station
10. Electric Sub Station, Receiving Station
11. ESR/ GSR, CWR
12. Pumping Station, STP
13. Religious structures,
14. Community Center,
15. Burial Ground/ crematorium
16. Government Offices
17. Police Station
18. Temporary storage of Construction material

**Annexure 10: Integration of Environmental condition in building bye-laws**

DM 57

The Government of Maharashtra vide Notification No. TPS. 1816/CR-443/16/DP/Pune&Kokan/UD-13, 28<sup>th</sup> June 2017 has sanctioned the Proposed Modifications in respect of “Integration Environmental Norms/ Conditions in DCR” for the Planning Authorities in Pune and Konkan Division. The same along with subsequent amendments form time to time shall be applicable for development in NAINA. Details of Integration Environmental Norms are as under:

**Integration of Environmental condition in building bye-laws :**

(1) The Integrated Environmental conditions with the building permission being granted by NAINA and for the construction of buildings for the built up area as mention in Schedule/item 8 of Environmental Impact Assessment Notification 2006 shall adhere to the objectives and monitorable environmental conditions as given at Appendix-A.

(2) The States adopting the objectives and monitorable environmental conditions referred to in sub-paragraph (1) above, in the building bye-laws and in the relevant State laws and incorporating these conditions in the approvals given for building construction making it legally enforceable shall not require a separate environmental clearance from the Ministry of Environment, Forest and Climate Change for individual buildings.

(3) The CEO-NAINA (or the officer to whom powers have been delegated), may certify the compliance of the environmental conditions prior to issuance of Completion Certificate, as applicable as per the requirements stipulated for such buildings based on the recommendation of the Environmental Cell constituted in the local authority.

(4) For the purpose of certification regarding incorporation of environmental conditions in buildings, the Ministry of Environment, Forest and Climate Change may empanel through competent agencies, the Qualified Building Environment Auditors (QBEAs) to assess and certify the building projects, as per the requirements of this notification and the procedure for accreditation of Qualified Building Auditors and their role as given at Appendix-B.

(5) In order to implement the integration of environmental condition in building bye-laws, the State Governments or CIDCO may constitute the Environment Cell (hereinafter called as Cell), for compliance and monitoring and to ensure environmental planning within its jurisdiction.

(6) The Cell shall monitor the implementation of the bye-laws and rules framed for Integration of environmental conditions for construction of building and the Cell may also allow the third part auditing process for oversight, if any.

(7) The Cell shall function under the administrative control of the Local Authorities.

(8) The composition and functions of the Cell are given at Appendix-C.

(10) For integrating the Environmental concerns in the building bye-laws, as per their size of the project, procedure shall be as given below:—

*BUILDINGS CATEGORY '1' (5,000 to < 20,000 Square meters)*

A Self declaration Form to comply with the environmental conditions (Appendix A) along with Form 1A and certification by the Qualified Building Environment Auditor to be submitted online by the project proponent besides application for building permission to NAINA along with the specified fee in separate accounts. Thereafter, SPA-NAINA may issue the building permission incorporating the environmental conditions in it and allow the project to start based on the self-declaration and certification along with the application. After completion of the construction of the building, the project proponent may update

Form 1A online based on audit done by the Qualified Building Environment Auditor and shall furnish the revised compliance undertaking to the local authority. Any non-compliance issues in buildings less than 20,000 square meters shall be dealt at the level of local body and the State through existing mechanism.

*OTHER BUILDINGS CATEGORIES (20,000 Square meters)*

The project proponent may submit online application in Form 1 A along with specified fee for environmental appraisal and additional fee for building permission. The fee for environmental appraisal will be deposited in a separate account. The Environment Cell will process the application and present it in the meeting of the Committee headed by the authority competent to give building permission in that local authority. The Committee will appraise the project and stipulate the environmental conditions to be integrated in the building permission. After recommendations of the Committee, the building permission and environmental clearance will be issued in an integrated format by the said Planning Authorities.

The project proponent shall submit Performance Data and Certificate of Continued Compliance of the project for the environmental conditions parameters applicable after completion of construction from Qualified Building Environment Auditors every five years to the Environment Cell with special focus on the following parameters :-

- (a) Energy Use (including all energy sources).
- (b) Energy generated on site from on site Renewable energy sources.
- (c) Water use and waste water generated, treated and reused on site.
- (d) Waste Segregated and Treated on site.
- (e) Tree plantation and maintenance.

After completion of the project, the Cell shall randomly check the projects compliance status including the five years audit report. The State Governments may enact the suitable law for imposing penalties for non-compliances of the environmental conditions and parameters. The Cell shall recommend financial penalty, as applicable under relevant State laws for non-compliance of conditions or parameters to SPA-NAINA. On

the basis of the recommendation of the Cell, the SPA-NAINA may impose the penalty under relevant State laws. The cases of false declaration or certification shall be reported to the accreditation body and to the SPA-NAINA for blacklisting of Qualified Building Environment Auditors and financial penalty on the owner and Qualified Building Environment Auditors. No Consent to Establish and Operate under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 will be required from the State Pollution Control Boards for residential buildings up to 1,50,000 square meters.

APPENDIX- A

**Environmental Condition for Building and Construction.  
Category 1  
(5000 to less than 20,000 sq.mt.)**

Sr. No.	Medium	Environmental Condition
1	Topography and Natural Drainage	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bioswales, landscape, and other Sustainable Urban Drainage Systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2	Water Conservation, Rain Water Harvesting, and Ground Water Recharge	Use of water efficient appliances shall be promoted. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
2a		At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3	Waste Management	<i>Solid waste:</i> Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. <i>Sewage:</i> In areas where there is no municipal sewage network, on site treatment systems should be installed. Natural treatment systems which integrate with the landscape shall be

		<p>promoted. As far as possible treated effluent should be reused. The excess treated effluent shall be discharged following the CPCB norms.</p> <p>Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.</p> <p>The provisions of the Solid Waste (Management) Rules, 2016 and the e-waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.</p>
4	Energy	<p>Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.</p> <p>Outdoor and common area lighting shall be Light Emitting Diode (LED).</p> <p>Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building by-laws requirement, whichever is higher.</p> <p>Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible. [Concept of passive solar design that minimizes energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.</p>
5	Air Quality and Noise	<p>Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.</p> <p>Wet jet shall be provided for grinding and stone cutting.</p> <p>Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.</p> <p>All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction</p>

		waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India shall be made.
5a		The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
6	Green Cover	Minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
6a		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.

