

# **General Development Control Regulations For Navi Mumbai-1975**

**(As Amended upto 31st March 2003)**



# नवी मुंबई विकास आराखडा

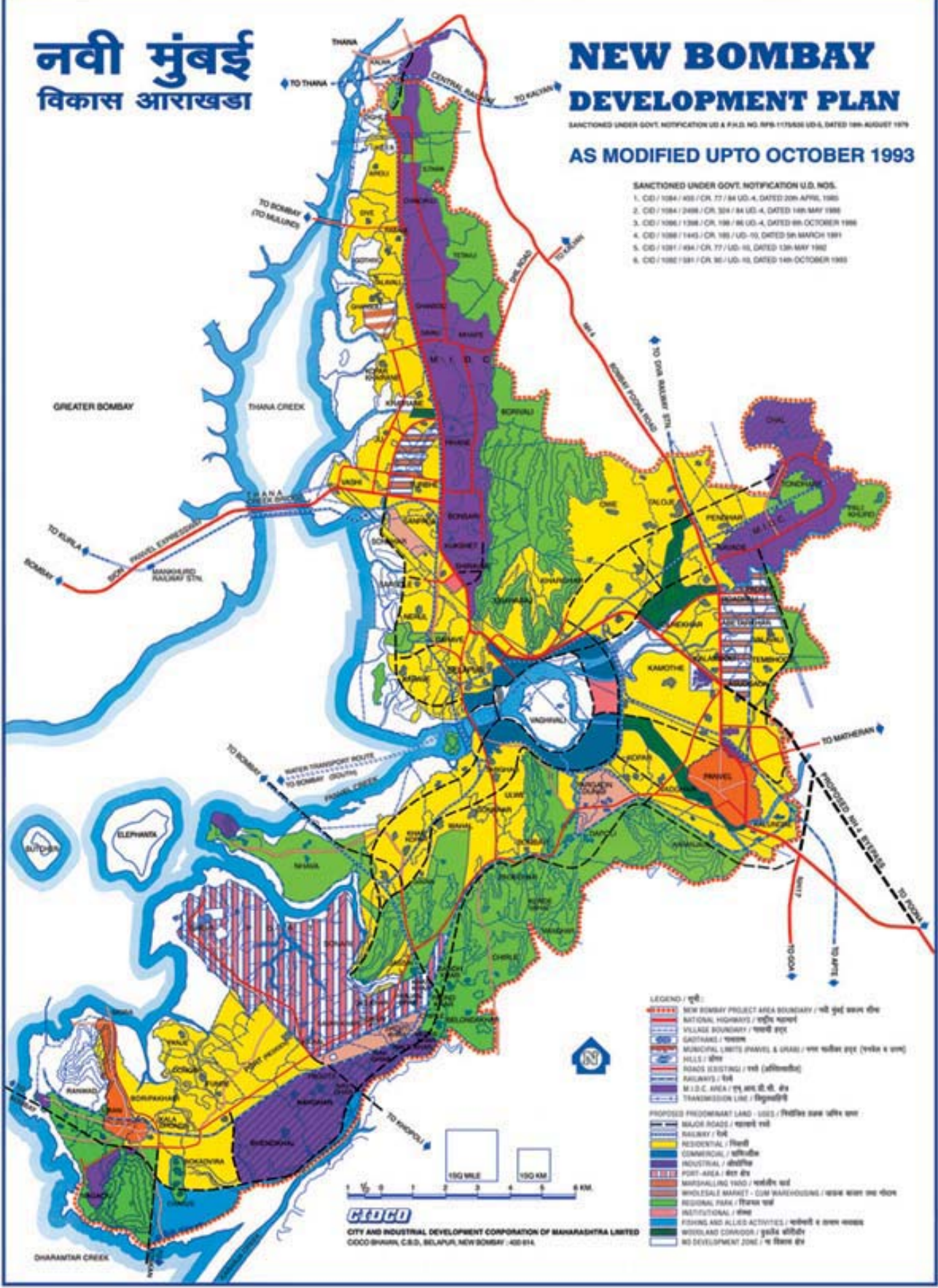
# NEW BOMBAY DEVELOPMENT PLAN

SANCTIONED UNDER GOVT. NOTIFICATION UD & F.R.D. NO. 1175436 UD-4, DATED 18th AUGUST 1974

AS MODIFIED UPTO OCTOBER 1993

SANCTIONED UNDER GOVT. NOTIFICATION U.D. NOS.

1. CD / 1084 / 495 / CR 77 / 84 UD-4, DATED 20th APRIL 1980
2. CD / 1084 / 2498 / CR 324 / 84 UD-4, DATED 14th MAY 1980
3. CD / 1086 / 1288 / CR 199 / 86 UD-4, DATED 06th OCTOBER 1986
4. CD / 1088 / 1443 / CR 193 / UD-10, DATED 26th MARCH 1991
5. CD / 1281 / 494 / CR 77 / UD-10, DATED 13th MAY 1992
6. CD / 1382 / 581 / CR 90 / UD-10, DATED 14th OCTOBER 1993



- LEGEND / कुळी:**
- NEW BOMBAY PROJECT AREA BOUNDARY / नवी मुंबई प्रोजेक्ट क्षेत्राची सीमा
  - NATIONAL HIGHWAYS / राष्ट्रीय महामार्ग
  - VILLAGE BOUNDARY / गावची सीमा
  - GADTAKS / गडतक
  - MUNICIPAL LIMITS (PANELS & GRIDS) / नवी मुंबई नगरपालिका (पॅनेल & ग्रिड)
  - WALLS / भिंती
  - ROADS EXISTING / वास्तविक (अस्तित्वात) रस्त्या
  - RAILWAYS / रेल्वे
  - M.I.D.C. AREA / म.ि.द.स. क्षेत्र
  - TRANSMISSION LINE / वितरण रेषा
- PROPOSED PROMINANT LAND - USES / प्रस्तावित महत्त्वाचे भू-उपयोग:**
- MAJOR ROADS / महत्त्वाचे रस्त्या
  - RAILWAY / रेल्वे
  - RESIDENTIAL / वास्तविक
  - COMMERCIAL / वाणिज्यिक
  - INDUSTRIAL / उद्योगिक
  - POST AREA / डाक क्षेत्र
  - WHOLESALE TRADING / थकीत विक्री
  - WHOLESALE MARKET - COM. WAREHOUSING / थकीत विक्री व वास्तविक
  - REGIONAL PARK / प्रादेशिक वन
  - INSTITUTIONAL / संस्था
  - FISHING AND ALLIED ACTIVITIES / मत्स्य व संबंधित क्रिया
  - WOODS AND CONSERVATION / वन व संवर्धन
  - NO DEVELOPMENT ZONE / न विकासाचे क्षेत्र

**CIDCO**  
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
CIDCO BHAVAN, C.S.D., BELAPUR, NEW BOMBAY - 400 014

# GENERAL DEVELOPMENT CONTROL REGULATIONS

(As amended upto 31<sup>st</sup> March 2003)

1. These regulations were first approved under G.R. No.RPB-1175/635/UD-5 dated 16.9.1976 and were published in M.G.G. on 21st September 1978 at page 931, part 4(c).
2. The Regulations were amended under G.R.No.RPB-1178/209/UD-5 dated 31.3.1978 and published in M.G.G. on 21st September 1978 at page 931, part 4 (c). (New rules/amended rules-4.3 (d), 14.3.8(a), 14.3.8(b), 14.4.1, 14.4.2, 16.3.1(d), 23).
3. The Regulations were further amended under G.R.No.TPB-4384/1079/282/UD-5 dated 10.10.1986 and published in M.G.G. on 21.10.1986 at page 124. (New rules/amended rules-5.1, 14.5, 14.6, 16.1, 16.2, 16.3.1(a), 16.3.5, 17.2, 17.6, 24.2, 25).
4. The Regulations were further amended under G.R.No.CID-1089/73/(CR)-138/88/UD-10, dated 10th January 1990. (New rules/amended rules-17.6)
5. The Regulations were further amended under G.R.No. TPB 4384/1079/Part II/UD-11 dated 24th September 1991. [New rules/amended rules-16.3 (1a). B, 16.3. (1a). (BB)].
6. The Regulations were further amended under G.R.No. TPB-4391/1007/UD-11 dated 24th September 1991 and were published in M.G.G. on 24th October 1991 at page 911. [New rules/amended rules 16.3.5(a), 16.3.5(b), 16.3.5 (c), 16.3.5 (d), 16.3.10 (b), 3.11 (d), 3.11(c), 3.11 (f)]
7. The Regulations were further amended under G.R. No. TPB 4391/3294/UD-11 dated 7th August 1992. (New rules/amended rules-30, 30.1, 30.2, 30.2(1a), 30.2(1b), 30.2(2), 30.2(3), 30.2(4), 30.2(5)(a), 30.2(5)(b), 30.3, 30.3(1), 30.3(2), 30.3(3), 30.3(4), 30.3(5), 30.3(6)).
8. The Regulations were further amended under G.R.No. TPB 4384/1079/Part II/UD-11 dated 19th April 1994. (New rules/amended rules-16.3 (1a)(BB)).
9. The Regulations were further amended under G.R.No. TPB 4394/364/CR-61/94/UD-11 dated 21st September 1994. (New rules/amended rules-3.11 (g), 5.2.1, 5.2.2, 12.2(b), 16.1(1), 16.1(2), 16.1(3), 16.3.3(a)).
10. The Regulations were further amended under G.R.No. TPS/1295/1083/CR-183/95/UD-12, dated 3.9.1996 Regulation 17.6 - 16.3(1a) F.
11. The Regulations were further amended under GR No. TPB 4399/1625/CR34/ 2000/UD-11 dated 19th April 2000.  
(New rules/amended rules-3.11 (h), 3.27, 14.3.10, 14.4. (1), 14.4. (2), 14.4. (3), 14.4. (4), 14.4. (5), 14.4. (7) 16.3 (1a)(H) 16.3 (3C))
12. The Regulations were further amended under GR No. TPB / 432000/995/CR-112/2000/UD-11 dated 19th May 2001. Amended regulations 16.3 (1a) C.
13. The Regulations were further amended under GR No : TPB/432000/585/CR-55/2000/UD-11 dated 30.9.2002. (New regulations/amended regulations. Reg. 3.26, Reg. 16.3(3a) (ii) 16.3 (1f)
14. The Regulations were further amended under G.R. No : TPB-4399/50/CR-6/99/UD-TI/Date 30.11.2002 (New regulations/amended regulations Reg. 16.3(G) BBB,18).
15. The Regulations were further amended under G.R. No : TPB 4302/1380/CR-240/02/UD-11 2nd January 2003 (New regulations/amended regulations Reg. 16.3(1a) BB).
16. The Regulations were further amended under G.R. No : TPB-4399/151/CR-113/2000/UD-11 6th January 2003 (New regulations/amended regulations - Reg. 31)
17. The Regulations were further amended under G.R. No : TPB-432001/1912/CR-261/02/UD-11 29th March 2003 (New regulations/amended regulations - 18.2 & 18.5)



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**Note :**

**Supplementary of proposed modifications to the GDCRs book available on sale separately**

# GENERAL DEVELOPMENT CONTROL REGULATIONS

## FOR NAVI MUMBAI, 1975

### I. PREAMBLE

In exercise of powers conferred by Section 159 of Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) and all other powers enabling it in this behalf, the City and Industrial Development Corporation of Maharashtra Limited, being the New Town Development Authority under Sub-section (3A) of section 113 of the said Act, for the area designated as site for Navi Mumbai under sub-section (1) of Section 113 of the said Act, hereby makes the following regulations the same having been previously approved by the State Government.

### 2 SHORT TITLE, EXTENT AND COMMENCEMENT

- 2.1 The regulations may be called the General Development Control Regulations for Navi Mumbai, 1975.
- 2.2 These regulations shall come into force immediately after the publication in the Maharashtra Government Gazette.
- 2.3 Subject to the provisions of the Maharashtra Regional and Town Planning Act 1966, these Regulations shall apply to all the developments in the area designated as site for Navi Mumbai under Sub-section (1) of section 113 of the Act vide Government Notification No.RPB-1171-I-W dated 20th March 1971 and No.RPB-1173 dated 16th August 1973 or any modifications or amendment thereof except area covered by any Gaothan in Navi Mumbai and the Action Areas.
- 2.4 Repeal and Saving: The Navi Mumbai Building Control Regulations 1972 (Development Permission), the Navi Mumbai Building Control Regulations 1973 (Vashi Residential Area) are hereby repealed. The effect of this repeal shall be the same as provided by Section 6 of Bombay General Clauses Act.

### 3. DEFINITIONS

- 3.1 In these regulations, unless the context otherwise requires, "ACT" means the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966).
- 3.2 "ACTION AREA" means area for which the Corporation intends to prepare a detailed layout with Special Development Control Regulations.
- 3.3 "ACTION AREA PLAN" means the approved plan and report indicating the detailed layout of proposed development in the Action Area, which may stipulate the land use permitted on each plot, and the extent to which the building operations may be undertaken on each plot.
- 3.4 "APPROVED" means approved by the Corporation.
- 3.5 "BALCONY" means a horizontal projection, including a handrail, or balustrade to serve as passage or sitting out place.

- 3.6 “BASEMENT OR CELLAR” means the lower storey of a building below or partly below ground level.
- 3.7 “CARPET AREA” means the net floor area of a room excluding the area occupied by walls
- 3.8 “CHOWK, INNER AND OUTER” Inner chowk means an open space enclosed on all sides by a building. Outer chowk means an open unoccupied space similar to an inner chowk but where one of its sides is not enclosed by a building.
- 3.9 “CORPORATION” means Managing Director or any Officer of the City and Industrial Development Corporation of Maharashtra Limited duly authorised by him.
- 3.10 “COVERED AREA” means the area immediately above the plinth level covered by the building, or used for installing machinery, plant and equipment, but does not include :
- Garden, rockery, well and well structures, nursery, waterpool, fountain, benches, platforms round a tree and the like;
  - Drainage culvert, conduit, catch-pit, gully pit, inspection chamber, gutter and the like; and
  - Compound wall, gate, unstoreyed porch and portico, watchmen’s booth and the like.
- 3.11 “FLOOR SPACE INDEX” of a plot is the ratio of the gross floor area of all the storeys including the area of walls, mezzanine floors, staircase and lift, of a building on a plot to the total area of the plot. The gross floor space area of a building shall be calculated as above, excepting that the following shall not be counted towards computation of floor space index.
- A basement or cellar and area under a building, constructed on stilts used as a parking space or recreation space provided where there are no side walls on three or more sides of such a space.
  - Electric cabin or sub-stations, Watchmen’s Booth, Pump House.
  - Staircase room and/or lift rooms above the top most storey, architectural features, chimneys and elevated tanks of dimensions as permissible under these regulations.<sup>1</sup>
  - Staircases excepting those in an industrial and Service industrial building.<sup>1</sup>
  - Balconies proposed in accordance with Regulation No. 16.3.5.
  - Lifts.<sup>1</sup>
  - Association / Society office cum letter box room in Residential & Shopping cum Residential as per the following norms :<sup>2</sup>

**Size of Society / Association Office:**

No. of Tenements	Permissible built up area for office
i) Tenements upto 16	20 sq.m
ii) Tenements more than 16 & upto 150	25 sq.m.
iii) Tenements beyond 150	30 sq.m.

Note: The built-up areas mentioned above are inclusive of Toilet facility.

<sup>1</sup> The regulations were amended and sanctioned on 24.09.1991

<sup>2</sup> The regulations were amended and sanctioned on 21.09.1094



- h. Any covered antenna / dish antenna / communication tower used for telecom or ITE purposes<sup>1</sup>
  - i. New clause proposed (please refer supplementary)
- 3.12 “GAOTHAN OR VILLAGE SITE” means Gaothan or Village site within the meaning of Maharashtra Land Revenue Code 1966.
- 3.13 “GROUND COVERAGE RATIO (GCR)” means the ratio of covered area to the total plot area.
- 3.14 “HEIGHT OF BUILDING “ means the vertical distances measured from the average level of the ground around and contiguous to the building up to the top of the finished level of the topmost floor slab, in case of flat roofs and up to the mid point of the height of the sloping roof. The height of the sloping roof shall be measured from the point at which the external surface of the outer wall intersects with the finished surface of the sloping roof.
- Architectural features serving no other purpose except that of decoration shall be excluded for the purpose of calculation of the height of building
- 3.15 “HEIGHT OF ROOM” means the vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided the soffit of the beams, joists or the tie beams shall determine the upper point for measurement.
- 3.16 “HOARDING” means any surface or structure erected on ground or any portion of roof of a building or on or above the parapet, with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for purpose of advertising or to give information regarding or to attract the public to any place, person, public performance, article of merchandise whatsoever.
- 3.17 “LAND USE” means the principal use of land for which a plot of land or building thereon is used or intended to be used; for the purpose of classification of a plot of land according to the land uses, a land use shall be deemed to include subsidiary land uses which are contingent upon it.
- 3.18 “LICENSED ARCHITECT” includes a Licensed Surveyor and means an Architect to whom a license has been granted by the Corporation under these regulations.
- 3.19 “LOFT” means a shelf like projection supported in any manner whatsoever, except by means of vertical supports within a room itself. The width of a loft shall not be more than 1 M. provided that if clear height between the top of the loft and the ceiling directly above it is not more than 1.5m. lofts wider than 1 M may be permitted.
- 3.20 “MEZZANINE FLOOR” means an intermediate floor between two floors.
- 3.21 “OPEN SPACE” means an area forming an integral part of the plot, left permanently open to sky. Front open space means an open space adjacent to the street from which an access to the plot has been permitted by the Corporation. Side and Rear open spaces shall have corresponding meaning with reference to the front open space.
- 3.22 “PLOT” means a portion of land held in one ownership.
- 3.23 “ROW HOUSE” means group of houses on adjacent plot with common walls and having only the front and the rear open spaces.