**Category 2  
(20,000 to less than 50,000 sq.mt.)**

Sr. No.	Medium	Environmental Condition
1	Topography and Natural Drainage	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
2	Water Conservation, Rain Harvesting, and Ground Water Recharge	A complete plan for rain water harvesting, water efficiency and conservation should be prepared. Use of water efficient appliances should be promoted with low flow fixtures or sensors. The local bye-laws provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

		All recharge should be limited to shallow aquifer.
2a		At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3	Waste Management	<p>Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste.</p> <p>Sewage: Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other enduses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.</p> <p>The provisions of the Solid Waste (Management) Rules, 2016 and the e-waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.</p>
3a		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
3b		Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
4	Energy	<p>Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED).</p> <p>Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.</p>
4a		Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building by-laws requirement, whichever is higher.
4b		Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

4c		<p>Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.</p> <p>Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.</p>
5	Air Quality and Noise	<p>Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.</p> <p>Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.</p> <p>Wet jet shall be provided for grinding and stone cutting.</p> <p>Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.</p> <p>All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.</p> <p>For indoor air quality the ventilation provisions as per National Building Code of India shall be made.</p>
5a		<p>The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.</p>
6	Green Cover	<p>Minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.</p>
6a		<p>Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.</p>
7	Top Soil preservation and reuse.	<p>Topsoil should be stripped to a depth of 20 cm. from the areas proposed for buildings, roads, paved areas, and external services.</p> <p>It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.</p>
8	Transport	<p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized,</p>

		<p>non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <ol style="list-style-type: none"> <li>1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</li> <li>2. Traffic calming measures.</li> <li>3. Proper design of entry and exit points.</li> <li>4. Parking norms as per NAINA regulation.</li> </ol>
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**Category 3  
(20,000 to 1,50,000 sq.mt.)**

Sr. No.	Medium	Environmental Condition
1	Topography and Natural Drainage	<p>The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.</p> <p>Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.</p>
2	Water Conservation, Rain Harvesting, and Ground Water Recharge	<p>A complete plan for rain water harvesting, water efficiency and conservation should be prepared.</p> <p>Use of water efficient appliances should be promoted with low flow fixtures or sensors.</p> <p>The local bye-laws provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016.</p> <p>A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.</p> <p>All recharge should be limited to shallow aquifer.</p>
2a		At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
2b		Use of water efficient appliances should be promoted. Low flow fixtures or sensors be used to promote water conservation.
2c		Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system

		separate recirculation lines for flushing by giving dual plumbing system be done.
3	Solid Waste Management	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. The provisions of the Solid Waste (Management) Rules, 2016 and the e-waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
3a		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
3b		Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
4	Sewage Treatment Plan	Sewage: Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
5	Energy	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED). Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5a		Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building by-laws requirement, whichever is higher.
5b		Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
5c		Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly

		<p>materials.</p> <p>Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.</p>
6	Air Quality and Noise	<p>Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.</p> <p>Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.</p> <p>Wet jet shall be provided for grinding and stone cutting.</p> <p>Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.</p> <p>All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.</p> <p>For indoor air quality the ventilation provisions as per National Building Code of India shall be made.</p>
6a		<p>The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.</p>
7	Green Cover	<p>Minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.</p>
7a		<p>Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.</p>
8	Top Soil preservation and reuse.	<p>Topsoil should be stripped to a depth of 20 cm. from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.</p>
9	Transport	<p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <p>1. Hierarchy of roads with proper segregation of vehicular and</p>

		<p>pedestrian traffic.</p> <p>2. Traffic calming measures.</p> <p>3. Proper design of entry and exit points.</p> <p>4. Parking norms as per NAINA regulation.</p>
10	Environment and management Plan	<p>An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified in item number 1 to 9 above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, Water efficiency and conservation, Solid waste management, Renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.</p>

*APPENDIX – B*

**Accreditation of Environmental Auditors (Qualified Building Auditors)**

The Ministry of Environment, Forest and Climate Change (MoEFCC), through qualified agencies shall accredit the Qualified Building Environment Auditors (QBEAs). The Qualified Building Environment Auditors could be a firm / organization or an individual expert, who fulfills the requirements. The Ministry will implement this process of accreditation through Quality Council of India (QCI), National Productivity Council or any other organization identified by the Government. The organizations like Indian Green Building Council, Bureau of Energy Efficiency etc. can also be associated in the process of accreditation, training and renewal. The environmental consultants accredited by the QCI for building sector will be qualified as QBEAs. The QBEAs will meet the following criteria. The accrediting agency can improvise on these criteria.

**Qualifications of the Auditor :-**

(a) Education.- Architect (Degree or Diploma), Town Planners (Degree), Civil Engineer / Mechanical Engineer (Degree or Diploma), PG in Environmental Science or any other qualification as per the scheme of the accreditation.

(b) Training.- Mandatory training to be given by the accreditation body or their approved training providers. This will be as per the scheme of the accreditation.

(c) Experience.- At least 3 years of work experience in the related field or building sector Environment Impact Assessment consultants accredited by QCI or any other experience criteria as per the scheme of the accreditation.

(d) Infrastructure and equipment.- As per the scheme of the accreditation Renewal :

(e) Renewal.- The accreditation will be valid for 5 years and will be renewed as per the process developed under the accreditation scheme. Accountability/Complaint redressal mechanism: Any complaints regarding the quality of the work of QBEAs shall be made to the accreditation body.

The accreditation body shall evaluate the complaint and take appropriate action including black listing or cancellation of the accreditation with wide public notice. This will be in addition to the action at the level of local authority/ the Said Planning Authorities for penalty and blacklisting. The Ministry can also take such action in case of specific complaint or feedback.

## APPENDIX-C

### **Environmental Cell at the level of CIDCO :**

An Environmental Cell shall be setup at CIDCO level to support compliance and monitoring of environmental conditions in buildings. The Cell shall also provide assistance in environmental planning and capacity building within their jurisdiction. The responsibility of this cell would be monitoring the implementation of this notification and providing an oversight to the Third-Party Auditing process. The cell will operate under CIDCO.

#### **Constitution of the cell.—**

The cell will comprise of at least 3 dedicated experts in following fields:

- (a) Waste management (solid and liquid)
- (b) Water conservation and management
- (c) Resource efficiency including Building materials
- (d) Energy Efficiency and renewable energy
- (e) Environmental planning including air quality management.
- (f) Transport planning and management.

The Cell shall induct at least two outside experts as per the requirements and background of dedicated experts. Existing environmental cells at the level of CIDCO can be co-opted and trained for this Cell.

#### **Financial Support.—**

An additional fee may be charged along with processing fee for building permission for integrating environmental conditions and it's monitoring. CIDCO can fix and revise this additional fee from time to time. The amount of this fee shall be deposited in a separate bank account, and used for meeting the requirement of salary / emoluments of experts and running the system of online application, verifications and the Environmental Cell.

#### **Functions of the Cell.—**

1. The cell shall be responsible for assessing and appraising the environmental concerns of the area under their jurisdiction where building activities are proposed. The Cell can evolve and propose additional environmental conditions as per requirements. These conditions may be area specific and shall be notified in advance from time to time. These additional conditions shall be approved following a due consultation process. These environmental conditions will be integrated in building permissions by the sanctioning authority.
2. Develop and maintain an online system for application and payment of fees. The Cell shall maintain an online database of all applications received, projects approved, the compliance audit report, random inspections made. The Cell shall maintain a portal for public disclosure of project details including self-certification and compliance audit reports filed by the Qualified Building Environment Auditors for public scrutiny of compliance of environmental conditions by the project.
3. Monitoring the work of Environmental Audit process carried by the Qualified Building Auditors.
4. The Cell shall review the applications; finalize the additional environmental conditions if required within 30 days of the submission of the application to SPA-NAINA.
5. The Cell shall adopt risk based random selection of projects for verifying on site for certification of QBA, compliance of environmental conditions and five yearly audit report.
6. The Cell shall recommend to SPA-NAINA for financial penalty for non-compliance of environmental conditions by the project proponent.
7. The Cell shall recommend to the accrediting body and SPA-NAINA against any Qualified Building Environment Auditor, if any lapse is found in their work.

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## Appendix A-1: Form for Construction of Building or Layout of Building or Group Housing

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Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966

From \_\_\_\_\_ (Name of the owner)

To,

CEO, SPA-NAINA

CIDCO Ltd,

Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,

CBD-Belapur, Navi Mumbai – 400 614

Sir,

I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... S. No..... Mauje .....situated at Road / Street ..... Society .....in accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966. I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) .....and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable

- i) Key Plan (Location Plan);
- ii) Site Plan (in quadruplicate) of the area proposed to be developed;
- iii) a detailed building plan (in quadruplicate) showing the plan, section and elevations of the proposed development work;
- iv) Particulars of development in Form enclosed (to be submitted for development other than individual buildings);
- v) An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- vi) Attested copy of receipt of payment of scrutiny fees;
- vii) Latest property tax receipt if applicable;
- viii) No Objection Certificate, wherever required.
- ix) Engineering survey of said land

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

Signature of the Licensed  
Surveyor/Architect

Dated \_\_\_\_\_

Signature of Owner

Name and address of Owner

Dated \_\_\_\_\_

**FORM GIVING PARTICULARS OF DEVELOPMENT (PART OF APPENDIX A-1.....ITEM 4)**

<b>1.</b>	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.	
	(c) No. and date of issue of License	
<b>2.</b>	Is the plot affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan?	
<b>3.</b>	(a) What is the total area of the plot according to the document?	
	(b) Does it tally with the Revenue/CTS Record	
	(c) What is the actual area available on site measured by Architect/licensed Engineer/Structural Engineer / Supervisor	
	(d) Is there any deduction in the original area of the plot on account of road lines or reservation. Please state the total area of such deductions?	
	(e) If so, what is the net area?	
	The permission shall be based on the area whichever is minimum. ( <b>Note:</b> Above details shall also be mentioned on building plan submitted for approval)	
<b>4.</b>	Are all plans as required under Regulation No.6.2 enclosed?	
<b>5.</b>	(a) Is the plot of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a part of an approved layout?	
	(b) Please state Sanction Number and Date of Sub-division / Layout	
<b>6.</b>	(a) In what zone does the plot fall?	
	(b) What is the permissible F.S.I. of the zone?	
<b>7.</b>	(a) Is the use of every room in the proposed work marked on the plans?	
	(b) Is it in accordance with the regulations?	
	(c) Does the use of the building, fall in the category of special types of buildings like, cinema halls, theatres assembly halls, stadia, buildings for religious purpose, hospital buildings, educational buildings, markets and exhibition halls etc.?	
<b>8.</b>	If the work is in connection with an industry :	
	(a) Please briefly describe the main and accessory process.	
	(b) Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory	

	(c) Is the proposal for relocation of an existing industry, if so give the name and address of existing industry?	
	(d) Nature and quantum, of industrial waste/effluents and method of disposal.	
<b>9.</b>	(a) What is the average-	
	(i) prescribed width of road on which plot is fronting?	
	(ii) existing width of the street? (If the plot abuts on two or more streets, the above information in respect of all streets should be given)	
	(b) What is the height of the building above the average ground level of the plot	
	(c) Does it comply with the Regulation	
<b>10.</b>	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	
	(ii) Are those proposed to be demolished Immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
	(b) What is the plinth area and total floor area of the proposed work? (Please give details confirming to the plan submitted)	
<b>11.</b>	(a) Please state the plinth area and total floor area, existing and proposed (total of Item No.10 (a)(iii) and 10(b))	
	(b) Please state the overall F.S.I.	
	(Item 11 (a) divided by Item 3 (e))	
	(c) Does the work consume the full F.S.I. of the plot, as given in Item 6 (b)?	
	(d) Is the Building proposed with setbacks on upper floors?	
<b>12.</b>	(a) What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Regulation?	
	(b) Please state which of the following rule is applicable for the front open spaces : and does the front open space comply with that rule?	
<b>13.</b>	(a) What is :	
	(i) the width of the side open space (s)?	
	(ii) the width of the rear open space(s)?	
	(iii) the distance between buildings?	
	(b) Are there two or more wings to the buildings ? If so, are the open spaces separate or distinct for each wing?	
<b>14.</b>	(a) What are the dimensions of the inner or outer chowk?	