<sup>1</sup> The regulations were amended and sanctioned on 19.04.2000

- 3.24 “SEMI-DETACHED BUILDING” means buildings on two adjacent plots with a common wall and having front, rear and one side open space for each building.
- 3.25 “VOLUME OF BUILDING” means total volume of building. The volume of building with flat roofs shall be computed by multiplying the covered area of the building by the height of the building. Where the height of the building varies, the building shall be divided into blocks of uniform heights and the volume of the building will be the sum of volume of such blocks. In case of buildings with basement the depth of the basement below the average surrounding ground level shall be added to the height of buildings for the computation of volume. The volume of the building with sloping roofs shall be computed similarly, but for the building with sloping roofs the height of building for the purpose of computation of volume only, shall be measured from the average level of ground around and contiguous to the building up to the point at which the external surface of the outer wall intersects with the finished surface of the sloping roof. The volume of building under the sloping roof contained above the height of the building as defined above, shall not be included in the total volume of the building. Provided that, such volume shall not exceed the product of length of the roof, the span of the roof and 1/8 of the span of the roof. If such volume exceeds the product of the length of the roof, the span of the roof and 1/8 of the span of the roof, such additional volume under the sloping roof shall be included in the total volume of the building.
- 3.26 “VOLUME TO PLOT AREA RATIO (VPR)” means the ratio of volume of building measured in cubic meters to the area of plot measured in square meters and therefore shall be expressed in metres.<sup>1</sup>
- 3.27 Information Technology Establishment (ITE) means establishment, which is in the business of developing either software or hardware.<sup>2</sup>

All other terms shall carry the same meaning as assigned to them in the Act.

## **4. PROCEDURE FOR SECURING DEVELOPMENT PERMISSION**

- 4.1 Subject to the provision of Section 43 of the Act, no person shall institute or change the use of land or carry out any development of land without the permission in writing of the Corporation.
- 4.2 Subject to the provision of Section 44 of the Act, any person intending to carry out any development on any land shall make an application in writing to the Corporation in prescribed Form No. I enclosed in the appendix.
- 4.3 The following particulars and documents shall be submitted along with the application viz.:
- a. A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500 showing the following details wherever applicable.
    - i. The boundaries of the plot
    - ii. The position of plot in relation to neighbouring street.
    - iii. The name of the streets in which the plot is situated.
    - iv. All the existing buildings and other development standing on over or under the site.
    - v. The position of building and of all other buildings which the applicant intends to erect.

<sup>1</sup> The regulations were amended and sanctioned on 30.09.2002

<sup>2</sup> The regulations were amended and sanctioned on 19.04.2000

- vi. The mean of access from the street to the building or the site and all other buildings which the applicant intends to erect.
  - vii. Open space to be left around the buildings to secure free circulation of air, admission of light and access for scavenging purposes.
  - viii. The width of the street (if any) in front and of the street at the side or rear of the building.
  - ix. The direction of north point relative to the plan of the buildings.
  - x. Any physical features such as trees, wells, drains, etc.
- b. A detailed Plan (in quadruplicate) showing the plans, sections and elevations of the proposed development work to a scale 1:100 showing the following details wherever applicable.
- i. Floor plans of all the floors together with the covered area, clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases ramps and liftwells.
  - ii. The use of all parts of the building.
  - iii. Sizes of footings, thickness of basement walls, wall construction, floor slabs and roof slabs with their materials. The sections shall indicate the height of building and height of rooms and also the height of the parapet and the drainage and slope of the roof. At least one section should be taken through the staircase.
  - iv. The building elevations from all the streets.
  - v. Details of service privy if any.
  - vi. Terrace plan indicating the drainage and slope of the roof.
  - vii. The north point relative to the plans.
  - viii. All structural calculations with necessary drawings.
  - ix. All plumbing services with necessary details
- c. In the case of layout of land or plot
- i) A site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
  - ii) A plan (in quadruplicate) drawn to a scale of 1:500 showing.
    - x. Sub-divisions of the land or plot with dimensions and area of each of the proposed subdivisions and its use according to prescribed regulations.
    - y. Width of the proposed streets and
    - z. Dimensions and areas of open spaces provided in the layout for the purpose of garden or recreation or like purposes.
- d. A landscape plan (in quadruplicate) to a scale of 1:250 showing various landscape features

such as trees, hedges, paved areas etc. The plan shall show, in particular, the type and number of existing trees, the trees to be felled, the trees to be transplanted and the proposal for planting of new trees.<sup>1</sup>

- e. An extract of the record of rights or property register card or any other document showing the ownership, of the land proposed for development.
  - f. Specifications: Specifications, both general and detail, giving type and grade of materials to be used.
  - g. Certificate of Supervision: Certificate in the prescribed form (Form 2 in the appendix) by the Licensed Architect undertaking the supervision.
- 4.4 a. The plans referred to in 4.3 above shall be on drawing sheets of any of the sizes mentioned in table below:

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

- b. The following notations shall be used for plans referred to in 4.3 above.

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

- c. Wherever applicable schedules of rooms, apertures and floor areas shall be submitted along with the drawing in accordance with the forms enclosed in Appendix-I.

<sup>1</sup> The regulations were amended and sanctioned on 31.03.1978

## **5. PLANS AND SPECIFICATIONS TO BE PREPARED BY LICENSED ARCHITECT**

- 5.1 The plans and specifications referred to in 4.3 above shall be prepared and duly signed by the Licensed Architect. However, if the development is proposed in the scheme for allotment of plots of land to the project affected land holders in the defined area contiguous to the villages and if the development proposed is only ground floor structure without the structural use of RCC, the prescribed application form, the declaration and the plan may not be signed by the registered architect. In such cases, the applicant shall submit under his signature the prescribed application form, the declaration, plans of the proposed development, building completion certificate and any other documents required for receiving necessary development permission from CIDCO as Planning and Development Authority.<sup>1</sup>
- 5.2 The plans showing structural details shall be prepared and duly signed by the Registered Structural Engineer.
  - 5.2.1 The plans showing structural details shall be prepared & duly certified under the hand of Structural Engineer possessing requisite qualification as per Regulation No.12.2 (b).<sup>2</sup>
  - 5.2.2 In respect of structural stability of each development work, each owner shall notify the name & address of the registered Structural Engineer in the form enclosed form-6, the Structural Engineer shall convey his acceptance as per form No.7 enclosed. The structural engineer shall submit form of supervision as per form No.8 enclosed, and on completion of the development, the structural engineer shall issue a certificate of stability of the structure, as per form No.9 enclosed.<sup>2</sup>
- 5.3 The plans showing plumbing arrangements shall be prepared and duly signed by the Registered Plumber.
- 5.4 The procedure for Registration of Architects, Structural Engineers and Plumbers shall be as laid down in Regulation 12.

## **6. DECISION OF THE CORPORATION**

- 6.1 On receipt of the application for development permission, the Corporation shall communicate its decision whether to grant or refuse permission to the applicant as per the provisions of section 45 of the Act.
- 6.2 The Commencement Certificate, granting the permission with or without conditions shall be in Form 2 enclosed in the Appendix.

## **7. DEVIATIONS DURING CONSTRUCTION**

If during the carrying out of development, any departure of a substantial nature from the approved plan is intended to be made, the revised plan showing the deviations shall be submitted and the procedure laid down for the original proposal shall apply mutatis mutandis.

## **8. DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT**

As per the provision of Section 58 of the Act the Officer-In-Charge of any Government Department or Office or Authority shall inform in writing to the Corporation of the intention to carry out development of any land for its purpose alongwith the following documents and plans:

<sup>1</sup> The regulations were amended and sanctioned on 10.10.86

<sup>2</sup> The regulations were amended and sanctioned on 21.09.94

- a. A site plan (in quadruplicate) of the area proposed to be developed to a scale of 1:500
- b. Detailed Plan (in quadruplicate) showing the plans, sections and elevations of the proposed development work to a scale of 1:100.
- c. In the case of a layout of land or plot:
  - i. A site plan (in quadruplicate) drawn to a scale of 1:1500 showing the surrounding land and existing access to the land included in the layout.
  - ii. A plan (in quadruplicate) drawn to a scale of 1:500 showing:
    - x. 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;
    - y. Width of the proposed streets and
    - z. Dimensions and areas of open space provided in the layout for the purpose of garden or recreation or like purposes.

## **9. RESPONSIBILITIES OF THE APPLICANT**

- 9.1 Neither the grant of Commencement Certificate nor the approval of the drawing and specifications nor inspections made by the Corporation during the carrying out of development shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of these regulations.
- 9.2 The applicant shall:
  - a. Permit authorized officers of the Corporation to enter the plot for which the Commencement Certificate has been granted for carrying out development, at any reasonable time for the purpose of enforcing these regulations.
  - b. Obtain, where applicable, from the Corporation permission relating to building, zoning, grades, sewers, water mains, plumbing, signs, blasting, street occupancy, electricity, highways and all other permits required in connection with the carrying out the development.
  - c. Give at least 7 days' notice to the Corporation of the intention to commence the carrying out of development.
  - d. In case of building operations, give notice to the Corporation on completion upto plinth level and 7 days before the commencement of further work.
  - e. Give written notice to the Corporation regarding completion of the development in Form No.4 enclosed in the Appendix, duly signed by the Licensed Architect.
  - f. Obtain occupancy certificate from the Corporation prior to any occupancy or use of the development so completed. (Form No.5).
  - g. Keep available for inspection, during the carrying out of development and for such a period thereafter as required by the Corporation the records of the tests which are made of any materials to ensure conformity with the requirements of these regulations.

- h. Keep pasted in a conspicuous place on the property in respect of which the permission to develop is granted, a copy of the Commencement Certificate.
- i. Keep during carrying out of development a copy of the approved plans on the premises where the development is permitted to be carried out.

## **10. INSPECTION**

- 10.1 Generally all development work for which a permission is required shall be subject to inspection by the Corporation, and certain types of development involving unusual hazards or requiring constant inspection shall have continuous inspection by special inspectors appointed by the Corporation.
- 10.2 Inspection where required shall be made within 7 days following the receipt of notice, after which period the applicant shall be free to continue the development according to the approved plans. In case of building operations, the Corporation shall, at the first inspection, determine to the best of its ability that the building has been located in accordance with the approved plans. The final inspection of the completion of the work shall be made within 21 days from the date of receipt of the Completion Certificate.

## **11. OCCUPANCY CERTIFICATE**

The Corporation shall within 30 days from the receipt of the Completion Certificate required under regulation 9.2(e) communicate its decision after the necessary inspection about grant of Occupancy Certificate indicated in regulation 9.2.f.

## **12. REGISTRATION OF LICENSED ARCHITECTS, STRUCTURAL ENGINEERS AND PLUMBERS**

- 12.1 The Corporation shall license Architects, Structural Engineers and Plumbers. Application for registration as Licensed Architect, Licensed Structural Engineer and Licensed Plumbers shall be in form enclosed in the appendix.

- 12.2 Qualification for Registration:

Following qualification shall be necessary for obtaining the license from the Corporation for practicing in Navi Mumbai

- a. The minimum qualifications for registration as Licensed Architect shall be those prescribed under the Practicing Architects Act, 1972.
- b. The minimum qualification for registration of licensed structural engineer, shall be graduate in Civil Engineering or equivalent with 5 years' experience in structural design (in case of persons holding post graduate qualification experience will be relaxed by 2 years).<sup>1</sup>
- c. The minimum qualification for registration as Licensed Plumber shall be a Graduate in Civil Engineering or equivalent or Diploma in Civil Engineering or a certificate from the Bombay Municipal Corporation enabling the person to practice as a licentiate plumber in the Bombay Municipal Corporation Area, or any other certificate in Sanitary Engineering and Plumbing from any recognized institute.

<sup>1</sup> The regulations were amended and sanctioned on 21.09.1994

12.3 The annual license fee for registration as Licensed Architects / Structural Engineers / Plumbers shall be Rs.250/- per calendar year or part thereof. The fee shall be payable in advance and shall be non-refundable.

### **13. UNSAFE BUILDING**

13.1 All unsafe buildings shall be considered to constitute danger to public safety and shall be restored by repairs or demolished or dealt with as otherwise directed by the Corporation.

13.2 Examination of Unsafe Buildings: The Corporation shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make a written record of such examination.

13.3 Notice to Owners / Occupier: Whenever the Corporation 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.

13.4 The Corporation 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 Corporation shall keep a record of the reasons for such action.

13.5 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 Corporation shall cause the danger to be removed whether by demolition or repair of the building or portion thereof or otherwise.

13.6 Cause of Emergency: In case of emergency, which in the opinion of the Corporation involves imminent danger to human life or health, the Corporation 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 Corporation 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 Corporation 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 Corporation shall be final

13.7 Costs: Costs incurred under 13.5 and 13.6 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.

### **14. ZONING AND USE PROVISIONS**

14.1 The Development Plan of Navi Mumbai, has divided Navi Mumbai into following zones :

1. Predominantly Residential
2. Predominantly Commercial
3. Industrial
4. Warehousing



5. Regional Parks
6. Industrial Park zone <sup>1</sup>
7. No Development Zone <sup>1</sup>
8. Institutional <sup>1</sup>
9. Woodland Corridor <sup>1</sup>
10. Marshalling Yard <sup>1</sup>
11. Fishing & Allied Activities <sup>1</sup>
12. Recreational <sup>1</sup>
13. Special Economic Zone <sup>1</sup>

14.2 For the purpose of these regulations the land uses have been classified into following groups:

1. Mining and quarrying.
2. Residential
3. Educational
4. Institutional
5. Assembly
6. Business
7. Mercantile
8. Industrial
9. Storage
10. Information Technology land use
11. Recreational land use <sup>1</sup>

14.3 In these regulations, unless the context otherwise requires :

- 1 “Mining and Quarrying” means extraction of stone earth, murum or any other mineral including operating brick kilns.
- 2 “Residential Land Use” includes any land on which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining or both facilities, except any activity classified under Group 4.
- 3 “Educational Land Use includes any land use for school, college or day-care purposes for more than 8 hours per week involving assembly for instruction, education or recreation and which is not covered by Group 5.

<sup>1</sup> Refer supplementary for proposed modifications

- 4 “Institutional Land Use” includes any land, which is used for purposes such as medical or other treatment or care or persons suffering from physical or mental illness, disease or infirmity; care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants.
- 5 “Assembly Land Use” includes any land, where groups of people congregate or gather for amusement, recreation, Social, religious, patriotic, civil, travel and similar purpose, for example, theatres, motion picture houses, assembly halls, auditoria, exhibition halls, museums, skating rinks, gymnasia, restaurants, places of worship, dance halls, club rooms, passenger stations and terminal of air, surface and marine public transportation services, recreation piers and stadia.
- 6 “Business Land Use” includes any land, which is used for the transaction of business (other than that covered in Group 7), for the keeping of accounts and records and similar purpose, doctors’ and dentists’ consulting rooms (unless these are covered by the provisions of Group 4); service facilities such as news stands, lunch counters serving less than 100 persons, barber shops and beauty parlours. City halls, town halls, Courthouses and Libraries shall be classified in this group in so far as the principal function of these is transaction of public business and the keeping of books and records. Minor offices, incidental to operations in another type of land use shall be considered as part of the main land use and shall be classified under the relevant group for the main land use.
- 7 “Mercantile Land Use” includes any land, which is used for shops, stores, markets, for display and sale of merchandise, either wholesale or retail.

Office, storage and service facilities incidental to the sale of merchandise and located on the same plot shall be included under this group.

Minor merchandising operations on land primarily used for other land use shall be covered by the group under which the predominant land use is classified.

8. “Industrial Land Use” includes any land on which products or materials of all kinds and properties are fabricated, assembled or processed, for example, assembly plants, laboratories, dry-cleaning plants, power plants, pumping stations, smoke houses, laundries, gas plants, refineries, dairies and saw mills.
- 8a. Service Industry Class-A means any industry which is engaged in producing, servicing or repairing goods or articles for consumption by persons residing in the neighborhood and which fulfills the following three conditions: <sup>1</sup>
  - i. the number of persons employed in any establishment does not exceed 9;
  - ii. the maximum power requirement of such establishment does not exceed 10H.P.; and
  - iii. the floor area occupied by such establishment does not exceed 50 Sqm. and shall include particularly any industry mentioned in Schedule-I.
- 8b. Service Industry Class-B means any industry which is engaged in producing, servicing or repairing goods or articles for consumption in the neighborhood and which fulfills the following three conditions: <sup>1</sup>
  - i. the number of persons employed in any establishment does not exceed 20;

<sup>1</sup> The regulations were amended and sanctioned on 31.03.1978

- ii. the maximum power requirement of such establishment does not exceed 20 H.P., and
  - iii. the floor area occupied by such establishment does not exceed 250 Sq. and shall include particularly and industry mentioned in Schedule-I.
9. “Storage Land Use” includes any land uses primarily for the storage or sheltering (including servicing, processing or repairs incidental to storage) of goods, wares, or merchandise, vehicles, for example warehouses, cold storages, freight depots, transit sheds, store houses, truck and marine terminals, garages, hangers ( other than aircraft repair hangers), grain elevators.
10. Information Technology land use: Information Technology land use includes any land use primarily for the development of computer software and hardware and equipment relating to earth station, V-SAT, routes, transponders, covered and dish antenna, transmission towers and other similar I.T. related uses. <sup>1</sup>
11. Recreational Land Use <sup>2</sup>

The decisions of the Corporation about the land use group of any function shall be final and conclusive.

14.4 The land uses that shall generally be permitted with due considerations to amenity in the zones are as follows :

Zones	Land use (Code No.)
14.4.1 <sup>3</sup> Predominantly Residential	2. Residential 3. Educational 4. Institutional 5. Assembly 6. Business 7. Mercantile

In case of Action areas located in predominantly residential zone, essential service industries and warehouses which do not create any nuisance on account of smoke, smell, dust, noise, glare or any other factor may be permitted in addition to the land uses stipulated above. In particular, the following shall be permitted:

- 8a. Service Industry, Class ‘A’ including office and storage space required for service industry as secondary land use on the land designated primarily for ‘Mercantile’ and ‘Business’ land uses and earmarked for such secondary use.

Note: For the purposes of Regulations 16, 17 and 18 the secondary use shall be deemed as relevant primary use and all provisions of Regulations 16, 17 and 18 shall apply to secondary use as they apply to primary use.

- 8b. Service Industry, Class ‘B’ with residence for essential staff.

<sup>1</sup> The regulations were amended and sanctioned on 19.04.2000

<sup>2</sup> Refer supplementary for proposed modifications

<sup>3</sup> The regulations were amended and sanctioned on 31.3.1978

9. Storage, with volume not exceeding 1000 cubic m. per establishment and with residences for essential staff, and such other allied land uses as are incidental to or complementary to Service Industry Class 'B' and storage land use, namely restaurants, bars, lunch counters, news-stands, offices, paan and tobacco shops, fruit shops, and land use commonly known as public utility and services, namely police station or chowky, telephone exchange, fire station, sewage treatment plant or pumping station, electricity sub-station, water-works or pumping stations or service reservoirs.

Note: The above land uses namely 8b and 9 shall be permitted only in the exclusive area earmarked as 'Service Industry'.