	b) (i) Is / are room (s) dependent for its light and ventilation on the chowk ? If so, are the dimensions of the chowk as required for each wing of the building?				
	(ii) If not, is the area equal as per Regulation No. 22.4?				
<b>15.</b>	If the height of the building is more than 15 meter above the average ground level, is provision for lifts made ?				
	(a) If so, give details of lift.	Type (1)	Passenger Capacity (2)	No. of Lifts (3)	Type of Doors (4)
	(b) Details of Fire Lift.				
<b>16.</b>	(a) Does the building fall under purview of Regulation No. 6.2.6.1?				
	(b) If so, does the proposed fire protection requirements confirm to Part VI				
	(c) If not, give reasons for non-conformity				
	(i)				
	(ii)				
	(iii)				
<b>17.</b>	(a) (i) What are the requirements of parking spaces under the Regulations ?				
	(ii) How many are proposed?				
	(b) (i) Are loading-unloading spaces necessary?				
	(ii) If so, what is the requirement?				
	(iii) Now many are proposed?				
<b>18.</b>	(a) (i) What are the maximum widths of balconies?				
	(ii) Will they reduce the required open spaces to less than the provisions of Regulations?				
	(iii) Do they serve as a passage to any part of the building?				
	(iv) What is their total area?				
	(b) What is the maximum width of weather frames, Sunshades (Chajja), Sun breakers, cornice, eaves or other projection?				
	(c) (i) Are any porches / Canopies proposed ?				
	(ii) Are they in compliance with Regulation No.22.6.1 .ii?				
<b>19.</b>	(a) What is the width of the means of access ?				
	(b) Will it be paved, drained & kept free of encroachment?				
<b>20.</b>	Is recreational or amenity open space provided as required under Regulation No.20.3				
	(a) Are any accessory buildings proposed?				
	If so, for what purpose?				

	(b) What are their heights?																			
	(c) Are they 7.5 m away from the street or front 1.5 m from other boundary?																			
	(d) Is their area calculated in F.S.I.?																			
21.	(a) What is the proposed height of the compound /boundary wall? Is it at a junction?																			
	(b) Is it in compliance with Regulation No.24.16?																			
22.	(a) Is the proposal in the Air Port Zone?																			
	(b) Is a "No. Objection certificate" for height is obtained?																			
23.	Does the proposal fall in any of the restricted zones?																			
24.	(a) Does any natural water source pass through the land under development ?																			
	(b) Is necessary setback provided as per Regulation No.18.3																			
25.	Is the plinth level proposed to be above the level of the surrounding ground level?																			
26.	The details of the materials to be used in construction with specification are as below:																			
	Roofs																			
	Floors																			
	Walls																			
	Columns																			
	Any other material																			
27.	The number of water closet, urinals, kitchens, wash basins, baths to be provided are as follows	<table border="1"> <thead> <tr> <th></th> <th>Water closets</th> <th>Baths</th> <th>Urinals</th> <th>Wash basins</th> <th>Kitchens</th> </tr> </thead> <tbody> <tr> <td>Existing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proposed</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Water closets	Baths	Urinals	Wash basins	Kitchens	Existing						Proposed					
	Water closets	Baths	Urinals	Wash basins	Kitchens															
Existing																				
Proposed																				
28.	Details of the source of water to be used in the construction																			
29.	Distance from sewer																			
30.	How much SPA-NAINA land will be used for stacking building material																			
31.	Please explain in detail in what respect the proposal does not comply with the Development Control Regulations and the reasons there for, attaching a separate sheet if necessary																			

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

Date: / /

Signature of the Applicant

Address: -----  
-----

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

I, (Name.....) have been employed by the applicant as his Architect / Licensed Engineer / Structural Engineer / Supervisor. I have examined the boundaries and the area of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/ lessee in possession of the plot as in the above form and found them to be correct. Date: / /

Signature of Architect /Licensed  
Engineer/Structural  
Engineer/Supervisor

**Address :**  
**E\_mail ID :**  
**Mobile No.:**

++++  
++++

<b>FORM OF STATEMENT 1</b> <b>[Sr. No. 10 (a) (III)]</b> <b>Existing Building to be retained</b>				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

++++  
++++

<b>FORM OF STATEMENT 2</b> <b>[Sr. No. 10 (b) ]</b> <b>Proposed Building</b>				
Building No.	Floor No.	Area of	Total Floor Area of Proposed work	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

++++  
++++

PROFORMA I A – For Developments in Urban Village  
(At Right Hand Top Corners of Site/ Building Plan at Floor Level)

<b>A</b>	<b>AREASTATEMENTS</b>	
	1.Area of plot (as per details in (3) Appendix A Item 4)	
	2.Deductions for	
	(a)Road Acquisition Area	
	(b)Proposed Road	
	(c)Any Reservation	
	(Total a+ b+ c)	
	3.Gross Area of Plot (1-2)	
	4. Amenity space required, if any	
	5.Net Area of Plot = 3-4	
	6.Addition of area for F.S.I., if any	
	(a)	
	(b)	
	(c)	
7.TotalArea(5+6)		
DM 58	<del>*8.Normal</del> Base F.S.I. Permissible	
	*9. Permissible Built-up Area	
	10.Existing Built-up Area.	
	11. Proposed Built-up Area	
	12.Excess Balcony Area taken in F.S.I.(As per B (c)Below)	
	*13.Total Built-up Area (10+11+12)	
	*14. F.S.I. Consumed(13/7)	
<b>B</b>	<b>BALCONYAREASTATEMENT.</b>	
	(a)Permissible Balcony Area per Floor.	
	(b)Proposed Balcony Area per Floor.	
(c)Excess Balcony Area (Total).		
<b>C</b>	<b>TDR</b>	
	(a)permissible	
(b)proposed to be utilised		
<b>D</b>	<b>PARKING STATEMENT</b>	
	(a)Parking Required	
	Car	
	Two wheeler	
	(b)Garages Permissible	
	(c)Garage Proposed	
	Car	
	Two wheeler	
	(d)Total Parking Provided	
<b>*E.</b>	<b>LOADING/UNLOADING SPACES</b>	
	Loading/Unloading required	
	Total Loading/unloading required	

PROFORMA IB – For Developments other than those in Urban Village  
(At Right Hand Top Corners of Site/ Building Plan at Floor Level)

<b>A</b>	<b>AREASTATEMENTS</b>	
	1.Area of plot (as per details in (3) Appendix A Item 4)	
	*2.Normal F.S.I. Permissible	
	*3. Permissible Built-up Area	
	4.Existing Built-up Area.	
	5. Proposed Built-up Area	
	6.Excess Balcony Area taken in F.S.I.(As per B (c)Below)	
	*7.Total Built-up Area (4+5+6)	
	*8. F.S.I. Consumed(7/1)	
<b>B</b>	<b>BALCONYAREASTATEMENT.</b>	
	(a)Permissible Balcony Area per Floor.	
	(b)Proposed Balcony Area per Floor.	
	(c)Excess Balcony Area (Total).	
<b>C</b>	<b>TDR</b>	
	(a)permissible	
	(b)proposed to be utilised	
<b>D</b>	<b>PARKING STATEMENT</b>	
	(a)Parking Required	
	Car	
	Two wheeler	
	(b)Garages Permissible	
	(c)Garage Proposed	
	Car	
	Two wheeler	
	(d)Total Parking Provided	
<b>*E.</b>	<b>LOADING/UNLOADING SPACES</b>	
	Loading/Unloading required	
	Total Loading/unloading required	

**PROFORMA II  
(At Right Hand Bottom Corner of Plans / Below Proforma I)**

Contents of Sheet

Stamps of Approval of Plans

\*CERTIFICATE OF AREA

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

Signature of Architect/Licensed Engineer/  
Structural Engineer/ Supervisor

Description of Proposal & property Name of Owner

Job. No.	Drg. No.	Scale	Drawn By	Checked By

## Appendix A-2: For Sub-Division of Land as Plotted Layout

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966

From ..... (Name of the owner)

To,

CEO, SPA-NAINA

CIDCO Ltd,

Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,  
CBD-Belapur, Navi Mumbai – 400 614

Sir,

I intend to carry out the under mentioned development in the site/plot of land, bearing S. No./Gut No. ...., Mouje .....situated at Road / Street ..... in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966

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

- (1) Key Plan (Location Plan);
- (2) A site plan (in quadruplicate) showing the surrounding land and existing access to the land included in the layout;
- (3) A layout plan (in quadruplicate) showing
  - (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
  - (ii) width of the proposed streets; and
  - (iii) dimensions and area of open spaces provided in the layout for the purpose of recreational open space or any like purpose.
- (4) An extract of record of rights property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created.
- (5) Attested copy of Receipt for payment of scrutiny fees.
- (6) Particulars of development in Form enclosed
- (7) No Objection Certificate, wherever required.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of Owner

Signature of the Licensed

Surveyor/Architect

Dated: / /

Name of Owner -----

Address of Owner -----

**FORM GIVING PARTICULARS OF DEVELOPMENT  
(PART OF APPENDIX A-2.....ITEM 6)**

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) Name and address of Architect/ licensed Engineer employed.	
	(c) No. and date of issue of License	
2.	Is the land affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan?	
3.	*(a) What is the total area of the land according to the document?	
	*(b) Does it tally with the Revenue (7/12) /CTS Record	
	*(c) What is the actual area available on site measured by Architect/licensed Engineer.	
	(d) Is there any deduction in original area of the land on account of road lines or reservation. Please state the total area of such deductions?	
	(e) If so, what is the net area?	
4.	* The permission shall be based on the area whichever is minimum	
5.	(a) Is the land of a city Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the certified measurement plan of the land issued by the Land Records Department is submitted with the proposal?	
6.	In what zone does the land fall?	
7.	What is the average	
	(i) prescribed width of access road?	
	(ii) existing width of the street?	
8.	Whether the internal roads proposed in the layout conform to the Regulation No.19.	
9.	How much recreational open space is proposed?	
10.	Whether amenity space required is as per regulation? If so, how much is proposed?	
11.	Does the proposal fall in any of the restricted zones?	
12.	Does any natural water source pass through the land under development?	

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

Date:

Signature of the Applicant.

Address: -----

E-mail ID: -----

Mobile No. : -----

\*\*\*\*\*

**PROFORMA IA**

**(At Right Hand Top Corners of Land Sub-division Layout Plan in Urban Villages)**

1.	AREA STATEMENTS	
	Area of plot	m <sup>2</sup>
2.	Deductions for	
	(a) Road Acquisition Area	
	(b) Proposed Road	
	(c) Any Reservation	
	(Total a+b+c)	
3.	Gross Area of Plot (1-2)	
4.	Deductions for	
	(a) Recreation Open Space as per Regulation No.20.3	
	(b) Internal Roads.	
	(c) Amenity Space, if any	
	Total (a+b+c)	
5.	Net Area of Plots (3 -4)	
6.	Net area for FSI Calculations= 5	

\*\*\*\*\*

**PROFORMA IB**

**(At Right Hand Top Corners of Land Sub-division Layout Plan in areas other than those in Urban Villages and all NAINA-Schemes)**

1.	AREA STATEMENTS	
	Area of plot	m <sup>2</sup>
2.	Area for FSI Calculations	m <sup>2</sup>
3.	Area to be surrendered to SPA-NAINA (Only in case of NAINA Schemes)	m <sup>2</sup>

\*\*\*\*\*

### Appendix A-3: Size of Drawing Sheets and Colouring of Plans

**Size of drawing sheets:** The size of drawing sheets shall be any of those specified in Table 1

**Table 1: Drawing Sheet Sizes**

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

If necessary, submission of plans on sheets bigger than A0 size is also permissible.

**Colouring Notations for Plans:** The Plans shall be coloured as specified in Table 2 herein under. Prints of plans shall be on one side of paper only.

**Dimensions:** All dimensions shall be indicated in metric units.

**Table 2: Colouring Notations for Plans**

Sr. No	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing Street	Green	Green	..	..
3.	Future street if any	Green dotted	Green dotted	..	..
4.	Permissible Building lines	Thick dotted black	Thick dotted black	..	..
5.	Marginal Open Spaces	No Colour	No Colour	No Colour	No Colour
6.	Existing work	Black (outline)	Blue	Black	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work	Red filled in	Red	Red	Red
9.	Drainage & sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin

Sr. No	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
11.	Deviations from the sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
12.	Recreational open space / Ground / layout open space	Green wash	Green wash	Green wash	Green wash
Note:	For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed. If necessary SPA-NAINA may permit variation in the above colour notations with respect to improving the readability of the drawing				

**Appendix 'B': Form of Supervision**

To,

CEO, SPA-NAINA  
CIDCO Ltd,  
Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,  
CBD-Belapur, Navi Mumbai – 400 614

Sir,

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

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

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

License No. of Architect or Licensed  
Engineer/Structural Engineer / Supervisor -----

Address of Architect of Licensed  
Engineer/Structural Engineer / Supervisor alongwith -----

Mobile No. & e-mail ID

Date :

DM 59

**Appendix 'C': Qualification, competence, duties and responsibilities etc. of licensed technical personnel or architect and professionals on record for preparation of schemes for development permission and supervision**