10. Information Technology land use, pertaining to only software development, and only on the plots fronting 11.0 m., more wide roads. <sup>1</sup>

Zones	Land use (Code No.)
14.4.2 <sup>2</sup> Predominantly Commercial	2. Residential 3. Educational 4. Institutional 5. Assembly 6. Business 7. Mercantile

In case of Action areas located in predominantly commercial zone, essential service industries and warehouses, which do not create any nuisance on account of smoke, smell, dust, noise, glare or any other factor may be permitted in addition to the land uses stipulated above. In particular, the following shall be permitted:

- 8a. Service Industry, Class 'A' including office and storage space required for service industry as secondary land use on the land designated primarily for 'Mercantile' and 'Business' land uses and earmarked for such secondary use.

Note: For the purposes of Regulations 16, 17 and 18 the secondary use shall be deemed as relevant primary use and all provisions of Regulations 16, 17 and 18 shall apply to secondary use as they apply to primary use.

- 8b. Service Industry, Class 'B' with residence for essential staff.
9. Storage, with volume not exceeding 1000 cubic m. Per establishment and with residences for essential staff, and such other allied land uses as are incidental to or complementary to Service Industry Class 'B' and storage land use, namely restaurants, bars, lunch counters, news-stands, offices, paan and tobacco shops, fruit shops, and land use commonly known as public utility and services, namely police station or chowky, telephone exchange, fire station, sewage treatment plant or pumping station, electricity sub-station, water-works or pumping stations or service reservoirs.

Note: The above land uses namely 8b and 9 shall be permitted only in the exclusive area earmarked as 'Service Industry'.

10. Information Technology land use, pertaining to only software development, and only on the plots fronting 11.0 m., more wide roads. <sup>1</sup>

<sup>1</sup> The regulations were amended and sanctioned on 19.04.2000

<sup>2</sup> The regulations were amended and sanctioned on 31.03.1978

	Zones	Land use (Code No.)
14.4.3	Industrial	8. Industries with residence for essential staff 9. Storage with residences for essential staff 10. Information Technology land use, only on the plots fronting 11.0 m., more wide roads. <sup>1</sup>
14.4.4	Warehousing <sup>2</sup>	9. Storage with residences for essential staff
14.4.5	Regional Parks <sup>2</sup>	1. Mining and Quarrying 5. Assembly in areas to be specially designated by the Corporation along with residences for essential staff and Residential for hotels, holiday resorts and the like.
14.4.6	Industrial Park zone <sup>2</sup>	10. Information Technology land use, only on the plots fronting 11.0 m., more wide roads. <sup>1</sup>
14.4.7 <sup>1</sup>	No Development zone <sup>2</sup>	10. Information Technology related equipment wherever permissible as per prevailing statutory provisions related to Coastal Regulation Zone. <sup>1</sup>
14.4.8	Institutional <sup>2</sup>	
14.4.9	Woodland Corridor <sup>2</sup>	
14.4.10	Marshalling Yard <sup>2</sup>	
14.4.11	Fishing & Allied Activities <sup>2</sup>	
14.4.12	Recreational Land Use <sup>2</sup>	
14.4.13	Special Economic Zone <sup>2</sup>	

14.5 Whenever land intended to be developed has been granted or agreed to be granted on lease by the Corporation then notwithstanding anything contained herein, the permissible land-use for such land shall be the land-use specified in the foregoing clause and corresponding closely to the land-use specified in the Lease or as the case may be, the Agreement to Lease made with the Corporation. <sup>3</sup>

14.6 If the development is proposed in the scheme for allotment of plots of land to the Project Affected Land Holders in the defined area contiguous to the villages, then only residential use shall be permitted on the plots allotted. <sup>3</sup>

## 15. CLASSIFICATION OF DEVELOPMENT

Without prejudice to the meaning assigned to "development" in the Act, "development" shall be classified as :

- a. Building Operations
- b. Layout and sub-division
- c. Erection of Hoarding
- d. Mining and Quarrying Operations
- e. Any other type of development

<sup>1</sup> The regulations were amended and sanctioned on 19.04.2000

<sup>2</sup> Refer supplementary for proposed modifications

<sup>3</sup> The regulations were amended and sanctioned on 10.10.86

## 16. BUILDING OPERATIONS

Development of buildings for the various land uses classified in 14.2 shall be governed by the following regulations:

### 16.1 Scrutiny Fee:

A person applying for a permission for carrying out building operations on any land shall with his application pay to the Corporation Scrutiny Fee at the following rates: <sup>1</sup>

#### 16.1 (I) <sup>2</sup>

Purpose	Scale of Fees
a) To construct or reconstruct a building	Rs.40 per 10 sq.m. or part thereof with a minimum of Rs.200.
b) For additional land/or alteration to the existing building where additional area is proposed	Rs.40 per 10 sq.m. or part thereof with a minimum of Rs.200.
c) For alterations where no additional area is involved	Rs.200 per proposal upto built-up area of 50 sq.m. Rs.400 per proposal for built up area of more than 50 sq.m.
d) In case of amended plans for sanctioned proposal	With every amended proposal a fee of Rs.400 where in no extra floor area is proposed, otherwise as per the additional area proposed Rs.40 per 10 sq.m. or part thereof with a minimum of Rs. 200.

## RULES

1. Fees will be charged for compound wall, storage tank and uncovered structures at the rate of Rs. 200/- per proposal, if proposal received separately.
2. For the purpose of working out the proposed built up Area, sanctioned built up area for the proposal will be taken as the basis for charging fees
3. The above scale of fees shall be considered as basic scale and will be applicable for dwelling houses only.
4. In case of the proposal for Medical, Educational, Religious purpose run by charitable institutions which are duly registered, fees shall be charged at 1/2 of the basic scale subject to a minimum of Rs.200/-
5. In case of proposal for Industrial, business and Commercial buildings, Cinema Theatres and entertainment halls, hotels, and lodging houses fees shall be charged at double the basic scale subject a minimum of Rs.400/-.

For the purpose of this clause, a residential building with even a single shop will be treated as a commercial building, similarly watchman's Quarter's in industrial premises shall be considered as an Industrial Building.

<sup>1</sup> The regulations were amended and sanctioned on 10.10.1986

<sup>2</sup> The regulations were amended and sanctioned on 21.09.1994

### 16.1(2) Scale of Scrutiny fees <sup>1</sup>

Purpose	Sale of Scrutiny Fee (Rs.)	
	A' for purely residential Occupancies	B' for occupancies other than residential
a) Where application for re-validations is submitted within one month of expiry of C.C.	400/-	1000/-
b) Where application for revalidation is submitted after expiry of one month but before expiry of 3 months of C.C.	400/- + 400/- (late fee) = 800/-	1000/- + 1000/- (late fee) = 2000/-
c) Where application for revalidation is submitted after expiry of three months of valid date of C.C. but in any case not later than 2 years from the date of approval.	800/- + late fee at 200/- per month or part thereof to the period beyond 3 months of valid date	2000/- + late fee at 400/- per month or part thereof to the period beyond 3 months of the valid date

### 16.1(3) <sup>1</sup>

Purpose	Scale of Fees
For the Layout proposal	Rs. 1000 for area upto 2508 sq.m. (3000 sq.yards) & Rs.200/- per additional 1000 sq.m. or part thereof.
For subdivision or amalgamation proposals	Minimum Rs. 2000 for 2508 sq.m. (3000 sq.yards), area of holding and Rs.200 for every additional area of 1000 sq.m. or part thereof.

Note: In case of proposal from Medical, Educational, Religious purpose, run by charitable Institution which are duly registered, fees shall be charged at 50% of the basic scale, subject to a minimum of Rs 250 for sub-division / amalgamation proposal.

16.1(4) Rs.25/- per proposal and amendment thereof, if the intended development is within the scheme for allotment of plots of land to the project affected land holders in the defined area contiguous to the villages.

### 16.2 Security Deposit:

The applicant shall deposit and keep deposited an amount as a Security for the due performance of the conditions attached to the permission granted under the Commencement Certificate. The amount shall be deposited along with the application, and shall be calculated at the following rates: <sup>2</sup>

<sup>1</sup> The regulations were amended and sanctioned on 21.09.1994

<sup>2</sup> The regulations were amended and sanctioned on 10.10.1986

- 16.2. (1) Rs.10/- per Sq.M. of the total floor area proposed to be constructed for all the land-uses except in case of development for hospital, dispensary, school or college.
- 16.2 (2) Rs.5/- per Sq.M. of the total floor area of the development for hospital, dispensary, school or college or for any other purpose which the Corporation may specify by general or special order. The total amount to be deposited in such cases shall not exceed Rs.1000/-.
- 16.2 (3) Rs.250/- for every 100 Sq.M. of plot area or part thereof if the intended development is within the scheme for allotment of plots of land to the project affected land holders in the defined area contiguous to the villages.
- 16.2 (4) These rates are liable to be revised after every 5 years from the date on which these rules come into force.
- 16.2 (5) The deposit shall carry a simple interest of 6 percent per annum accruing from month to month, the period of less than a month, being disregarded. The Security Deposit shall be refunded with accrued interest after the grant of the Occupancy Certificate.
- 16.2 (6) The Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the provisions of these regulations and conditions attached to the permission conveyed by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Corporation.

### 16.3 Design of Buildings.

16.3 (1) GCR (Ground Coverage Ratio), FSI (Floor Space Index), VPR (Volume to Plot Area Ratio).

16.3 (1a)<sup>1</sup> The floor Space Index shall be in relation to the land use as defined by Regulation 3.17 and shall not exceed the following that is to say:

Land Use	Maximum Permissible FSI
A. Residential	1.00
B. <sup>2</sup> Business or Mercantile or Residential use in Predominately Commercial Zone	1.5
BB. <sup>3</sup> Business or Mercantile use wholly or in combination with the residential use in any other zone mentioned in Regulation 14, provided that in case of combination, Business or Mercantile use shall not be less than 10% <sup>4</sup> of the admissible FSI. Provided further that the area of all such plots taken together in the zone from a Node shall not exceed 15% of the area of the relevant zone from the Node.	
<b>Note:</b> The benefit of the proposed amendment shall apply only to plots of land which are advertised with this FSI and will not apply to plots of land leased or agreed to be leased in the past with different (lower) FSI.	1.5
BBB. <sup>5</sup> Starred category Residential Hotels in any zone other than RPZ.	1.5

<sup>1</sup> The regulations were amended and sanctioned on 10.10.1986

<sup>2</sup> The regulations were amended and sanctioned on 24.09.1991

<sup>3</sup> The regulations were amended and sanctioned on 24.09.1991 & 19.04.1994

<sup>4</sup> The regulations were amended and sanctioned on 02.01.2003

<sup>5</sup> The regulations were amended and sanctioned on 30.11.2002



“With the previous approval of Government and subject to payment of such premium as may be fixed by Government (out of 50% payable to Corporation) and subject to such other conditions as it may specify, the FSI to maximum of 2.00 may be permitted independent plots and under one establishment as approved by the department of tourism”.

- |    |  |      |
|----|--|------|
| C. | Educational, Medical, religious and social including land-use for the benefit of the community. However, with the previous approval of the Managing Director, CIDCO the FSI specified may be permitted to be exceeded to maximum of 100% <sup>1</sup> than the permissible for buildings used for educational and medical purposes only. | 1.00 |
| D. | Industrial -   |      |
|    | a. Service Industry  | 0.50 |
|    | b. Other Industrial Development.   | 1.00 |

Note <sup>2</sup>

- |                 |  |      |
|-----------------|--|------|
| E. <sup>2</sup> | Assembly (such as Drama Theatres, Cinema Theatres, Meeting Halls and other place of Congregation). | 1.00 |
|-----------------|--|------|

EE. <sup>2</sup> New provision

- |                 |  |      |
|-----------------|--|------|
| F. <sup>3</sup> | If the intended development is within the scheme for allotment of land to the project affected land holders in the defined area contiguous to the villages or within the scheme of allotment of 12.5% land to the project affected land holders 15% of such land may be utilised for commercial area and FSI permissible shall be 1.5. | 1.50 |
|-----------------|--|------|

G. <sup>2</sup> New provision

- |                 |  |
|-----------------|--|
| H. <sup>4</sup> | Information Technology Land use is permitted in any land use zone other than Regional Park Zone and the maximum permissible FSI in the respective zone will be applicable. |
|-----------------|--|

Provided that, the Corporation may permit an addl. FSI, in the entire Navi Mumbai area, to the extent of 100% over and above the FSI values prevailing as on 1.4.2000 to the plots sold exclusively for software development, at designated I.T. Parks only, at an additional lease premium as may be decided by the Corporation, with due consideration to the other provisions laid down under GDCRs, including parking standards.

- |           |   |
|-----------|---|
| 16.3 (Ib) | The GCR of the following land uses shall not exceed 0.5; unless otherwise specified in Special Development Control Regulations. |
|-----------|---|

8. Industrial

9. Storage

- |           |  |
|-----------|--|
| 16.3 (Ic) | The VPR for the following land use shall not exceed 4 M unless otherwise specified in Special Development Control Regulations. |
|-----------|--|

9. Storage

- |                        |  |
|------------------------|--|
| 16.3 (Id) <sup>5</sup> | The VPR for the following land use shall not exceed 2 M: |
|------------------------|--|

9. Storage land use within the area exclusively earmarked for Service Industry and allied land uses as stated in sub regulation 14.4, under.

1. Predominantly Residential Zone and

2. Predominantly Commercial Zone

3. No Development Zone <sup>2</sup>

1 The regulations were amended and sanctioned on 19.05.2001

2 Refer supplementary for proposed modifications

3 The regulations were amended and sanctioned on 03.09.1996

4 The regulations were amended and sanctioned on 19.04.2000

5 The regulations were amended and sanctioned on 31.03.1978

- 16.3 (1e) If the area of plot under development for Residential Land use is 1000 Sqm. or above, the tenement densities shall be as follows :
- (i) For dwelling units with built-up area of more than 30 sq.m. the minimum and maximum densities on the net plot area shall be 100 tenements per hectare and 300 tenements per hectare respectively.
  - (ii) For dwelling units with built-up area upto 30 sq.mtrs., the maximum density shall be 550 tenements per hectare of the net plot area.
  - (iii) If the area of plot under development is within the scheme for allotment of land to the project affected land holders in the defined area contiguous to the villages or within the scheme of allotment of 12.5% land to the project affected land holders, the maximum density shall be 550 tenements per hectre of the net plot area, irrespective of the size of dwelling unit.
- 16.3 (1f) The volume of plinth shall not be considered in the calculation of volume of building provided further that in case of building permitted for land used of storage, the height of the plinth shall not be less than lorry loading height. <sup>1</sup>

16.3 (2) Room Sizes:

16.3 (2.1) For the Residential Land Use the sizes of rooms shall not be less than those stipulated below :

a. One Room Dwelling units:

- i) The carpet area of a one room dwelling unit shall not be less than 9.5 sq.m. A nahani admeasuring 0.9 m x 0.9 m. may be provided in addition to the minimum carpet area.
- ii) If the one room dwelling unit includes a WC or bathroom their sizes shall be as per regulation 16.3 (2.3).
- iii) If WCs and bathrooms are to be provided in common, they shall be governed by the following provisions.

One WC and Bathroom shall be provided for every four dwelling units or part thereof.

One general washing place of area not less than 2.25 Sqm. shall be provided for every four dwelling units, or part thereof.

All these facilities shall be available on the same floor on which the dwelling units are located.

b. Dwelling units with two or more rooms.

- i) The total carpet area of a two room dwelling unit shall not be less than 20 sq.m.
- ii) The total carpet area shall be apportioned as living room and kitchen in such a way that the carpet area of the living room shall not be less than 10.5 sq.m. and the carpet area of the kitchen shall not be less than 4.5 sq.m.
- iii) The dimension of the living room shall not be less than 2.4 M and that of the kitchen shall not be less than 1.7 M.

<sup>1</sup> The regulations were amended and sanctioned on 30.09.2002

- iv) The carpet area of any other room, provided in addition to the living room and kitchen shall not be less than 7.5 sq.m. and the dimensions of such room shall not be less than 2.4 M.

16.3 (2.2) The carpet area of room in buildings for all the other land uses shall not be less than 7.5 sq.m. and the dimensions of such room shall not be less than 2.4M.

16.3 (2.3) The minimum sizes of bathrooms and the W.Cs shall be as follows, for buildings of all land uses:

- a. Bathroom: The internal dimensions of a bathroom shall not be less than 1.20M x 1.20 M.
- b. Water Closet (WC): The internal dimensions of WC shall not be less than 0.90M x 1.20M.
- c. Combined Toilet: The internal dimensions of a combined bathroom and WC shall not be less than 1.2M x 2.1M.

**16.3 (3) Height of Room:**

- 16.3(3a) <sup>1</sup> i) The height of a room in any building shall not be less than 2.6m
- ii) <sup>2</sup> Wherever the height of a room in any building shall be 4.27 M or more, the FSI of such a room shall be calculated at twice its area.

Provided that, nothing contained herein shall apply to a room intended to be applied to assembly land use, industrial land use and storage land use as defined in clauses 5, 8 and 9 respectively of Sub-Regulation 3 of Regulation 14.

- iii) <sup>3</sup> In case of plots earmarked for residential Bungalow or Row Houses, floor area not exceeding 20 sq.m. per plot or 10% of plot area whichever is less, shall be allowed to have clear internal height of more than 4.27 m., without counting the same twice for computation of FSI.
- iv) <sup>3</sup> In case of Assembly Halls, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, departmental stores including entrance halls and lobbies of all the aforesaid categories minimum and maximum height shall be 3.6m and 4.2m respectively. Subject to the written permission of the Managing Director, CIDCO, greater height may be permitted.
- v) No lofts be allowed in such areas wherein increased height is proposed.

16.3 (3b) The height of bathrooms, WCs and Store Rooms in buildings of all land uses shall not be less than 2.2M.

**16.3 (3c) <sup>4</sup> Hight of Room for ITE**

Any telemetric equipment storage erection facility can have a height as required for effective functioning of that structure.

<sup>1</sup> The regulations were amended and sanctioned on 21.09.1994  
<sup>2</sup> The regulations were amended and sanctioned on 30.09.2002

<sup>3</sup> Refer supplementary for proposed modifications  
<sup>4</sup> The regulations were amended and sanctioned on 19.04.2000

### 16.3 (4) **Lofts and Mezzanines:**

The following regulations shall apply to buildings of all the Land uses:

- a) A loft shall be permitted only on one of the walls of the room. The minimum height below the loft shall be 2.0 M.
- b) A mezzanine floor shall be permitted within a room provided that the carpet area of such room is not less than 27 sq.m. and the area of the mezzanine floor does not exceed 30% of the carpet area of the room in which it is located. The height above and below the mezzanine floor shall not be less than 2.4 M and 2.6 M respectively.

### 16.3(5) **Balconies:**<sup>1</sup>

- a)<sup>2</sup> The minimum clear width of balconies in buildings (of all the land uses) shall be one metre, provided that the aforesaid width need not be insisted upon through the length, in case of semicircular or any non-rectangular shaped balconies.
- b)<sup>2</sup> The floor area of balconies to the extent of 15 percent built up area of the respective floor will be permitted free of FSI (in all the land uses excepting industrial and service industrial user). Any additional area beyond 15 percent shall be included in the floor area for computation of FSI.
- c)<sup>2</sup> A balcony in a building may be permitted to be enclosed by an open grill and parapet grill, being above 0.9 metres without payment of additional premium.
- d)<sup>2</sup> A balcony in a building may be enclosed otherwise upon the payment of additional premium as would be decided by the said Development Authority from time to time.

### 16.3 (6) **Apertures for Light and Ventilation**

The following regulations shall apply to all rooms in buildings of all land uses:

- a) All rooms shall be provided with one or more apertures such as windows, fanlights, skylights, louvered doors and the like, opening directly on to the external air or on to a covered unenclosed balcony not more than 2M in width.
- b) The total area of such apertures inclusive of frames shall not be less than 1/6th of the carpet area of the room. The glazed portions of the apertures may be partly fixed. The area of such partly fixed portions shall not exceed 33% of the total area of apertures. No portion of a room shall be considered to be lighted, if it is more than 7.5M away from the aperture directly lighting it.
- c) In case of building in which any portion of a room is more than 7.5M away from the aperture or where artificial ventilation is resorted to through air conditioning system, the illumination levels due to artificial lighting shall be as prescribed in the National Building Code Part VIII Clauses 4.1.2 and 4.1.2.2 or any modifications thereof. In all such cases a detailed plan showing proposed illumination arrangement shall be submitted for approval.
- d) For air conditioned premises the provisions as prescribed in part VIII Section 3 of National Building Code or any modifications thereof shall apply.

<sup>1</sup> The regulations were amended and sanctioned on 10.10.1986

<sup>2</sup> The regulations were amended and sanctioned on 24.09.1991

### 16.3 (7) Refuse Chutes:

The following provisions shall apply in case of refuse chutes, if provided:

- a) The refuse shall be collected in an enclosed chamber located at the bottom of the chute.
- b) The chamber shall be provided with sufficiently large refuse receptacle. The bottom opening of the refuse chutes shall be provided with lid which can be closed when the receptacle is being removed from the chamber. The bottom chamber shall be provided with necessary draining arrangements so that water does not accumulate inside the chamber.
- c) The internal surface of the refuse chutes and the bottom chamber shall be non-absorbent and cleanable.
- d) No intake opening on a refuse chutes shall be greater in area than 60% of the cross sectional area of the chute and all such opening shall be fixed with approved fire resistant metal closures designed to close automatically on release.
- e) Every interior chute shall extend not less than 1 M above the roof and shall be covered with a sky light or shutter not less than one half of the area of the chute.
- f) Every refuse chute shall be equipped at the top with spray equipment for washing down purpose and with an automatic sprinkler for fire protection.

### 16.3 (8) Inner and Outer Chowk:

The following regulations shall apply to buildings of all the land uses:

- a) <sup>1</sup> Inner chowks shall be allowed only in buildings, constructed on stilts. The chowk shall be kept accessible at the ground level. However, Inner Chowks shall be permitted in row houses, built on the ground but which are used only for residential land use.
- b) No dimension of an inner chowk on which doors and windows abut shall be less than 3 M.
- c) Inner chowk on which doors and windows abut shall have area at all levels of the chowk, of not less than the square of 1/5th height of the highest wall abutting the chowk. No room excluding a staircase, bathroom and WC shall be exclusively dependent for its light and ventilation on an inner chowk. If any room abutting an inner or outer chowk is exclusively dependent upon such chowk for its light and ventilation the dimensions of the Chowk shall be in accordance with Regulation 17. Provided that when only bath rooms and Water Closets abut the chowk, chowks shall have a minimum dimension of 2.5 M and any area for any height.
- d) No length (as distinguished from its depth) of an outer chowk shall be less than 2.00 M.

### 16.3 (9) Staircases:

The following regulations shall apply to all the staircases in buildings of all land uses without prejudice to the provisions of Regulation 24.

- a. The width of the staircase shall not be less than 1.0 M.
- b. The width of tread without nosing shall not be less than 25 Cms.
- c. The height of riser shall not exceed 19.5 Cms and they shall be limited to 12 per flight.

<sup>1</sup> Refer supplementary for proposed modifications

### 16.3 (10) Lifts:

The following regulations shall apply to lifts in buildings of all land uses without prejudice to the provision of Regulation 24.

- a. If the height of building exceeds 16 M. at least one lift shall be provided in the building.
- b. <sup>1</sup> Where, the height of a building exceeds 24 meters, at least two lifts shall be provided in the said building.

## 17. OPEN SPACES AROUND BUILDINGS

17.1 The following regulations shall apply to buildings of all land uses except Industrial Land Use.

- a. The front, side and rear open spaces shall not be less than 3 M. in width where the height of building does not exceed 10 M.
- b. For height of building above 10 M and upto 25 M in addition to the minimum width of the open spaces required for the height of 10 M there shall be an increase in the width of the minimum open spaces at the rate of 1 M per every 3 M or fraction thereof, for height above 10 M.
- c. For heights of buildings above 25 M and upto 30 M the minimum width of the open space shall be 10 M.
- d. For heights of buildings above 30 M in addition to the minimum width of the open space required for heights upto 30 M. 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. For heights above 30 M., the width of the open space need not exceed 16 M.

17.2. <sup>2</sup>

- a. If any interior or exterior open space is intended to be used for the purpose of light and ventilation by more than one building belonging to the same owner, then the width of such open space shall be the one required for the tallest building as specified in clause 17.1 of GDCR's. However, this distance shall be the clear distance without any projections like balcony etc.
- b. The open space specified under (a) above may not be required to be provided if the end walls of buildings are to be left permanently blank without any openings. However, the minimum distance between any blank wall of a building and the plot boundary shall be 3 M if the building is upto 16 M in height, 4.5 M if the building is more than 16 M but not more than 24 M in height and 6 M if the building is more than 24 M in height.

17.3. For buildings of residential land use following special provisions shall apply .

- a. <sup>3</sup> For semi-detached buildings having not more than two storeys, the width of the front, rear and one side open space shall not be less than 3 M.
- b. <sup>3</sup> For row-houses having not more than two storeys the width of the front and rear open spaces shall not be less than 3 M.
- c. New provision <sup>1</sup>

17.4 Following regulations shall govern the opens spaces around buildings of industrial land use:

- a. For plots of area less than 800 Sq.M. minimum width of the front open space shall be 5 M and the minimum width of side and rear open spaces shall be 3 M.

<sup>1</sup> The regulations were amended and sanctioned on 24.09.1991

<sup>2</sup> The regulations were amended and sanctioned on 10.10.1986

<sup>3</sup> Refer supplementary for proposed modifications

- b. For plots of area between 800 Sq.M. and 1200 Sq.M. the minimum width of front open space shall be 5 M and the minimum width of side and rear open spaces shall be 4 M.
- c. For plots having an area of more than 1200 Sq.M. the minimum width of the front open space shall be 6.5 M and the minimum width of side and rear open spaces shall be 5 M.

**17.5 Projection in the open spaces: <sup>1</sup>**

Balconies, Chajjas, Weather Sheds and such other features shall be permitted to project in the open space to the extent of 1.5 M. But the clear width of the open space shall in no case be less than 3 M.

17.6<sup>2</sup> If the intended development is within the scheme for allotment of plots of land to the project affected land holders in the defined area contiguous to the villages, or with the scheme of allotment of 12.5% land to the project affected land holders, the clear marginal open spaces within the plot required to be provided for the purposes of deriving light and ventilation shall be as follows :

Category	Area of the plot fronting the road	Max. permissible Height of bldgs. (in Mtrs.)	Min. Marginal Open Spaces (in m.)			
			Front	Side	Side - 2	Rear
Row Houses With or without common walls	a) 40 M <sup>2</sup> to Less than 150 M <sup>2</sup>	13 m	1.5	0.0	0.0	2.25
	b) 150 M <sup>2</sup> to 300 M <sup>2</sup>	13 m	3.0	0.0	0.0	3.0
Semi detached buildings	a) 100 M <sup>2</sup> to Less than 150 M <sup>2</sup>	13 m	1.5	2.25	0.0	2.25
	b) 150 M <sup>2</sup> to Less than 300 M <sup>2</sup>	13 m	3.0	1.5	0.0	3.0
	c) More than 300 M <sup>2</sup> to Less than 450 M <sup>2</sup>	13 m	3.0	3.0	0.0	3.0
Detached buildings	a) 450 M <sup>2</sup> to Less than 1000 M <sup>2</sup>	13 m	3.0	3.0	3.0	3.0
	b) 1000 M <sup>2</sup> and above	–	As per regulation No. 17			

Note: If parking space under stilt is provided additional height of the building to the extent of the height of the stilt may be permitted.

**18.<sup>3</sup> CAR PARKING, LOADING & UNLOADING**

18.1 One parking area for different modes and number of car spaces to be provided for various land uses shall be governed by the following table.

<sup>1</sup> Refer supplementary for proposed modifications

<sup>2</sup> The regulations were amended and sanctioned on 10.10.1986, 10.01.1990 & 03.09.1996

<sup>3</sup> The regulations were amended and sanctioned on 30.11.2002

SR.NO	TYPE OF MODE	SIZE OF PARKING BAY
1.	Car	2.5 m x 5.0 m
2.	Scooter	2.5 m x 1.2 m
3.	Bi cycle	2.0 m x 0.7 m
4.	Truck	3.75 m x 10.0 m

### LAND USE CAR SPACES

1. Residential
  - a. One space for every one tenement of built-up area more than 60 sq.m
  - b. One space for every two tenements of built-up area more than 45 sq.m upto 60 sq.m
  - c. One space for every four tenements of built-up area upto 45 sq.m
2. I. Star Hotels I. One space for every 60 sq.m of total floor area.  
 II. Hotels II. One space for every 75 sq.m of floor area.  
 III. Lodging III. One space for every 100 sq.m of floor area.  
 IV. Restaurants. IV. One space for every 50 sq.m of floor area.
3. Educational One space for 100 sq.m of floor area or part thereof.
4. Institutional One space for every 250 sq.m of floor area or part thereof
5. Office(Govt.& Pvt.) One space for every 70 sq.m of floor area upto 1500 sq.m and one space for every 150 sq.m or part thereof for areas exceeding 1500 sq.m
6. Assembly One space for every 60 sq.m of floor area or part thereof
7. Business One space for every 100 sq.m of floor area or part thereof
8. Mercantile One space for every 80 sq.m of floor area upto 800 sq.m or one for 160 sq.m and thereafter.
9. Industrial One space for every 200 sq.m of floor or part thereof subject to minimum of two spaces.
10. Storage One space for every 200 sq.m of floor area or part thereof subject to minimum of two spaces.
11. Hospitals One space for every 150 sq.m of total floor area.
12. Cinemas & Theatres One space for every 20 seats.
13. Shopping One space for 80 sq.m of total floor area or part thereof
14. Stadia One space for every 150 seats plus additional as per the rules for restaurants etc.,

18.2.(a)<sup>1</sup> In addition to the above 10% of total parking spaces shall be provided for visitors parking and 10% for two wheelers parking. Further incase of plots exceeding 1000 sq. m. in area for all land uses except industrial and storage land use, suitable lay-by (as shown in appendix No. IIA, IIB & IIC) shall be carved out of visitors parking in the front area within the plot by means of compound wall.

18.2.(b)<sup>1</sup> On the ground floor minimum 3 mtr. margin shall be kept from the rear edge of the lay- by subjective provision of Regulation 17.1 of the GDCRs. The building by from the 1st floor onwards may start from the rear edge of the lay-by subjective provision of Regulation No. 17.1 of the GDCRs.

<sup>1</sup> The regulations were amended and sanctioned on 29.03.2003



- 18.3. Car parking spaces shall be clearly shown on the site plan alongwith the maneuvering space to the satisfaction of the Corporation.
- 18.4. The above standards for parking and loading ,unloading may be modified in special Development Control Regulation for Action area with due consideration of the common parking facilities provided in the layout of the action area.
- 18.5. In case of residential land use 25% of the open space around the building may be used for parking. In case of other land uses 50% of the open space around the building may be used for parking and loading, unloading provided that a minimum distance of 3.0 m around the building shall be kept free from any parking and loading, unloading spaces.  
Not withstanding the above, entire marginal open space around the building incase of residential plot upto 500 sq. mtr. may be utilised for parking with adequate manoeuring spaces. <sup>1</sup>
- 18.6. In addition to the above table, loading and unloading spaces shall be provided for mercantile, industrial and storage land uses as one space for every 100 sq.m of floor area or part thereof upto 500 sq.m and one for every 500 sq.m or part thereof thereafter. The loading space shall be 3.75 m x 10.0 m.
- 18.7 Whenever the existing FSI is enhanced, building permission shall be given only after the provision of additional parking spaces corresponding to the revised total built-up area.
- 18.8 Guide lines for circulation space around parking spaces shall be followed as given in the Appendix II

## 19. MEANS OF ACCESS

### 19.1 Approaches to buildings.

For residential land use, the width of the approach from the street to building shall not be less than:

- a. 1M provided its length is not more than 3 M and / or the floor area of the building served does not exceed 150 sqm.
- b. 2M if its length is more than 3 M but does not exceed 9M and/or the floor area of the building served is more than 150 sqm but does not exceed 800 sqm.
- c. 3.5M if its length is more than 9M and/or the area of the building served exceeds 800 sqm.

### 19.2 Internal Streets

The streets in a layout of sub-division scheme or the streets that serve more than one building in a plot of land shall be governed by following regulations:

- 19.2.1 For residential land use the width of the internal street shall not be less than 6M the minimum paved width being 3M, provided that the length of the street does not exceed 85M and/or the area of the plot served is not more than 3000 sqm.
- 19.2.2 For land uses other than residential the width of the street shall not be less than 11M.
- 19.3 The Corporation shall have the right to specify the location of the access either for the approaches to the building or for the internal streets from a public road.
- 19.4 The approaches to buildings and internal streets shall be paved drained and lighted to the satisfaction of the Corporation.
- 19.5 The approaches to buildings shall be free from any obstruction. No portion of any building or structure shall project over the approach below a height of 2.25 mtr from the approach.

<sup>1</sup> The regulations were amended and sanctioned on 29.03.2003

## 20. GATES & BOUNDARY WALLS

- 20.1 Detailed drawings of gates and boundary walls shall be submitted alongwith the application for development permission.
- 20.2 The height of boundary wall measured from the surrounding ground level or the adjoining kerb level shall not exceed 1.75M.
- 20.3 In case of plots at the junction of streets, no fence or boundary wall together with the grill facing the streets shall be raised to a height more than 0.8M from the kerb for a length of 9M from the junction of the streets.
- 20.4 In case of development for public utilities and public purposes, a solid boundary wall may be permitted to a height of 2.5M above the surrounding ground level or the adjoining kerb level, with prior approval of the Corporation.

## 21. DISTANCE FROM WATER COURSE

No Development whether by filling or otherwise shall be carried out within 15M on either side of the bank of a water course. Provided that where a water course passes through a low lying land without any well defined banks the applicant may be permitted by the Corporation to restrict or direct the water courses to an alignment and cross section determined by the Corporation.

## 22. CONTROL OF AIR & WATER POLLUTION

- 22.1 No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger public health.
- 22.2 Without prejudice to the generality of the above provision the Corporation may after the scrutiny of the information furnished in Form No.1 and any other information, stipulate certain measures to control the air borne emissions and liquid effluents from the factories. These measures shall be stipulated as conditions of the Commencement Certificate.

## 23. TREE PLANTATION <sup>1</sup>

- 23.1 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, 2 trees shall be planted for every tree to be felled.
- 23.2 Every plot of land shall have at least 1 tree for every 100 sqm 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.
- 23.3 Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall supersede the sub-regulation 23.2 above.

## 24. OTHER ASPECTS OF DEVELOPMENT

- 24.1 The following aspects of development shall be governed by the provisions of the National Building Code of India 1970 - Indian Standard Institution or any modifications thereof.
  1. Fire protection.
  2. Building Materials.
  3. Structural Designs.
  4. Constructional Practice and Safety.
  5. Building services.
    - a. Electrical Services
    - b. Air Conditioning and Heating
    - c. Installation of lifts and escalators

<sup>1</sup> The regulations were amended and sanctioned on 31.03.1978

6. Plumbing Services
  - a. Water Supply
  - b. Drainage and Sanitation
7. Lightning Protection.

24.2 Notwithstanding anything contained in the preceding clauses the CIDCO Fire Protection (Control in Navi Mumbai) Regulations, 1984 contained in appendix III shall apply to any development of land as specified therein. <sup>1</sup>

## 25. LAYOUTS OR SUB-DIVISION OF LAND <sup>1</sup>

Development of land in the form of sub-division or layout shall be governed by the following regulations:

- 25.1 Whenever land is proposed for sub-division a layout of the entire area showing proposed sub-division with access road, open spaces, etc. shall be prepared and submitted for approval.
- 25.2 The provision of the access roads in any layout plan of land shall be as per the provisions of Regulation 19.
- 25.3 The parking, loading and unloading spaces wherever required under these regulations shall be indicated on the layout plan and other plans submitted along with the application for development.
- 25.4 The open recreational spaces required to be provided in the lands allotted outside the Action Area for predominantly residential purpose shall be as per the relevant clause of the Agreement to Lease or 15% of the total plot area, whichever is more. The open recreational space provided shall be accessible and be at one place as far as possible.
  - 25.4.1 A new sub-Regulation has been proposed. <sup>2</sup>
- 25.5 For purpose of computation of the FSI the total area of the plot shall be considered.
- 25.6 Intensification of land utilization. <sup>2</sup>

## 26. CONTROL OF ERECTION OF HOARDINGS

- 26.1 Every Hoarding shall be designed so as to withstand the wind, dead, seismic and other loads as per the provisions of regulation 24. No variation in the height of hoarding shall be permitted however, variation in length shall be allowed in multiples of 2.5M.
- 26.2 Sizes of Hoardings: Sizes of Hoarding along with various roads shall be governed by the following table:

Road width range in Metres	Height of Hoarding (width)	Max. Length of Hoarding
a. National highways And Roads more than 50 M in width.	3M	10.00M
b. 20M to 50M	3M	7.50M
c. 10M to 20M	2M	5.00M
d. Less than 10M	1M	2.50M

- 26.3 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.