<b>C-1</b>	<b>General</b>
	The qualifications of the technical personnel namely Architect, Engineer, Structural Engineer, Supervisor, Town Planner and their competence to carry out different jobs for building permit and supervision shall be as given in Regulation No. C-2 to C-6 provided they are registered with Urban Local Bodies (Municipal Corporations/ Councils), Professional Bodies.
<b>C-2</b>	<b>ARCHITECT</b>
<b>C-2.1</b>	Qualifications- The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.
<b>C-2.2</b>	Competence of Architect: To carry out work related to development permission as given below and to submit - (a) All plans and information connected with development permission.
<b>C-3</b>	<b>ENGINEER</b>
<b>C-3.1</b>	Qualifications
	1) The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering; 2) Diploma In Civil Engineering or Equivalent, having experience of 10 years in the field of land and building planning.
<b>C-3.2</b>	Competence- To carry out work related to development permission as given below and to submit- (a) All plans and related information connected with development permission. (b) Structural details and calculations for building on plot upto 500 m <sup>2</sup> and upto 5 storeys or 16 m height, and (c) Certificate of supervision and completion for all building.
<b>C- 4</b>	<b>STRUCTURAL ENGINEER</b>
<b>C-4.1</b>	Qualifications- Qualifications for Licensing of structural engineers shall be in the following with minimum 3 years of experience in structural engineering practice with designing and field work; (a) Graduate in Civil Engineering of recognized Indian or Foreign University and Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and (b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent Overseas Institution possessing exceptional merits. The 3 years' experience shall be relaxed to 2 years in the case of Post-graduate degree of recognized Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.
<b>C- 4.2</b>	Competence: To submit structural details and calculations for all buildings & supervision.
<b>C- 4.2.1</b>	Complicated buildings and sophisticated structures, as decided by the CEO, SPA-NAINA, which are not within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b) & C-5.2 (a) (I) shall be designed only by Structural Engineer.
<b>C - 5</b>	<b>SUPERVISOR</b>
<b>C – 5.1</b>	Qualification (a) For Supervisor 1 :- (i) Three years architectural assistantship or intermediate in architecture with two years of experience, or

	(ii) Diploma in Civil engineering with two years of experience. (b) For Supervisor - 2:- (i) Draftsman in Civil Engineering from ITI with five years of experience under Architect / Engineer.
<b>C – 5.2</b>	Competence (a) For Supervisor-1: To submit - (i) All plans and related information connected with development permission on plot upto 200 m <sup>2</sup> and upto 2 storeys; and (ii) Certificate as supervision of buildings on plot upto 200 m <sup>2</sup> and upto 2 storeys and completion thereof. (b) For Supervisor-2 : To submit - (i) All Plans and related information upto 50 m <sup>2</sup> built up area and upto 2 storeys, and (ii) Certificate of supervision for limits at (i) above and completion thereof.
<b>C – 6</b>	<b>TOWN PLANNER</b>
<b>C- 6.1</b>	Qualifications: The Qualifications for licensing of Town Planner will be the Associate or Fellow Membership of the Institute of Town Planners of India (ITPI) or such Degree or Diploma which makes him eligible for such membership.
<b>C- 6.2</b>	Competence of Town Planner: To carry out work related to development permission as given below and to submit - (a) Layout plans and information connected with layout permission
<b>C-8</b>	<b>Advocate</b>
<b>C-8.1</b>	<del>Qualifications: The Advocate or Solicitor on Record must hold a valid registration with the Bar Council of India. The Advocate or Solicitor on Record must have a minimum of three years of experience in a practice of land related matters.</del>
<b>C-8.2</b>	<del>Competence (i) To render services related to development permission and submit Title Clearance Certificate for the Land under development after exercising the procedure of search etc. at the time of submission of proposal ownership for each Survey no. along with all rights on proposed development at the time of submission of proposal. (ii) To submit details of any earlier court matters related to Land at the time of submission of proposal.  Advocate or Solicitor shall be responsible for certification of title of land certifying the authentication of rights of the owner/developer to carry out development on the land concerned.</del>
<b>C-9</b>	<b>CONSULTANTS RAIN WATER HARVESTING</b>
<b>C-9.1</b>	<del>Qualifications: The Consultant for Rain Water Harvesting (RWH) must hold a valid Diploma/ Degree in Civil Engineering and Master's Degree in Environment. The Consultant for Rain Water Harvesting on Record must have a minimum of two years of experience in the field practice in RWH.</del>
<b>C-9.2</b>	<del>Competence To carry out related to Rain Water Harvesting and to submit- (i) Certificate &amp; all related information connected with development permission for Rain water Harvesting; (ii) Details for Rain water Harvesting Plant with proposal/Plans. (iii) To submit Completion Certificate with respect to Rain water Harvesting for building stating the plant has been installed &amp; tested.  The Consultants for Rain Water Harvesting shall be responsible for the work of Rain Water harvesting carried out on site as per approval. He shall ensure that the work is carried out as per approval and if the notices any difference he shall be responsible for intimating SPA-NAINA.</del>
<b>C-10</b>	<b>CONSULTANTS FOR GREY WATER RECYCLE</b>
<b>C-10.1</b>	<del>The Consultant for Grey Water Recycle must hold a valid Master's Degree in Environment/Public Health Engineering.</del>

	<p>The Consultant for Grey Water Recycle on Record must have a minimum of two years of experience in the filed practice in Grey Water Recycling.</p>
<b>C-10.2</b>	<p><b>Competence</b>          To carry out related to Grey Water Recycle and to submit-          (i) To submit certificate &amp; all related information connected with development permission for Grey Water Recycle;          (ii) To submit details for Grey Water Recycle Plant with proposal/Plans.          (iii) To submit Completion Certificate with respect to Grey Water Recycle for building stating the plant has been installed &amp; tested.</p> <p>The Consultants for Grey Water Recycle shall be responsible for the work of Grey Water Recycle carried out on site as per approval. He shall ensure that the work is carried out as per approval and if he notices any difference he shall be responsive for intimating SPA-NAINA.</p>
<b>C-11</b>	<b>CONSULTANTS FOR CONSERVATION OF ENERGY</b>
<b>C-11.1</b>	<p><b>Qualifications:</b> The Consultant for Conservation of Energy must hold a valid Master's Degree in Environment and must have a minimum of two years of experience in a field practice in Conservation of Energy.</p>
<b>C-11.2</b>	<p><b>Competence</b>          (i) To submit certificate &amp; all related information connected with Conservation of Energy;          (ii) To submit details for Conservation of Energy Plant with proposal implementation.          (iii) To submit Completion Certificate with respect to Conservation of Energy for building stating the plant has been installed &amp; tested.</p> <p>The Consultants for Conservation of Energy shall be responsible for the work of Conservation of Energy carried out on site as per approval and the ECBC codes. He shall ensure that the work is carried out as per approval and if he notices any difference he shall be responsible for intimating SPA-NAINA.</p>
<b>C-12</b>	<b>CONSULTANT FOR FIRE SAFETY MEASURES</b>
<b>C-12.1</b>	<p><b>Qualifications:</b> Fire Protection Consultant shall be a licenced agency under the Fire Prevention &amp; Fire Safety Measures Act 2006. Must be registered with Director, Maharashtra Fire Services.</p>
<b>C-12.2</b>	<p><b>Competence</b>          To carry out work related to development permission with respect to Fire Safety Measures and to submit-          (i) Certificate &amp; all related information connected with development permission is in accordance with requirement of Fire Act 2006;          (ii) To submit details for Fire Safety Measures for all parts of building.          (iii) Completion Certificate along with plans for building stating all Fire Safety Measures as per GFO-NOC has been installed &amp; tested with completion plans.</p> <p>The Consultants for Fire Safety Measures shall be responsible for design and implementation of firefighting system and shall also responsible for its implementation on site in consultation with fire department of CIDCO/ SPA-NAINA.</p>
<b>C-13</b>	<b>CONSULTANT FOR HEATING VENTILATION AND AIR-CONDITION (HVAC)</b>
<b>C-13.1</b>	<p><b>Qualifications:</b> HVAC Consultant shall be graduate in Electrical Engineering and must possess minimum two years' experience in installation of HVAC.</p>
<b>C-13.2</b>	<p><b>Competence</b>          To carry out work related to HVAC system and to submit-          (i) Certificate &amp; all related information concerned with HVAC;          (ii) To submit details for HVAC for implementation.          (iii) Completion Certificate along with plans with respect to HVAC installation, their testing and proper functioning.</p>