<sup>1</sup> The regulations were amended and sanctioned on 10.10.1986

<sup>2</sup> Refer supplementary for proposed modifications

26.4 Distance from Road: A minimum distance of 3 M shall be maintained between the edge of the existing or proposed street, as stipulated by the Corporation.

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 being measured between hoarding and the centre line of a junction.

26.5 Any hoarding which in the opinion of the Corporation is likely to be confused with an authorized traffic sign or signal shall not be permitted.

26.6 Any hoarding containing the word 'stop', 'look' 'danger' or other similar word that might mislead or confuse the traveler shall not be permitted.

26.7 Hoarding on roof:

26.7 (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.

26.7 (2) No hoarding of roof shall project beyond the existing building line of the building on which it is erected shall extend beyond the roof in any direction.

26.8 Deposit and Fees:

26.8 (1) The fees for erection and maintenance of the hoarding be charged as given below:

<b>Sr.No.</b>	<b>Scale of fees per annum p. Sqm of hoarding area</b>
1. For a space upto 5.00 sqm	Rs. 100.00
2. For every additional 1.00 sqm	Rs. 25.00

26.9 (2) The fees for hoarding shall be paid by the applicant in advance, for a calendar year, or part thereof.

## **27. MINING AND QUARRYING**

The following regulations shall govern the mining and quarrying operations:

27.1. a. The applicant shall deposit and keep deposited an amount as a Security Deposit for the due performance of the conditions attached to the permission granted under Commencement Certificate. The amount shall be deposited alongwith the application, and shall be calculated at the following rates.

Rs.50/- per 100 sqm of plot area or part thereof to be used for mining, quarrying or operating brick kiln.

27.1. b. The deposit shall be refunded without interest after the expiry of the period mentioned in 27.4 below.

27.1. c. The Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the provisions of these Regulations and conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.

27.2 No mining and quarrying operations where no blasting is involved shall be permitted within a distance of 50M from any public road, railway, canal or any other building. No mining and quarrying operations which involve blasting shall be permitted within a distance of 200M from any public road, railway, canal or any other building.

- 27.3 No building operation shall be permitted on the plot on which mining and quarrying has been permitted without the prior approval of the Corporation.
- 27.4 The mining and quarrying operations shall be permitted for a stipulated period not exceeding three years from the date of Commencement Certificate at a time and shall be so prescribed in the Commencement Certificate.
- 27.5 The following shall govern the mining and quarrying operations and shall form conditions of the Commencement Certificate.
- 27.5 (1) The mining and quarrying operations shall not cause any nuisance to the people in the vicinity.
- 27.5 (2) The mining and quarrying operations shall not cause depression, below the average ground level, if the operations are for the extraction of stone, earth or murum.

## **28. DEVELOPMENT OF LAND NOTIFIED FOR ACQUISITION**

- 28.1 In case of land notified for acquisition under the Land Acquisition Act 1894 and where the land has not been acquired, the Corporation may in its absolute discretion grant permission for temporary development.

Provided that the period of such temporary development shall not exceed 1 year and provided further that the applicant shall undertake to remove the development so executed on or before the date specified by the Corporation.

- 28.2 All the foregoing provisions shall apply mutatis mutandis to such development.
- 28.3 The permission may be renewed from time to time at the discretion of the Corporation.
- 28.4 Security Deposit:
- a. The applicant shall deposit and keep deposited an amount as Security Deposit at the rate of Rs.10/- per sqm of the floor area of the proposed development for the due performance of the conditions of the permission granted under the Commencement Certificate.
  - b. The amount shall be refunded, without interest; after the removal of the development with due compliance with the conditions of the Commencement Certificate.
  - c. The Security Deposit shall be forfeited either in whole or in part at the discretion of the Corporation, for breach of any of the provisions of these regulations and conditions attached to the permission covered under the Commencement Certificate.
- 28.5 The development permission may be granted at the discretion of the Corporation with following conditions of the Commencement Certificate.
- a. The applicant shall remove all the development on land when directed by the Corporation.
  - b. The applicant shall neither be entitled for any compensation for the removal of the development nor for any alternative land.
  - c. The applicant if he desires may apply in writing for renewal of the permission.

## **29. DISCRETIONARY POWERS**

In specific cases where a clearly demonstrable hardship is caused the Corporation may modify any of the provisions of these regulations at its absolute discretion. Provided that, the Managing

Director, shall before exercising such power consult a Committee constituted of Chief Architect, Chief Engineer and the Town Planning Officer.

### **30. <sup>1</sup> GROUP HOUSING SCHEME OR PLOTTED DEVELOPMENT SCHEME:**

30.1 In respect of the land developed or intended to be developed for the Group Housing Scheme or Plotted Development Scheme for the benefit of the economically weaker sections of the society by the Corporation or the Bombay Housing and Area Development Board as defined in the Maharashtra Housing and Area Development Authority, Act, 1976 or any other authority constituted by or under any law and approved by the Corporation, the Corporation may permit the development or redevelopment of such land or any part thereof, after varying or modifying the standard, specification, or dimension contained in the foregoing Regulations but subject to the extent of variation or modification shown herein below:

Explanation - I : "Group Housing Scheme" means a scheme of constructing a building or buildings with one or more floors, each floor consisting of one or more dwelling units and having common service facilities. Provided that the land underlying such building or buildings is held in lease-hold by one person only.

Explanation - II : "Plotted Development Scheme" means a scheme of constructing dwelling units with one or more floors and having party walls or otherwise but having common service facilities. Provided that the lands underlying such dwelling units are held in lease-hold by more than one person.

#### 30.2 Design of Building

30.2 (1a) In respect of the plotted Development Scheme the FSI shall be calculated with reference to the area of the plot held in one ownership.

30.2 (1b) In respect of the Group Housing Scheme the FSI shall be calculated with reference to the plot area as deducted by the area of layout roads required under Clause 30.3(3) of this Regulation and by the recreational open space required under Regulation 30.3(5) and special Facilities and Public Utilities required under Regulation 30.3(6).

30.2 (2) Sizes of bathroom and water closet (WC) - The internal dimensions of bathroom, WC, and combined toilet shall be as follow :-

- (a) Bathroom - 1.0M x 1.2 M
- (b) Water Closet (W.C.) 1.0 M x 0.9 M
- (c) Combined Toilet 1.0 M x 1.8 M

30.2 (3) Height of room

(a) The height of a room in any building shall not be less than 2.2 M at eaves in case of a sloping roof provided that the arithmetic average of the maximum height and the minimum height of the room under the same roof shall not be less than 2.6 M.

(b) The height of bath rooms and WCs shall not be less than 2.2 M

30.2 (4) Staircases-The following Regulations shall apply to the internal individual staircase only.

- (a) Minimum width
  - (i) For 2 Storied buildings:  
Straight Flight - 0.60M
  - (ii) For 2 Storied building with winders - 0.75 M

<sup>1</sup> The Regulation with all sub Regulations was sanctioned on 07.08.1992

(iii) For 3 Storied buildings:

Straight flight - 0.75 M.

(b) Riser - 20 Cms. (Max.) Maximum number of winders shall be 2 in a quarter landing.

(c) Tread -

(i) For 2 storied building (G+1) - Minimum 22.5 cms

This could be reduced to 20 cms as the clear tread between perpend, with possibility of open riser as well as nosing and inclined riser to have an effective going of 22.5 cms.

30.2 (5)(a) Permissible height of building and open spaces around buildings

(a) The maximum permissible height of any buildings shall be 10 M.

(b) The front side and rear open spaces shall be governed by the following table No.I :

30.2(5)(b)

**TABLE - I**

Type of Development	Front		Side Attached	Rear		Max. Height permissible
	Vehicular Road 6M and above	Pathway		Attached	Detached	
I	2	3	4	5	6	7
I. Ground floor Development						
a) Plotted (25 sqm to 40 sqm)	1.50 M	1.0 M	Nil	Nil	1.5M	4M
b) Group Housing	1.5 M	Distance between two buildings shall be min. 3.0 M. and distance between the bldg and plot boundary shall be 1.5 M.	Nil	Nil	Nil	4M
2. Ground+1 flr. Development -						
a) Plotted (25 sqm to 40 sqm)	1.5 M	1.0 M	Nil	Nil	1.5M	7M
b) Group Housing	1.5 M	Distance between two buildings shall be min.3.0M and distance between the building and the plot boundary shall be 1.5 M.	Nil	Nil	Nil	7M

3. Ground + 2 Floors Development -						
a) Plotted		Not permitted				
b) Group Housing	3.0M	Distance Between two buildings shall be min. 4.5 M. and distance between the building and the plot boundary shall be min. 3.0 M.				10 M

Note: The above provision shall also be applicable to plots up to 60 Sqm in area if the depth of plot is less than 12.0 M.

30.3 Requirement of Layout : The development of land in the form of a layout shall be governed by the following regulations :

30.3 (1) Plot- size minimum plot size shall be 25 Sqm

30.3 (2) Peripheral Roads - Peripheral network of the roads for the scheme area shall be retained as per Development Plan / Nodal Plan or as may be directed by the Corporation.

30.3(3) Layout roads

(a) For lengths more than 70 M and up to 85 M with dead end, vehicular road of atleast 6 M (right of way) with 4.5 M paved width shall be provided.

(b) A loop road with maximum 170 M total length shall be permitted with 6 M right of way and 4.5 M paved width.

(c) For roads more than 85 M dead end / 170 M loop road, the right of way shall be minimum 9 M and carriage width shall be 6 M up to maximum 250 M length.

(d) For roads more than 250 M in length the minimum right of way shall be 11 m. with carriage width of 7 M.

**30.3(4) Pathways**

Length	Paved Width	Right of way
20	1.5	3 M
30	2.0	3 M
40	2.5	3 M
50	3.0	3 M
70	3.5	5 M

Note: Dead end roads and pathways exceeding 30 M in length will not be accepted. Along open courts only paved pathways may be provided.

30.3 (5) Recreational Open Space : (a) The proportion of recreational open spaces to the net residential area in the layout shall be 10 percent.



PROVIDED that the proportion of such open spaces together with areas under school and playgrounds, where provided, shall be 8.5 per cent of the total gross area of the project. However, the percentage shall not be less than 9.5 per cent exclusive of the areas of roads (11 mtr and above) and other facilities such as schools, hospitals, markets, etc.

### **30.3(6) Social Facilities and Public Utilities:**

Social facilities and public utilities shall be provided as per planning brief totally approved by the Corporation. These shall include schools, community centres, plots for social and religious purpose, plot for shopping and markets, plots for ESR/ GSR, plot for electric sub-station, plot for sewage pump and any other purpose as approved by the Corporation.

### **31<sup>1</sup> Special Amenities and facilities for the paraplegic/Physically handicapped persons:**

- 31.1 These by-laws are applicable to all buildings and facilities used by the public.
- 31.2 In case any Public authority or Local Authority constructs the tenements for the disposal to the general public, some flats on the ground floor shall be reserved for the paraplegic/physically handicapped persons.
  - 31.2.1. Non-ambulatory Disabilities : Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
  - 31.2.2. Semi-ambulatory Disabilities : Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, aritritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
  - 31.2.3 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.
  - 31.2.4 Sight Disabilities : Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is the insecure or exposed to danger.
  - 31.2.5 Wheel Chair : Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050mm. X 750 mm.
- 31.3 Certain flats on the ground floor of the residential buildings constructed for the staff by any Private / Public company or corporation shall be reserved for the disabled persons.
- 31.4 Also, the scope of the set of bylaws shall extend to such reserved flats to promote Non handicapping built environment.
- 31.5.a Access path/walk way: Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm while having even surface without any slope. 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 (Annexures attached). Finishes shall have a non slip surface with a texture traversible by a wheel chair. Curbs wherever provided shall blend to a common level.
- 31.5.b Parking: For parking of vehicles of handicapped people the following provisions shall be made:

<sup>1</sup> The new Regulation was sanctioned on 06.01.2003

- i) Surface parking for two Car Spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 M. from building entrance.
- ii) The width of parking bay shall be minimum 3.60 Metre.
- iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- iv) Guiding floor materials or on audible signal devise or other devices which serves the same purpose shall be provided to guide visually impaired persons.

## **31.6 BUILDING REQUIREMENTS:**

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

- 31.6.1a) **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.
- b) **RAMPED APPROACH:** Ramp shall be finished with non slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12. Length of ramp shall not exceed 9.0 M. having 800 mm high hand rail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.
- 31.6.2 **STEPPED APPROACH:** For stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800-mm high hand rail on both sides of the stepped approach similar to the ramped approach.
- 31.6.3 **EXIT/ENTRANCE DOOR:** Minimum clear opening of the entrance door shall be 900 mm and it shall not be provided with a step that obstructed the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.
- 31.6.4 **ENTRANCE LANDING:** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons(hereinafter referred to as “the said 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.
- 31.7 **CORRIDOR CONNECTING THE ENTRANCE/EXIT FOR THE HANDICAPPED:** The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :
  - a) “Guiding floor materials” shall be provided or devices that emit sound to guide visually impaired persons.
  - b) The minimum width shall be 1500 mm.
  - c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.

- 31.8 STAIR WAYS: One of the stair-ways near the entrance/exit for the handicapped shall have the following provisions:
- a) The minimum width shall be 1350 mm.
  - b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
  - c) Maximum number of risers on a flight shall be limited to 12.
  - d) Hand rails shall be provided on both sides and shall extend 300 mm. on both sides and shall extend 300 mm on the top and bottom of each flight of steps.
- 31.9 LIFTS: Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions. Clear internal depth: 1100 mm
- |                      |   |          |
|----------------------|---|----------|
| Clear internal width | : | 2000 mm. |
| Entrance door width  | : | 900 mm   |
- a) A hand rail not less than 600 mm long at 1000 mm. above floor level shall be fixed adjacent to the control panel. Also, switch control shall be at an operating height equal to that of hand rails.
  - b) The lift lobby shall be of an inside measurement of 1800 × 1800 mm or more.
  - c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 M/sec.
  - d) The interior of the case shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/ exist is either open or closed.
  - e) The lift meant for paraplegics/handicapped shall be available on each floor with proper signage.
  - f) Also, this lift in case of power failure or any such emergent situations shall reach to the nearest floor
- 31.10 TOILETS : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.
- a) The minimum size shall be 1500 × 1750 mm.
  - b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.
  - c) Suitable arrangement of vertical/horizontal handrails with 50 mm. clearance from wall shall be made in the toilet.
  - d) The W.C. seat shall be 500 mm from the floor.
- 31.11. One of the wash basins in the toilet block on each floor shall be fixed at height of 75 cm above the finished floor level, with a tap..A similar arrangement has to be made for the drinking water facility.

## **ANNEXURE**

### **(Explanatory Notes for Regulation No. 31)**

#### **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 waling stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :

- a) The access path to the building and to the parking areas.
- b) The landing lobby towards the information board, reception, lifts, stair-cases and toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of a ramp.
- e) Immediately in front of an entrance/exit and the landing.

#### **PROPER SIGNAGE :**

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20mm. High) For visually impaired persons, information board in braille should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information's should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.

## APPENDIX - I

Following Schedules should be indicated on the drawings or shall be separately submitted alongwith the Application in form No.I

### 1. Schedules of doors, windows and other apertures

Schedules of doors, windows and other apertures should be in the form shown below :

Type of aperture	Size of Aperture	Area inclusive of frames	Area of fixed glazing if any
------------------	------------------	--------------------------	------------------------------

### 2. Schedule of Rooms

The rooms on each floor should be distinctly numbered and a schedule of room sizes and apertures should be divided in the form shown below :

Room No.	Dimensions of room	Carpet area of room Type No.	Apertures per room Type No.	Area	Total area of apertures
----------	--------------------	---------------------------------	--------------------------------	------	-------------------------

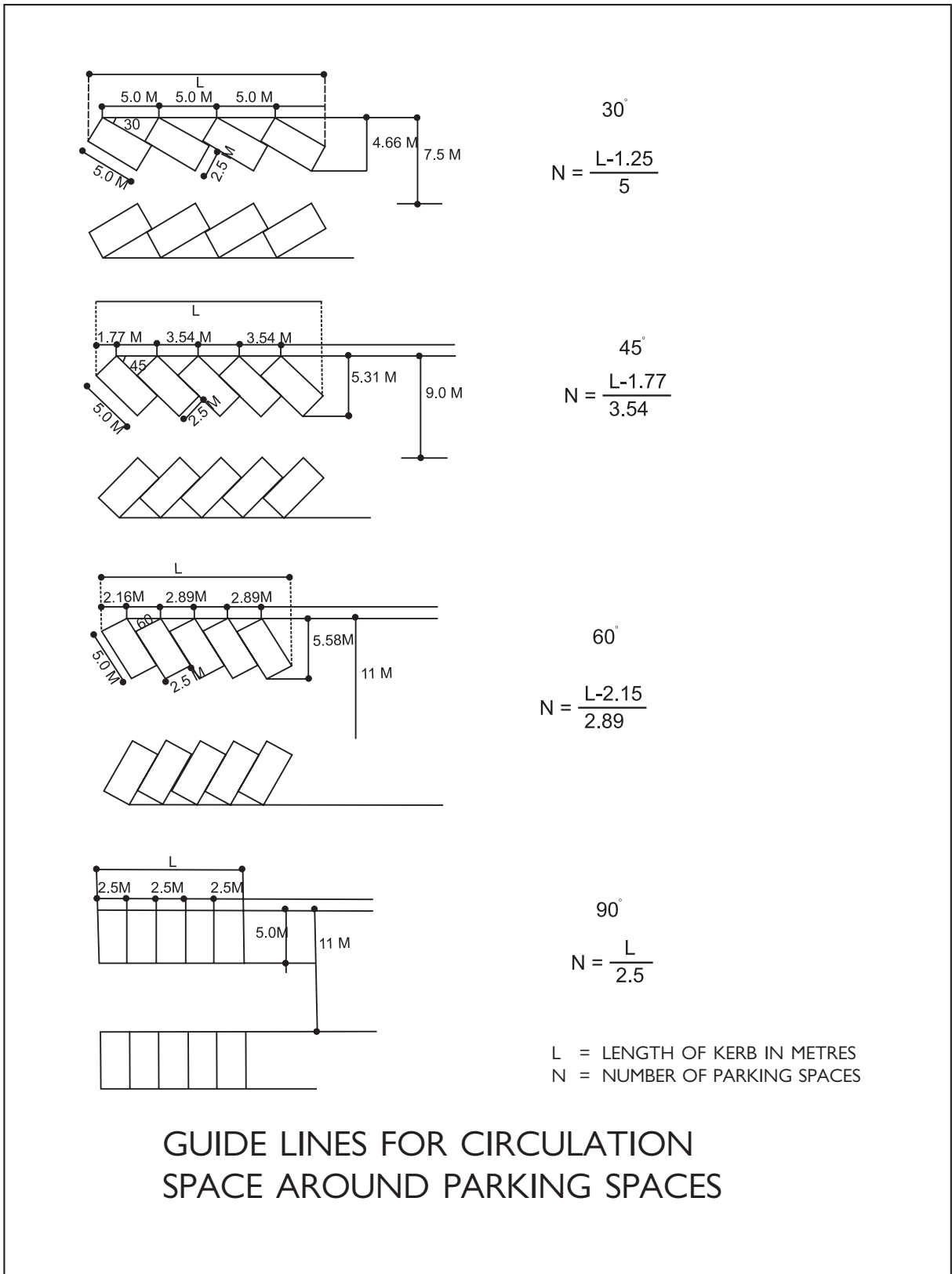
### 3. Schedule of floor areas

Schedule of floor areas should be in the form shown below :

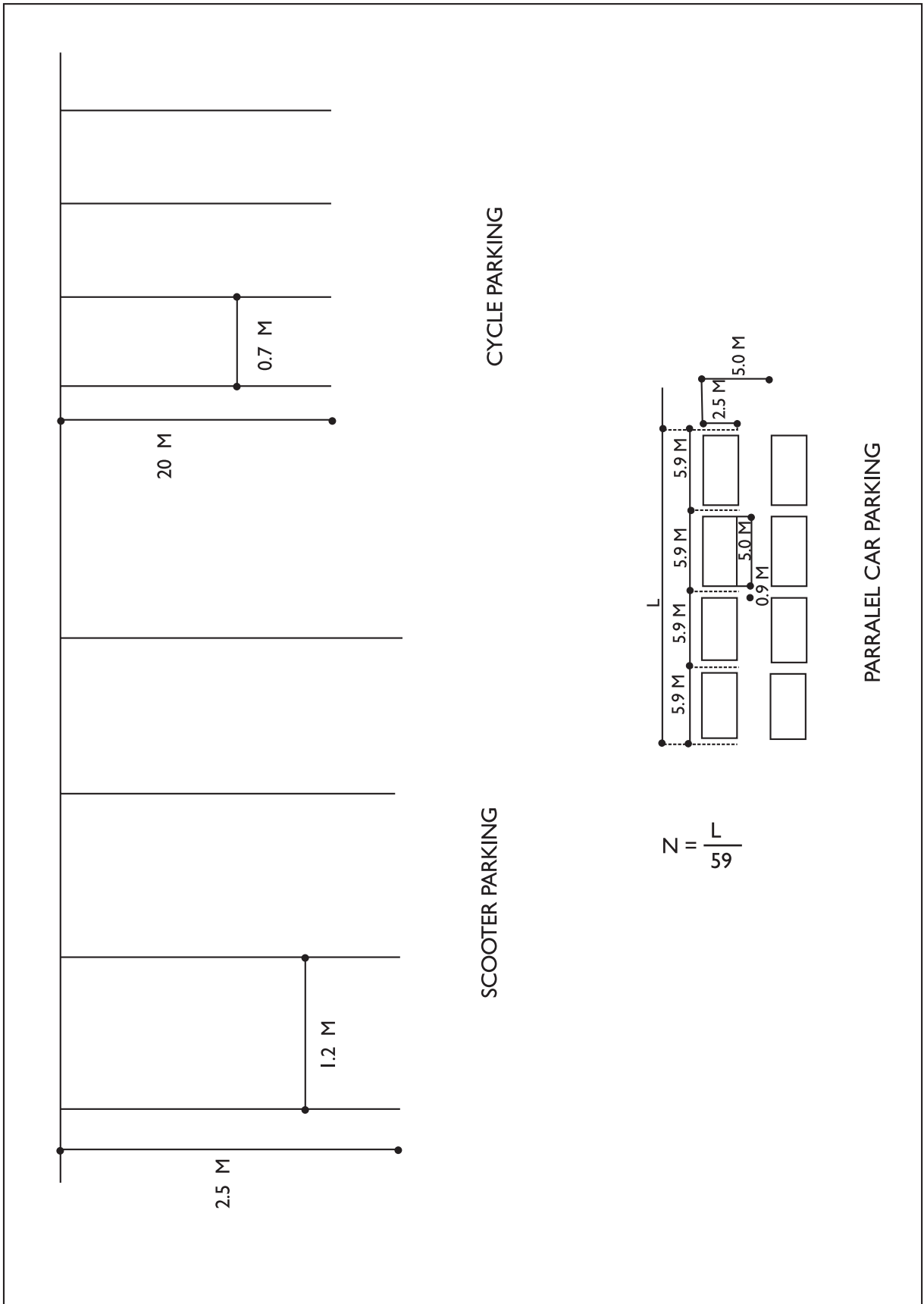
	Storey	Floor area on each storey
Total Floor area		
Total Floor Area		
F.S.I.		

## APPENDIX II

With reference to Regulation No. 18, the parking arrangement shown in the following diagrams shall be considered satisfactory.

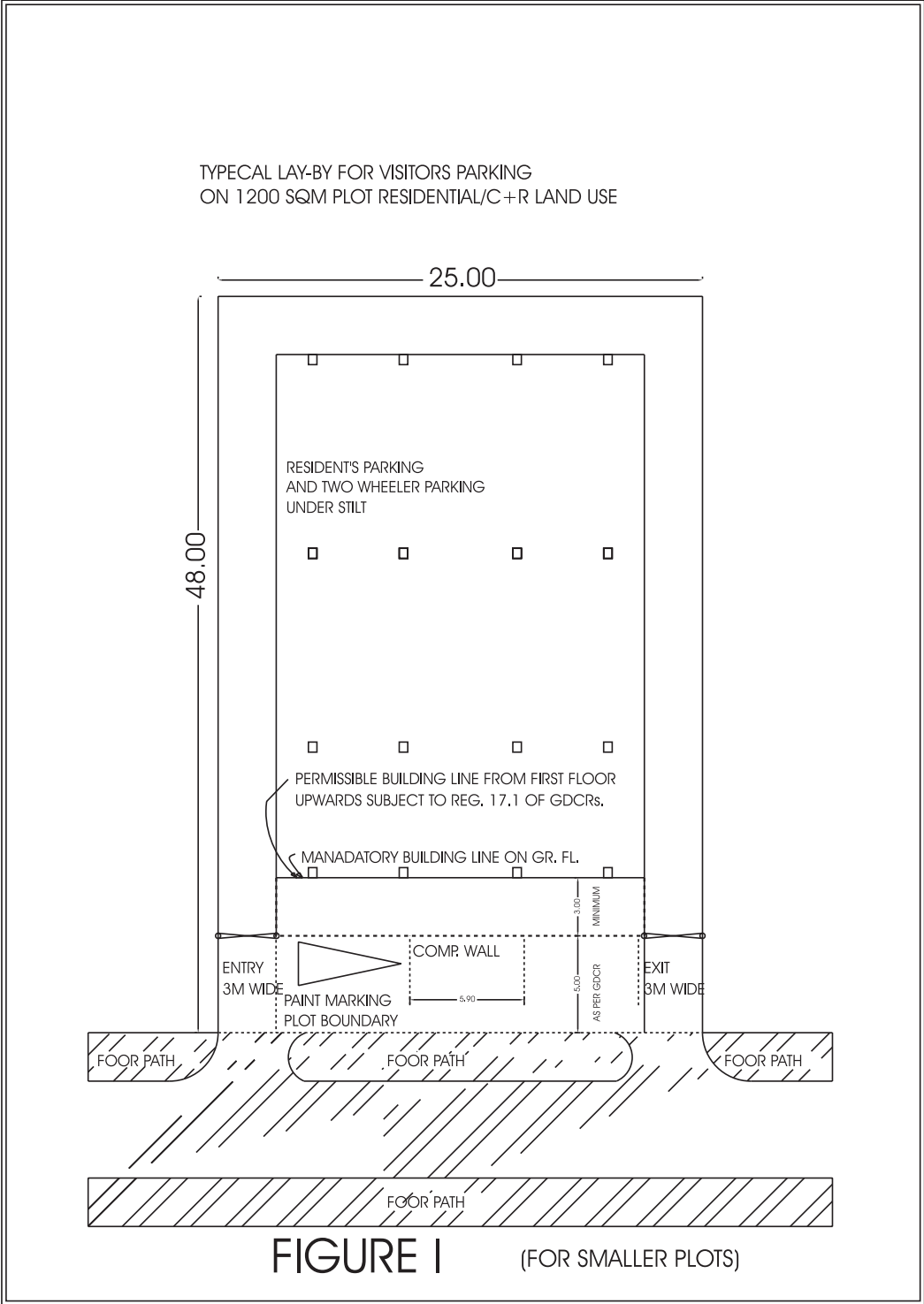


## APPENDIX II (Continued)



# APPENDIX-IIA

(PLEASE REFER REG. NO. 18.2)





# APPENDIX-IIB

(PLEASE REFER REG. NO. 18.2)

TYPICAL LAY-BY FOR VISITORS PARKING  
ON 4800 SQM PLOT RESIDENTIAL/C+R LAND USE

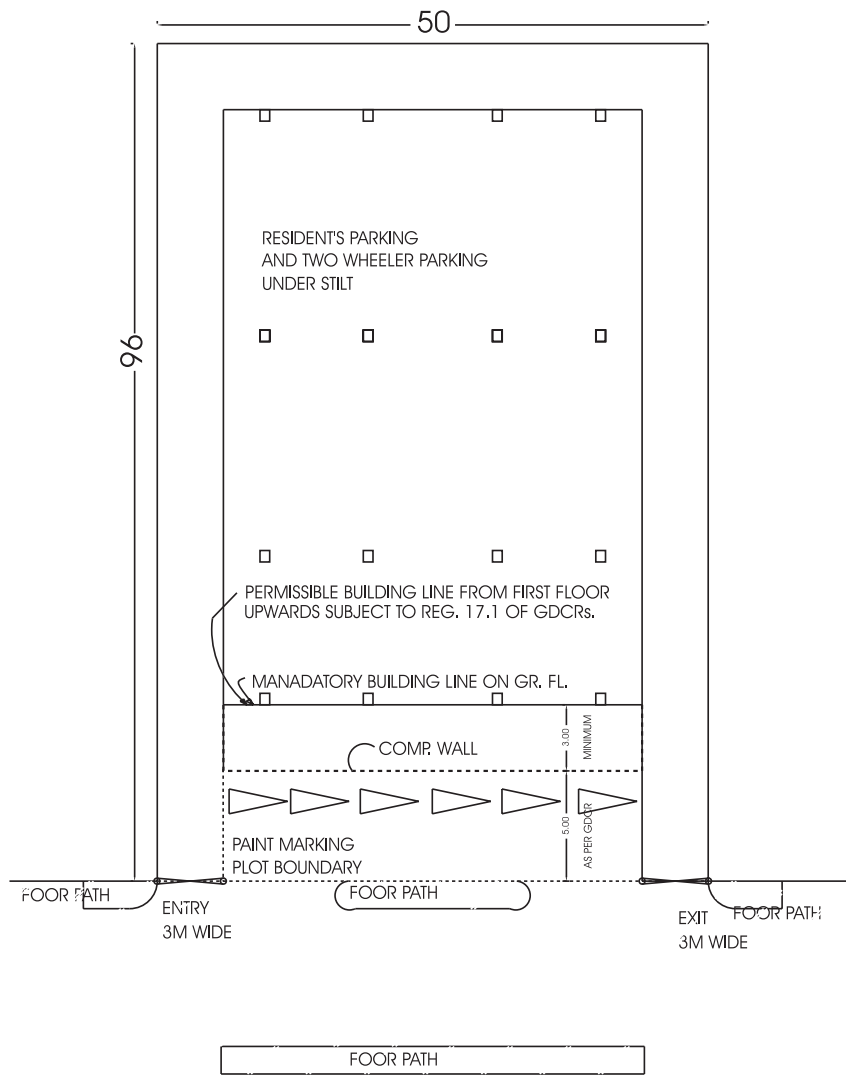
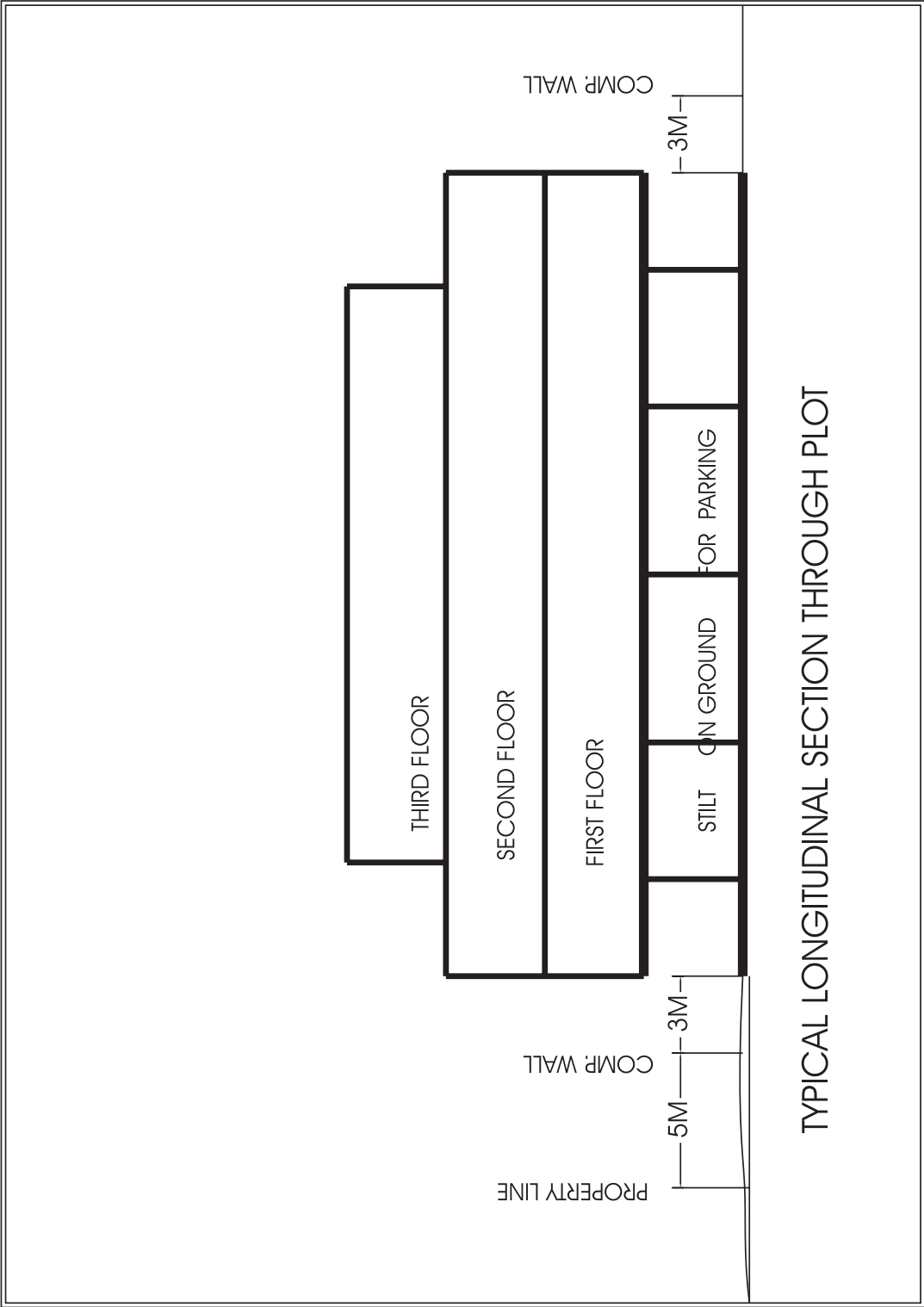


FIGURE II (FOR LARGER PLOTS)

# APPENDIX-IIC

(PLEASE REFER REG. NO. 18.2)



## APPENDIX - III

(See Rule 24.2)

CIDCO Fire Protection (Control in Navi Mumbai) Regulations 1984.

### I. SHORT TITLE EXTENT AND COMMENCEMENT :

- 1.1 These regulations may be called CIDCO Fire Protection (Control in Navi Mumbai) Regulations 1984.
- 1.2 They shall apply to development on any land in the site of Navi Mumbai as designated by the State Government under the Provisions of sub-section (1) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966). In particular, they shall apply to buildings which are more than 24 M in height and to special buildings like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sq.m.
- 1.3 They shall come into force with immediate effect.

### 2.0 DEFINITIONS :

- 2.1 Words and expressions not defined in these Regulations shall have the same meaning or sense as is assigned in the MR&TP Act 1966 and GDCR for Navi Mumbai 1975.
- 2.2 Combustible Materials: A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 Method of test for Combustibility of Building Materials.
- 2.3 Enclosed Staircase: A staircase separated by fire resistance walls and doors from the rest of the building.
- 2.4 Exit: A passage, channel or means of access from any building storeys or floor area to a street or other open space of safety.
- 2.5 Fire Lift: One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.6 Fire Proof Door: 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.
- 2.7 Fire Resistance: The time during which it fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809 - 1966 Fire Resistance Test of Structures.
- 2.8 Lift Well: Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weight(s), including the lift pit and the space for top clearance.
- 2.9 Non-combustible: A material which does not burn not add heat to a fire when tested for combustibility in accordance with good practice.
- 2.10 Travel Distance: The distance from the remotest point on a floor of a building to a place of safety be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.

- 2.11 Escape Route: Shall mean any corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can eventually be reached.
- 2.12 Hazardous Material: Being defined as the material which is highly combustible or explosive or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions and the storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, poisonous, laminate or corrosive gases or may produce explosive moistures of dust or fine particles subject to spontaneous ignition.