	<p><del>The Consultants for HVAC shall be responsible for planning, designing and implementation of HVAC system as per the NBC and relevant code of practices.</del></p>
<del>C-14</del>	<del><b>CONSULTANT FOR SOLID WASTE MANAGEMENT (SWM)</b></del>
<del>C-14.1</del>	<p><del>Qualifications: SWM Consultant shall be a graduate in Environmental Engineering or Environmental Planning and must possess minimum two years' experience in field of SWM.</del></p>
<del>C-14.2</del>	<p><del>Competence</del>  <del>To carry out work related to SWM system and to submit-</del>  <del>(i) Certificate &amp; all related information concerned SWM;</del>  <del>(ii) To submit details for SWM for implementation regarding waste segregation, onsite treatment and disposal.</del>  <del>(iii) Completion Certificate along with plans with respect to SWM system installation, their testing and proper functioning.</del></p> <p><del>The Consultants for SWM shall be responsible for planning, designing and implementation of SWM system as per the NBC and relevant code of practices.</del></p>
<b>C – 7</b>	<b>Duties of Licensed Technical Personnel</b>
<b>C-7.1</b>	The duties and responsibilities of licensed technical Personnel as listed in regulations C-3, C-4, C-5 and C-6 shall be as follows:
<b>C- 7.2</b>	<p>(1) It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the CEO, SPA-NAINA in carrying out and enforcing the provisions of Maharashtra Regional &amp; Town Planning Act, 1966 and of any regulations for the time being in force under the same.</p> <p>(2) Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional connection with such case extends, for due compliance with the provisions of Maharashtra Regional &amp; Town Planning Act, 1966 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.</p> <p>(3) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the CEO, SPA-NAINA is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect or premises designed or intended to be applied to such use, are duly fulfilled or provided for.</p> <p>(4) A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the SPA-NAINA in contravention of any term or condition of the lease or agreement for lease.</p> <p>(5) When Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the CEO, SPA-NAINA.</p>

**Appendix 'D-1': Form for Sanction of Building Permit and Commencement Certificate**

To,

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-----

Sir,

With reference to your application No. \_\_\_\_\_, dated \_\_\_\_\_ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on Plot No. \_\_\_\_\_ Survey No. \_\_\_\_\_, mauja \_\_\_\_\_ situated at Road /Street \_\_\_\_\_, Society \_\_\_\_\_ the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. -----
6. -----

Office No.

Office Stamp

Date :

Yours faithfully,  
CEO, SPA-NAINA

(Specimen of Stamp to be marked on land sub-division layout plan recommended for demarcation)

**OFFICE OF THE SPA-NAINA**

Building Permit No.....

....., Date .....

**SANCTIONED**

**Appendix 'D-2': Form for Tentative Approval for Demarcation of Land / Sub-Division Layout**

To,

Sir,

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With reference to your application No \_\_\_\_\_, dated \_\_\_\_\_ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Survey No. \_\_\_\_\_, mauje \_\_\_\_\_ situated at Road /Street \_\_\_\_\_, Society \_\_\_\_\_, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Record Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to SPA – NAINA after developing them to the satisfaction of the CEO, SPA-NAINA
3. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
4. This permission does not entitle you to develop the land which does not vest in you.

5.-----  
(Specimen of Stamp to be marked on land sub-division layout plan recommended for demarcation)

OFFICE OF SPA-NAINA Letter No....., Date ..... LAYOUT RECOMMENDED FOR DEMARCATATION
--

Yours faithfully,

CEO, SPA NAINA

**Appendix 'D-3': Form for Final Approval to the Land Sub-Division / Layout**

To,

Sir,

With reference to your application No. \_\_\_\_\_, dated \_\_\_\_\_ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Revenue Survey No \_\_\_\_\_, City Survey No \_\_\_\_\_, mauje \_\_\_\_\_ situated at Road /Street \_\_\_\_\_, Society \_\_\_\_\_, the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the SPA-NAINA after developing them to the satisfaction of the CEO, SPA-NAINA
2. As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation No.13.3, the said open space admeasuring ----- m<sup>2</sup> stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
3. This permission does not entitle you to develop the land which does not vest in you.
4. -----
5. -----
6. -----
7. -----

Office No. ----- Office Stamp  
----- Date : -----

Yours faithfully,

(Specimen of Stamp of approval)  
OFFICE OF THE SPA-NAINA  
Letter No....., Date .....  
LAYOUT SANCTIONED  
~~Subject to conditions mentioned in the letter No.~~  
CEO, SPA-NAINA.....

CEO, SPA-NAINA

CC: Collector, Raigad/ Thane District

### Appendix 'E-1': Form for Refusal Of Building Permit / Commencement Certificate

To,

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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 on Plot No \_\_\_\_\_, Revenue Survey No. \_\_\_\_\_, City Survey No. \_\_\_\_\_ mauje \_\_\_\_\_, situated at Road/Street \_\_\_\_\_, Society \_\_\_\_\_, I regret to inform you that the proposal has been refused, on the following grounds and also on grounds mentioned on the reverse page.

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

Office No.