### **3. GENERAL REQUIREMENTS FOR ALL OCCUPANCIES :**

- 3.1 Open Spaces on Road Sides.
- 3.2 For every building, having height between 16 M to 25 M there shall be minimum clear open space of 4.5 M on the sides fronting roads having width not less than 20 M.

### **4. CONSTRUCTION :**

- 4.1 Building Materials :
  - 4.1.1 Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material. Interior finish materials (wall panelings, floors, coverings etc) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS 1642 - 1960 (Class-I). Ceiling linings shall be of non-combustible or of plaster - board.
  - 4.1.2 Stairs and corridors shall not contain combustible materials.
  - 4.1.3 Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceilings 2 hours to 4 hours.
  - 4.1.4 Internal walls and partitions (Fire Sections) walls separating corridors areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than two hours. There shall be no openings in such walls other than for doors or delivery batches with fire resistance not less than half an hour to one hour.
  - 4.1.5 Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

### **5. STAIRCASE ENCLOSURE:**

- 5.1.1 One lift and one staircase shall be considered as 2 exits required as fire exits as per these rules, for buildings having height of between 16 M and 22 M.
- 5.1.2 The internal enclosing walls of staircase shall be brick or RCC construction having fire resistance of not less than two hours. All enclosed staircases shall have access through self closing doors of at least half an hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action doors closure.

- 5.1.3 The staircase enclosure on external walls of the building shall be ventilated to atmosphere at each landing.
- 5.1.4 Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and openable sashes at each landing level with area not less than 0.5 sq.m. on the external walls shall be provided. The roof of the shaft shall be at least 1 M above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm w.g. by an electrically operated blower / blowers shall be maintained.
- 5.1.5 The mechanism for pressurising the staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatic fire alarm operates.
- 5.1.6 (a) The maximum travel distance that shall be permitted from the farthest exit on a floor to the staircase shall be as follows:
- |                        |         |
|------------------------|---------|
| Residential buildings. | 22.5 m. |
| Commercial buildings   | 30.0 m. |
| All other buildings.   | 22.5 m. |
- (b) Main staircases in buildings of following occupancies shall have a minimum width as specified below :
- |  |          |
|--|----------|
| i. Residential building.                     | 110 cms. |
| ii. Hotels etc.                              | 150 cms. |
| iii. Business & Mercantile bldgs.            | 150 cms. |
| iv. Educational & Public assembly Buildings. | 200 cms. |
| v. Institutional building.                   | 200 cms. |

## 6. LIFT ENCLOSURES

- 6.1 The walls enclosing lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sq.m. in clear area. Lift motor rooms shall preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.
- 6.2 Landing doors in lift enclosures shall open in the ventilated or pressurised corridor / lobby and shall have fire resistance of not less than one hour.
- 6.3 The number of lifts in one lift bank shall not exceed four. Shafts for fire lift in a lift bank shall be separated from each other by a brick masonry or RCC wall of fire resistance of not less than two hours. Lift car doors shall have fire resistance of not less than one hour.
- 6.4 If the lift shaft and lift lobby are in the core of the building, a positive pressure of not less than 2.5 mm and not more than 3 mm w.g. by an electrically operated blower / blowers shall be maintained in the lift lobby and positive pressure of not less than 5 mm w.g. shall be maintained in the lift shaft. The mechanism for pressurising the lift shaft and lift lobby shall be so installed

that they shall operate automatically when the automatic fire alarm operate. The mechanism shall have facilities to operate manually (for building more than 24 m in height).

- 6.5 Exit from the lift lobby if located in the core of the building shall be through a self-closing smoke stop door of half an hour fire resistance.
- 6.6 Lifts shall not normally communicate with basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is separated from the rest of the basement areas, by fusible link operated fire resistance door of two hours fire resistance.
- 6.7 Exit from lift lobby shall be through a self-closing smoke stop door.
- 6.8 Grounding switch / switches at ground floor level to enable the fire service to ground the lift / car / cars in an emergency shall be provided (for building more than 24 m in height).

## **7. EXTERNAL WINDOWS :**

In case of centrally air-conditioned buildings area of the openable external windows on a floor shall be not less than 2.5% of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of a fireman's axe).

## **8. LIFTS AND FIRE LIFTS :**

- 8.1 Provisions for a fire lift shall be made as per the following details in buildings more than 24 M only.
  - a) To enable Fire Services personnel to reach to the upper floors with the minimum delay, one of the lifts shall be so designed so as to be available for the exclusive use of the Fireman in emergency and be directly accessible to every dwelling / lettable floor space on each floor.
  - b) The lift shall have loading capacity of not less than 545 kgs (8 persons lift). The lift shall have a floor area of not less than 1.4 sq.mt.
  - c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shafts. In case of failure of normal electric supply, it shall be capable of changing over to alternate supply manually through a change over switch.
  - d) The operation of a fire lift is by 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 control only. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
  - e) The words "FIRE LIFT" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
  - f) For buildings above 24 M in height, collapsible gates shall not be permitted for lifts and shall be solid doors with fire resistance of one hour.
  - g) Lifts shall not be provided in the staircase well.

- h) The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute or 91.5 meters per minute whichever is less.
- 8.2 For residential buildings the above provisions may not be applicable except the provision at 8.1 (d) and 8.1 (g).

## 9. BASEMENTS

- 9.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stallboards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basements ceiling levels. Inlets and extracts may be terminated at ground level with stallboards or pavement lights as before but ducts to convey fresh air to the basement floor level have to be laid. Stallboards and pavement lights should be in positions easily accessible to the Fire Brigade and clearly marked 'SMOKE OUTLETS' or 'AIR INLET' with an indication of area served at or near the opening.
- 9.2 The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m additional staircases at proper places shall be provided.
- 9.3 In multi - storey basements, intake ducts may serve all basement levels but each basement and basement compartment shall have separate smoke outlet duct or ducts.
- 9.4 Mechanical extractors for smoke venting system from lower basements levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detectors or sprinklers if installed and shall have a considerably higher performance than the standard units. It should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 550 degree C.
- 9.5 Kitchens working on gas fuel, departmental stores and shops shall not be permitted in basement / sub-basement.

## 10. SERVICE DUCTS

- 10.1 Service ducts for electrical conduits, cables etc. shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have fire resistance of not less than two hours.
- 10.2 If the cross sectional area exceeds 1 sq.m. it shall be sealed where it passes a floor by carrying the duct through the floor. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.
- 10.3 A permanent vent shall be provided at the top of the service shaft of cross sectional area not less than 460 sq.cm. or 6.25 sq.m. for each 900 sq.cm. of the area of the shaft whichever is more.

## 11. REFUSE CHUTES AND REFUSE CHAMBERS :

- 11.1 Hoppers to refuse chutes shall be situated in well ventilated positions and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.
- 11.2 Inspection panel and hopper (charging station) opening shall be fitted with tight fitting metal doors, covers having a fire resistance of not less than one hour.
- 11.3 Refuse chutes shall not be provided in staircase walls, air-conditioning shafts etc.
- 11.4 Refuse-chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

## 12. BUILDING SERVICES :

### 12.1 Electrical Services :

- a) The electric distribution cables / wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.
- b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- c) Separate circuits for water pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
- d) The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having the fire resistance of not less than two hours.
- e) Medium and Low-Voltage wiring running in shafts and within false ceiling shall run in metal conduit.
- f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply cable. The doors provided for the service room shall have fire resistance of not less than two hours.
- g) If the licensees agree to provide meters on upper floors, the licensees cables shall be segregated from consumers cable by providing a partition in the duct.
- h) PVC cables should have an additional sheating or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.

- 12.2 Town Gas / L P Gas supply pipes: Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no inter connection of this shaft with the rest of floors.



### 12.3 Staircase and Corridor lighting :

- (a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- (b) The staircase and corridor lighting shall also be connected to alternate supply as defined in Byelaw No. 12.4 for building exceeding 24 m in height. For assembly, institutional buildings of height less than 24 m. the alternate source of supply may be provided by battery continuously trickle charged from the electric mains.
- (c) Suitable arrangements shall be made by installation double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- (d) Emergency lights shall be provided in the staircases / corridor for assembly and institutional buildings above 16 m in height.

12.4 (1) Alternate source of Electric Supply: A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, 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 competent fire authority as approved by the Fire Adviser to the Govt. of Maharashtra.

12.4 (2) The provision of generator set as above shall not be applicable to residential buildings.

### 12.5 Transformers :

- a) If transformers are housed in the building between the ground level it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other part of the basement. The direct access to the transformer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.
- b) The transformer if housed in basement shall be protected by an automatic high pressure water spray system. (Mulsifyre System).
- c) In case the transformers housed in the basements totally segregated from other areas of the basements by 4 hours fire resisting wall / walls with an access directly from outside it may be protected by carbondioxide or B.C.F. fixed installation system
- d) When housed at ground floor level it / they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.

- e) They shall not be housed on upper floors.
- f) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, to collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame arrester.

#### 12.6 Air Conditioning :

- a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with IS 655 - 1963 (Revised) and any revision thereof.
- c) Wherever the ducts pass through firewalls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete, glasswool etc.
- d) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material such as glasswool etc.
- f) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic Fire Dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually
- g) Air ducts serving main floor areas, corridors etc. shall not pass through the stair wall.
- h) The air handling units shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way inter-connected with the ducting of any other floor.
- i) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given from J to O.
- j) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
- k) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
- l) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment / shop on every floor.
- m) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operating of a smoke detectors.
- n) The air filters of the air-handling units shall be of non-combustible materials.
- o) The air handling unit room shall not be used for storage of any combustible materials.

### **13. BOILER ROOM :**

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

### **14. HAZARDOUS OR INFLAMMABLE MATERIALS :**

- 14.1 No hazardous materials shall be allowed to be stored or kept in any part of high rise building either as storage or for handling, processing or manufacturing etc.
- 14.2 Use of inflammable solvents for cleaning carpets etc. shall not be allowed inside the building.
- 14.3 No refuse dumps or storage places shall be permitted in the staircase walls.
- 14.4 Liquefied petroleum gas shall not be stored or used in basement.
- 14.5 Auto repairs and spray painting shall not be allowed in basement.
- 14.6 Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircase. There shall be no interconnection of this shaft with the rest of the floors.
- 14.7 Wooden or any other combustible materials shall not be used in staircases, lift lobby and such other places, which connect one floor to other.

### **15. PROVISION OF FIRST AIR FIRE FIGHTING APPLIANCES :**

- 15.1 The first air fire fighting equipments shall be provided on all floors including basements, occupied terraces, lift rooms in accordance with IS 2217 - 1963 or revision thereof. Recommendations for providing First-aid-Fire Fighting Arrangements in Public Buildings in consultation with the Competent fire authority as designated or authorised by the Corporation.
- 15.2 The fire fighting appliances shall be distributed over the building in accordance with prevailing IS : Code of practice for selection, installation and maintenance of portable first-aid fire appliances.

## 16. FIXED FIRE FIGHTING INSTALLATIONS :

16.1 Building above 16 m in height depending upon the occupancy use shall be protected by wet riser wet riser cum down comer automatic sprinkler installation, high pressure water spray or foam generating system etc. as per the details given 16.2 to 16.7

16.2 Fire Fighting Installations / Requirements:

Sr. No.	Type of the bldg./ occupancy	Type of installations	Water Supply Under Ground/ Terrace Static Tank		Pump Capacity Near the underground at terrace level Static tank	
			4	5	6	7
1.	Residential building upto 16 M in height	Nil	Nil	Nil	Nil	Nil
2.	Residential buildings a) above 16M but not exceeding 24M	Wet-riser-cum-down comer with provision of fire service inlet only near ground level.	Nil	10000 Ltrs	Nil	100 Litres per minutes giving a pressure not less than 1.5 kg /cm <sup>2</sup> at the top most hydrant
	b) (I) exce -eding 24 M but not exceeding 25.5m.	Wet riser-cum-down comer	15,000 ltrs.	20,000 ltr	Nil	450 ltr. per minutes giving a pressure not less than 2.15 kg/cm <sup>2</sup> at the topmost hydrant.
	ii) exceeding 25.5 M but not exceeding 35 m	-do-	35,000 ltr	20,000 ltr	Nil	-
	iii) exceeding 35M but not exceeding 45M	-do-	50,000	20,000	Nil	-
	c) above 24M and not exceeding 35m with shopping	-do-	-do-	-do-	-do-	1400 ltrs. ltrs/minutes giving a pressure not less than 3.2

	area upto 250 sq.m. and restricting the shopping areas to the ground floor only			kg/cm <sup>2</sup> at the topmost hydrant.	topmost hydrant	
	d) above 24m and not exceeding 35m with shopping area exceeding 250 sq.m.	-do-	100,000 ltrs	-do-	2400 ltrs per minutes giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant.	-do-
	e) above 45m and not exceeding 60m	-do-	75,000 ltrs.	-do-	-do-	-do-
	f) above 60m in height but not exceeding 92 m. (Residential bldg. above 92 m should not be permitted)	-do-	100,000 ltrs.	-do-	-do-	-do-
3.	Non-Residential Buildings: a) above 16M in height but not exceeding 24M excepting educational buildings	Wet riser-cum-down commer	50,000 ltrs.	10,000 ltrs.	1350 ltrs/ minutes giving a pressure not less than 3.2 kg/cm <sup>2</sup> at the topmost hydrant except for institutional, business and educational bldg.	450 ltrs. per minutes giving a pressure not less than 2.1 kg/cm <sup>2</sup> at the topmost hydrant.
	b) educational building above 16 M but not exceeding 24M in height	-do-	Nil	-do-	Nil	Nil
	c) above 24M but not exceeding	-do-	75,000 ltrs	20,000 ltrs	2400 ltrs per minutes giving a	450 ltrs. per minute giving a pressure

35M				pressure not less than 3.2 kg/cm <sup>2</sup> . The pump provided will be of multistage type with suction and delivery sizes not less than 6" dia with low level riser upto 10 storeys and high level riser delivery for upper floors	not less than 2.1 kg/cm <sup>2</sup> at the topmost hydrant
d) above 35M but not exceeding 60 M.	Wet riser (fully charged with adequate pressure at all times and automatic in operation)	100,000	Nil ltrs	-do-	Nil
e) above 60M but not exceeding 92M	-do-	150,000 ltrs	Nil	i) 2400 ltrs per minute giving a pressure not less than 3.2 kg/cm <sup>2</sup> . The pump provided will be of multistage type with suction and delivery sizes not less than 6" dia with low level riser upto 16 storeys and high level riser delivery for	Nil

				upper floors. ii) A stand by pump of equal capacity shall be provided on alternate source of supply	
f) above 92M	-do-	200,000 ltrs	Nil	-do-	Nil

Note 1 : Any of the above categories may incorporate an automatic sprinkle / drencher system. If the risk is such that requires installation of such protective methods.

Note 2 : Minimum of two hydrants shall be provided within the courtyard, the location of which shall be decided in consultation with the competent fire authority as approved by the Fire Adviser to the Govt. of Maharashtra.

Note 3 : Wet riser cum down comer is an arrangement for fire fighting within the building by means of vertical pipes not less than 10.00 cm dia with hydrant outlets on each floor / landing connected to an overhead water storage tank for fire fighting purpose through a booster pump, gate and non-return valves over the underground static tank. A fire service inlet at ground level fitted with a non-return valve, shall also be provided to the rising main for charging it through fire service pumps in case of failure of static fire pump over the underground station tank.

Note 4 : The pump specified above shall not exceed 2000 R M P.

Note 5 : In case of group housing of apartment building 16 M and above in height but below 24 M a centrally located tank having a capacity of 200000 liters shall be provided.

Note 6 : The above quantities of water shall be exclusively for fire fighting and shall not be utilised for domestic or other use.

Sizes of the riser shall be as under (internal diameter):

a) Residential buildings :

- i. upto 45 m - 10 cm with single hydrant outlet and hose reel on each floor.
- ii. above 45m - 15 cm with twin hydrant outlets and hose reel on each floor.

b) Non-Residential buildings.

- i. upto 24 m - 10 cm with single hydrant outlet and hose reel on each floor.
- ii. Above 24m - 15 cm with twin hydrant outlets and hose reel on each floor.

16.3 The Wet Riser installations shall conform to IS 3844-1966 Code of Practice for installation of internal fire hydrants in multistoreyed buildings.

In addition, Wet Riser shall be designed for zonal distribution ensuring that unduly high pressure are not developed in risers and hose pipes.

In addition to Wet Risers / Wet Riser cum Down corner, first aid hose reels shall be installed on all the floors of the buildings above 24 m and shall conform to IS 884 - 1969. Specification for first aid hose reel for fire fighting (fixed installation). The first aid hose reel shall be connected to one of the female couplings of twin couplings of landing valves of the Wet Riser installations by means of adopter.

- 16.3 (1) Static Water Storage Tank : A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storages tank with capacity specific for each building with arrangements of replenishment by main or alternative source of supply @ 1000 litres per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local Fire Services. Provision of suitable number of manholes shall be made available for inspection, repairs and inspection of suction holes etc. The covering slab shall be able to withstand the vehicular load of 18 tons.

The domestic suction tank connected to the static water storage tank shall have an overflow capable for discharging 2250 litres per minute to a visible drain point from which by a separate conduits, the overflow shall be conveyed to a storm water drain.

- 16.3 (2) To prevent stagnation of water in the static water storage tank, the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity.
- 16.3 (3) The static water storage tank shall be provided with a fire brigade collecting breaching with 4 nos. 63 mm dia (2 nos. 63mm dia for pump with capacity 1400 litres / minute) instantaneous male inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm dia to discharge water into the tank when required at a rate of 2250 litres per minute.

16.4 Automatic Sprinklers : Auto - sprinklers shall be installed :

- a) In basement used as car parks, if the area exceeds 500 sq.m.
- b) In multi-storied basements used as car parks and for housing essential services ancillary to a particular occupancy.
- c) Any room or other compartment of a building exceeding 500 sq.m.
- d) Departmental stores or shops that totally exceeds 750 sq.m.
- e) All non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independent of the remainder of a building.
- f) Godown and warehouses as considered necessary.
- g) On all floors of the buildings other than residential buildings, if the height of the building exceed 60m.
- h) Dressing rooms, scenery docks, stages and stage basements of theatres.

16.5 Automatic high pressure water spray (mulsifyre) system.



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

#### 16.6 Foam generation System :

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

#### 16.7 Carbon-di-Oxide Fire Extinguishing System :

Fixed CO<sub>2</sub> fire extinguishing installation shall be provided as per IS 6382 - 1971 Code of Practice for design and installation of fixed CO<sub>2</sub> fire extinguishing system on premises where water or foam cannot be used for fire extinguishment because of the special nature of the contents of the buildings areas to be protected. Where possible BDF (Bromochlorodifluoromethane) installation may be provided instead of CO<sub>2</sub> installation.

### 17. FIRE ALARM SYSTEM :

17.1 All buildings with heights mentioned against each shall be equipped with fire alarm system as given in Byelaws No. 17.11 to 17.13.

17.1 (1) Residential Building (Dwelling Houses and Hostels) above 35 m and Educational Buildings, Institutional buildings above 24 m in height.

- a) Such buildings shall be equipped with manually operated electrical alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.5 m.
- b) The call boxes shall be of the 'break-glass' type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All call boxes shall be wired in a closed circuit to a control panel in the control room, located as per Byelaw No. 17.0 so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle - charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in Byelaw No. 12.4.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all the occupants of the building shall be warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m from the floor level.

17.1 (2) Business and Industrial Building above 24 m but not exceeding 30 m.

- a) Such buildings shall be equipped with manually operated electrical fire alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or

the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.5m.

- b) The call boxes shall be of the 'break-glass' type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All call boxes shall be wired in a close circuit to a control panel in the control room located as per Byelaw No. 17.0 so that the floor number from where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle charged from the electric mains. The circuit may be connected to alternate source of electric supply as defined in Byelaw No. 12.4.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the building shall be warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m from the floor level.

- 17.1 (3) All other buildings exceeding 24 m height excluding those mentioned in Byelaw No. 17.1 and 17.1.2.

The building shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system. The later shall be in addition to the alarm which may be sounded by the actuation of any automatic fire extinguishing system which may be installed in any particular occupancy in accordance with these byelaws. The detectors for the automatic fire alarm shall conform to relevant IS specification Head / Smoke sensitive type Fire Detector and the system shall be installed in accordance with IS 2139 - 1976 Code of practice of Automatic Fire Alarm System or any other relevant Indian Standard prescribed from time to time.

Note 1 : Several types of fire detectors are available in the market but the application of each type is limited and has to be carefully considered in relation to the type of risk and the structural feature of the building where they are to be installed.

Note 2 : No automatic detectors shall be required in any room or portion of building which is equipped with an approved installation of automatic sprinklers.

## **18 LIGHTNING PROTECTION OF BUILDINGS :**

- 18.1 The lightning protection for buildings shall be provided based on the provisions of Part-III of the National Building Code of India 1970.

## **19. CONTROL ROOM :**

- 19.1 For all buildings mentioned in Byelaws No. 17.1.1, 17.1.2 and 17.1.3 except residential buildings not exceeding 60 m 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 along with the details of the fire fighting equipment and installations shall be maintained in the Control Room. The Control

Room shall also have facilities to detect the fire on any floor through Indicator Boards connecting fire detecting and alarm system on all floors. The staff in charge of control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations.

## **20. CARETAKER FOR RESIDENTIAL, HOTELS, BUSINESS, MERCANTILE, INDUSTRIAL, STORAGE AND HAZARDOUS BUILDINGS WITH HEIGHT MORE THAN 45 M.**

20.1 A qualified Fire Officer with experience of not less than 3 years shall be appointed as a care taker who will be available on the premises at all time.

20.2 The Fire Officer shall -

- i) Maintain the fire fighting equipment in good working condition at all times.
- ii) Layout fire orders and fire operational plan.
- iii) Impart training to the occupants of the buildings in the use of fire fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan.
- iv) Keep proper liaison with City Fire Brigade.

## **21. HOUSE KEEPING :**

21.1 To eliminate fire hazards a good house keeping inside the building and outside the buildings shall be strictly maintained by the occupants and / or the owner of the building.

## **22. FIRE DRILLS AND FIRE ORDERS :**

22.1 Fire notices / orders shall be prepared to fulfill the requirements of the fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their action in the event of the emergency, by displaying fire notices at vantage points. Such as notices should be displayed prominently in bold lettering.

## **23. SECURITY DEPOSITS :**

For buildings which are more than 24 M in height the applicant / owner shall deposit and keep deposited an amount of Rs 20,000/- as security deposit, at the time of application to the Fire Officer of CIDCO for approval under these regulations, for the due performance of the requirements of these regulations. The security deposit shall be refunded without interest, after the grant of Occupancy Certificate.

## APPENDIX-IV

### CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED.

“NIRMAL”, Nariman Point, Bombay - 400 021.

No. \_\_\_\_\_ In exercise of the powers conferred by paragraph (I) of Section 159 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), the City & Industrial Development Corporation of Maharashtra Limited, Bombay, being the New Town Development Authority for the area comprised in the site of New Bombay under sub-section 3(A) of Section 113 of the said Act, hereby makes the following building regulations with the previous approval of the State Government for controlling the development of land in village gaothans in New Bombay, namely:

- I. Short Title and Extent :
  - (a) These regulations may be called the New Bombay Building Control Regulations 1973 (village gaothans) for the control of the development in village gaothans in New Bombay.
  - (b) They shall come into force immediately on the publication in the Maharashtra Govt. Gazette.
  - (c) Subject to the provisions of the Maharashtra Regional & Town Planning Act, 1966, the following Regulations shall apply to the village gaothans in New Bombay.
2. Permission may be granted for the construction of buildings for the following purpose only.
  - (a) Residential houses
  - (b) Dispensaries, medical or allied clinics
  - (c) Shops selling provisions of day-to-day requirements like vegetables, toilet areas etc., and not more than 15 Sq.m. in area.
  - (d) 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 Sq.m. and 5 persons respectively, may be permitted in gaothan, subject to a No Objection Certificate from concerned village Panchayat in the form of Resolution. †

In particular, any industry mentioned in Schedule-II (Appendix-IV), may be permitted.
3. The built-up area shall not exceed 50% of the plot area.
4. The number of storeys shall not exceed two (including ground floor) .
5. The total floor area of both of floors shall not be more than 3/4 of the plot area (FSI 0.75).
6. The minimum dimension of the leaving room shall be 2.75 mtrs.
7. The minimum carpet area of a dwelling unit shall be 11 Sq.m.. Nahani may be permitted within the allowable carpet area of 11 Sq.mtrs. provided the remaining is at least 9.5 Sq.m..

† This was added in December '78.

8. Open space around building :
  - (i) A marginal open space of 1.5 m. shall be left permanently open on all sides of the building.
  - (ii) The plots with less than 9 mtr. width or depth the marginal open space may be allowed to be reduced to 1m. but in such plots only ground floor structure shall be permitted.
  - (iii) For two storeyed structures a marginal open space of 2.25 m. shall be left permanently open on all sides of the building.
9. In preparing building plans care shall be taken to provide the following.
  - (a) Windows space for light and ventilation equal to at least 1/8th of the floor area of the room.
  - (b) Soak pits for drainage, water where there are no.....
  - (c) Soak pits and privies shall be at least 7.5 mtrs. away from private wells and 15 mtrs. area from the public wells.
10. No plot shall be sub-divided without the permission of the Planning Authority.
11. The Managing Director-I, Managing Director-II may relax the any of these regulations in deserving cases.

**SCHEDULE - I : LIST OF SERVICE INDUSTRIES — CLASS 'A' / CLASS 'B'.**

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
I.	<b>FOOD PRODUCTS:</b>								
I.	Preservation of meat canning preserving and processing of fish, crustacea and similar foods.	-	Not included	-	-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
2.	Manufacture of dairy products such as butter, ghee etc.	5	9	50	-	20	20	250	-
3.	Canning and preservation of fruits and vegetables including production of jam, jelly, sauce etc.	-	Not included	-	-	20	20	250	-
4.	a) Grain mill for production of flour.	10	9	50	i) shall not be permitted under or adjoining a dwelling unit	20	20	100	-

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
	b) Supari and masala grinding.	10	9	50	ii) Operation shall be permitted only between 800 hrs and 2000 hrs.	20	20	100	-
5.	Manufacture of bakery products.	10	9	50	i)-do- ii)-do- iii) Fuel used shall be electricity, gas or smokeless coal.	20	20	250	-
6.	Manufacturing of coco, chocolate, sugar confectionery.	-	Not included	-	-	20	20	250	-



Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
I	2	3	4	5	6	7	8	9	10
7.	Coffee curing, roasting and grinding.	2	9	50	-	10	20	100	-
8.	Cashewnut processing like , drying shelling . roasting, salting etc	-	Not included	-	-	10	20	250	-
9.	Manufacture of Ice.	-	Not included	-	-	30	20	250	-
10.	Sugar-cane and fruit juice curshers.	2	9	25	-	2	9	25	-
II.	<b>BEVERAGES AND TOBACCO</b>								
II.	Manufacture of soft drink and								

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
I	2	3	4	5	6	7	8	9	10
	carbonated water.	-	Not included	-	-	20	20	250	-
12.	Manufacture of bidi.	-	Not included	-	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.
III.	<b>TEXTILE AND TEXTILE PRODUCTS</b>								
13.	Printing, dyeing and bleaching of cotton woollen and silk textiles.	-	Not included	-	-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
14.	Embroidery and making of crape laces and fringes.	5	9	50	-	20	20	250	-
15.	Manufacture of all type of textiles garments including wearing apparel.	-	Not included	-	-	20	20	250	-
16.	Manufacture of made up textile goods such as curtains, mosquito nets, mattress bedding material, pillow cases, textile bags etc.	-	Not included	-	-	20	20	250	-
IV.	<b>WOOD PRODUCTS AND FURNITURE</b>								

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
17.	Manufacture of wooden and cane boxes and packing cases.	-	Not included	-	-	20	20	500	-
18.	Manufacture of structural wooden goods such as beams, posts, doors and windows.	-	Not included	-	-	20	20	500	-
19	Manufacture of wooden furniture and fixtures.	No power to be used	9	50	i) shall not be permitted under or adjoining a dwelling unit ii) operation shall be permitted only between 800 hrs. and 2000 hrs.	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
20.	Manufacture of bamboo and cane furniture and fixtures.	-do-	9	50	-do-	20	20	250	-
21.	Manufacture of wooden products such as utensils, toys, artwares etc.	-	Not included	-	-	20	20	250	-
V.	<b>PAPER PRODUCTS AND PRINTING PUBLISHING.</b>								
22.	Manufacture of containers and boxes of paper, paper board, paper pulp.	-	Not included	-	-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions		Criteria for classification and special conditions		Criteria for classification and special conditions		Criteria for classification and special conditions	
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
23.	Printing and publishing of newspaper.	-	Not included		i) shall not be permitted under or adjoining a dwelling unit.	20	20	250	No restriction of power, number of employees or area shall apply and if special permission of the Corporation is obtained
24.	Printing and publishing of periodicals books journals atlases maps printing picture post card, embossing.	5	9	50	ii) Operation shall be permitted only between 800 hrs. and 2000 hrs. iii) No restriction of power number of employees, area of hours	-	-	-	-

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
25	Engraving, , etching block making etc.	5	9	50	of operation shall apply if located in a building in separate plot not less than 500 sq.m. and if special permission of the Corporation is obtained	20	20	250	-
26	Book binding.	5	9	50	-	20	20	250	-
VI.	<b>LEATHER PRODUCTS.</b>								

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
27	Manufacture of leather footwear.	-	Not included	-	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.
28.	Manufacture of wearing apparel like coats, gloves etc.	-	Not included	-	-	20	20	250	do
29.	Manufacture of leather consumers goods such as upholstery, suit cases, pocket books,	-	Not included	-	-	20	20	250	do



Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
	cigarette and key cases, purses etc.								
30.	Repair of footwear and other leather goods.	No power to be used.	9	50	-	20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Corporation.
<b>VII. RUBBER AND PLASTIC PRODUCTS.</b>									
31.	Retreading and vulcanising . works	-	Not included	-	-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A				Service Industry, Class B				
		Criteria for classification and special conditions	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Criteria for classification and special conditions	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any	
1	2	3	4	5	6	7	8	9	10	
32.	Manufacture of balloons, rubber and plastic toys.	-	Not included	-	-	20	20	250	-	
<b>VIII. NON-METALLIC MINERAL PRODUCTS.1</b>										
33.	Manufacture of structural stone goods stone dressing crushing and polishing.	-	Not included	-	-	20	20	250	-	
34.	Manufacture of earthen and plaster slates and images, toys and artwares.	-	Not included	-	-	20	20	250	-	
35.	Manufacture of cement concrete building components, concrete jallis,	-	Not included	-	-	20	20	500	-	

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
	septic tank, plaster of paris work, lime mortar etc.								
	<b>IX. METAL PRODUCTS</b>								
36.	Manufacture of furniture and fixture primarily of metal.	-	Not included	-	-	30	20	250	-
37.	Plating and polishing of metal products	-	Not included	-	-	30	20	250	-
38.	Manufacture of metal building component such as grills, gates, doors and window frames water tanks wire nets etc.	-	Not included	-	-	30	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
39.	Manufacture and repair of sundry ferrous engg. Products done by jobbing concerns such as mechanical work shops with lathes, drills, grinders welding equipment etc.	-	Not included	-	-	30	20	250	-
40.	Tools sharpening and razor sharpening works.	No power to be used.	6	25	Operation shall be permitted only between 800 hours and 2000 hrs.	20	20	250	-
X.	<b>ELECTRICAL GOODS.</b>								
41.	A. Repair Refrigerators, air	-	Not included	-	-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
	conditioners, washing machines, electric cooking ranges, motor rewinding works etc.								
	B. Repair of other house hold electrical appliances such as radio set, television set., Tape recorders, heaters, irons, shavers, vaccum cleaners etc.	-	9	50	-do-	20	20	250	-
XI.	<b>TRANSPORT EQUIPMENT</b>								
42.	Manufacturing of push cart, hand cart etc.	-	Not included	-	-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions	Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)
1	2	3	4	5	6	7	8	9	10
43.	A. Servicing of motor vehicles and servicing and repairing of motor cycles. B. Repairs of motor vehicles. C. Battery charging and repair.	10	9	50	Operation shall be permitted only between 800 hrs and 2000 hrs.	-	-	-	-
44.	Repair of bicycles and cycle rickshaws.	5	6	25	Operation shall be permitted only between 800 hrs. and 2000 hrs.	10	20	250	This includes activities under (A) and (C)

Sr. No.	Category of Industry	Service Industry, Class A				Service Industry, Class B			
		Criteria for classification and special conditions				Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
XII.	<b>OTHER MANUFACTURING &amp; REPAIR INDUSTRIES AND SERVICES.</b>								
45.	Manufacture of jewellery and related articles.	No power to be used	9	50	-do-	10	20	250	-
46.	Repair of watch, clock and jewellery.	-do-	6	50	-do-	10	20	250	-
47.	Manufacture of sports and athletics goods.	-	Not included	-	-	20	20	250	-
48.	Manufacture of Musical instruments and its repair	No power to be used	6	50	-do-	20	20	250	-
49.	Manufacture of miscellaneous	No power	Not included	-	-do-	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
	products such as costume jewellery, costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamp shades, tobacco pipes, cigarette holders, ivory goods, badges, wigs and similar articles.	to be used							
50.	A. Repairs of locks, stoves, umbrellas sewing machines, gas burners, buckets and other sundry household equipment.	-do-	6	50	-do-	10	20	100	-



Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
	B. Optical glass grinding and repairs.	-do-	6	50	-do-	10	20	100	-
51.	Manufacture of gas in gas work and distribution.	10	9	-	-	No restriction	20	500 (plot area)	-
52.	Petrol filling stations.	10	9	1200 (min. plot area)	-	10	9	1200 (min. plot area)	-
53.	Laundries, Laundry services and cleaning, dyeing, bleaching and dry cleaning.	5	9	50	i Cleaning and dyeing fluid used shall, not have flash point higher than 138 degree F. ii) Operation shall be permitted	20	20	250	-

Sr. No.	Category of Industry	Service Industry, Class A Criteria for classification and special conditions				Service Industry, Class B Criteria for classification and special conditions			
		Maximum permissible power requirement(HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.mtr.)	Special conditions, if any	Maximum permissible power requirement (HP)	Maximum permissible employment (persons)	Maximum permissible floor area (sq.m.)	Other special conditions, if any
1	2	3	4	5	6	7	8	9	10
54.	Photo . processing laboratories	5	9	50	between 800 hrs. to 2000 hrs. Operation shall be permitted between 800 hrs. to 2000 hrs.	-	20	250	-

## SCHEDULE - II (Appendix - IV)

List of Service Industries to be allowed in Gaathan Areas.

Sr.	Category of Industry	Max. Permissible Power requirement (H.P.)	Max. Permissible Floor Area in Square Metres	Max. Permissible Employment Persons
<b>I</b>	<b>Food Production</b>			
1.	Manufacture of dairy products, butter, ghee etc. and allied products.	5	25	5
2.	Rice Mill	10	50	5
3.	Sugarcane & Fruit Juice Crushers.	2	25	5
4.	Manufacture of Supari and Masale Grinding etc. ( in separate building)	5	25	5
5.	Grain mill for production of flour	10	25	5
6.	Manufacture of bakery products. (The height of chimney shall be at least 10M above the ground level or 3M above the top most structure in the vicinity, whichever is more).	5	25	5
7.	Manufacture of chocolate	5	25	5
<b>II</b>	<b>Food Products</b>			
8.	Manufacture of wooden furniture, fixtures and toy making etc.	5	25	5
9.	Manufacture of bomboo furniture	Nil	25	5
<b>III</b>	<b>Repairing and Servicing</b>			
10.	Repairs of household electrical appliances such as Radio, T.V. sets, Tape-Recorders, heaters geyser etc.	Nil	25	5
11.	Repairs of Auto-rickshaw, cycles, motor cycles, scooters, marine engines repairs etc.	5	25	5
12.	Repairs of locks, stoves, umbrellas, sewing machine, gas burners, bucket and other sundry household requirements.	-	25	5
13.	Tool sharpening	5	25	5

14.	Optical glass grinding & repairs	-	25	5
15.	Lathe machine operation for small job work	5	25	5
<b>IV Miscellaneous</b>				
16.	Printing binding. Publishing of periodicals, books, cyclostyling, typing etc.	5	25	5
17.	Manufacture of Bidi (If no power is used max. employment shall be 9 persons)	5	25	5
18.	Agarbatti Making	-	25	5
19.	Manufacture of Jewelry & related articles, watch repairs	5	25	5
20.	Musical Instruments (Manufacturing & repairs)	5	25	5
21.	Laundries, cleaning, dyeing, bleaching of dry cleaning etc.	5	25	5
22.	Plastic processed products manufactured from plastic sheets, rods, tubes etc.	5	25	5
23.	