Office Stamp

Date :

Yours faithfully,

CEO, SPA-NAINA

#### OBJECTIONS

1. Application Form.
2. Plans and Statement.
- \*3. Architect
4. Ownership.
5. Plinth Area.
6. Marginal Space. (i) Front Margin (ii) Side Margin (iii) Rear Margin
7. Floor Areas. (a) Bed Room; Dining Room, Hall. (b) Bath-Room (c) Kitchen. (d) Any other room.

- 8.Ventilation
- 9.Detached / Semidetached.
- 10.Projection / Balcony.
- 11.Stair Case / Stair Case Landing
- 12.Enclosure / Compound wall.
- 13.Well.
- 14.Porch.
- 15.Canopy.
- 16.Colour Code is not as per building regulations
- 17.Miscellaneous.

SENIOR PLANNER/ASSOCIATE PLANNER, SPA-NAINA

**Appendix 'E-2': Form for Refusal of Land Sub-Division Layout**

To,

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 -----  
 -----

Sir,

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_ for the grant of sanction for the development work bearing Revenue Survey No. \_\_\_\_\_, City Survey No. \_\_\_\_\_, mauje \_\_\_\_\_, situated at Road/Street \_\_\_\_\_, Society \_\_\_\_\_, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds and also on grounds mentioned on the reverse page.

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

Office memo No. BE

Office Stamp

Date :

Yours faithfully,

CEO, SPA-NAINA

**OBJECTIONS**

1. Application Form.
2. Plans and Statement.
- \*3. Architect
4. Ownership.
5. Road width not as per the regulation.
6. Cognizance of D.P.Proposals
7. Required recreational open space
8. Required amenity space

9. Miscellaneous

SENIOR PLANNER/ASSOCIATE PLANNER,  
SPA-NAINA

Specimen of stamp to be affixed on the plan

Letter No. .... Date .....

**REJECTED**

**Appendix 'F': Form for Intimation of Completion of Work Upto Plinth Level**

To,

CEO, SPA-NAINA

CIDCO Ltd,

Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,

CBD-Belapur, Navi Mumbai – 400 614

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No. \_\_\_\_\_

Plot No. \_\_\_\_\_, Revenue Survey No. \_\_\_\_\_,

Mauje \_\_\_\_\_, situated at \_\_\_\_\_ Road/Street, \_\_\_\_\_ Society \_\_\_\_\_

in accordance with your permission No. \_\_\_\_\_ dated \_\_\_\_\_ under my supervision and in accordance with the sanctioned plan. Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect /Licensed Engineer/ Structural

Engineer

Name : (In Block Letters)

Address :

E-mail ID :

Mobile No.:

Date:

**Appendix 'G': Form of Approval / Disapproval Of Development Work Upto Plinth Level**

To,

Sir,

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Please refer to your intimation No \_\_\_\_\_ dated \_\_\_\_\_ regarding the completion of construction work upto plinth / column upto plinth level in Building

No. \_\_\_\_\_

Plot. No \_\_\_\_\_, Revenue Survey No. \_\_\_\_\_, City Survey

No. \_\_\_\_\_, mauje \_\_\_\_\_, situated at

Road/Street \_\_\_\_\_, Society \_\_\_\_\_

You may proceed / are not allowed to proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to the sanctioned plans.

Yours faithfully

CEO, SPA-NAINA

Office No.

Office Stamp

Date:

**Appendix 'H': Form for Occupation Certificate**

To,  
CEO, SPA-NAINA  
CIDCO Ltd,  
Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,  
CBD-Belapur, Navi Mumbai – 400 614  
Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building /part building No.\_\_\_\_Plot No.\_\_\_\_, Survey No\_\_\_\_,mauje\_\_\_\_,situated\_\_\_\_at\_\_\_\_Road/Street\_\_\_\_, Society\_\_\_\_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 the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. 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 & grant permission for the occupation of the building.

Yours faithfully

Signature of Architect /Licensed Engineer/ Structural

Engineer/Supervisor

License No. of Architect :

Address of Architect or Licensed Engineer

Structural Engineer / Supervisor :

Name of Architect or Licensed Engineer/ Structural Engineer / Supervisor :

E-mail ID :

Mobile No.:

Encl. As above

Date:

Signature of Owner  
(Name in Block Letters)

### Appendix 'I': Form for Occupancy Certificate

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building/ part building No. \_\_\_\_\_ Plot No. \_\_\_\_\_, Survey No. \_\_\_\_\_, Society \_\_\_\_\_, mauje \_\_\_\_\_, Situated at Road/Street completed under the supervision of Architect, Licensed, Engineer/Structural Engineer / Supervisor, / License No. \_\_\_\_\_ is may be occupied on the following conditions:

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

A set of completion plan is returned herewith

Encl: As above.

Yours faithfully

CEO, SPA-NAINA

Office No.

Office Stamp:

Date:

**Specimen of Stamp to be marked on the plan**

**OFFICE OF THE SPA-NAINA**

Occupancy Certificate No.....

Date .....

**OCCUPATION GRANTED**

subject to conditions mentioned in the occupancy certificate

**Appendix 'J': Form for Refusal of Occupancy Certificate**

To,

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

Sir,

The part / full development work / erection re-erection / or alteration in of building/ part building No. \_\_\_\_\_ Plot No. \_\_\_\_\_, Revenue Survey No. \_\_\_\_\_, Society \_\_\_\_\_, mauje \_\_\_\_\_, situated at Road/Street completed under the supervision of Architect, Licensed, Engineer/Structural Engineer / Supervisor, / License No. \_\_\_\_\_ is not allowed to be occupied because of the following reasons:

- 1. The construction carried out by you does not conform to the sanctioned plans.
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

A set of completion plan is retained with the SPA-NAINA and remaining sets are regretfully returned herewith.

Encl: As above.

Yours faithfully

CEO, SPA-NAINA

Office No.

Office Stamp:

Date:

**Specimen of Stamp to be marked on the plan**

Letter No. .... Date .....
<b>REJECTED</b>

**Appendix 'K': Form of Indemnity for Part Occupancy Certificate  
(on stamp paper)**

To,

CEO, SPA-NAINA

CIDCO Ltd,

Third Floor, Tower No. 10, CBD-Belapur Railway Station Complex,

CBD-Belapur, Navi Mumbai – 400 614

**Subject:**

**Sir,**

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No. \_\_\_\_\_ Dated \_\_\_\_\_ I hereby indemnify the SPA-NAINA against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

(\* Of such value as decided by the SPA-NAINA.)

**Yours faithfully,**

Signature of Owner

Name of the Owner

Witness:

Address:

Date: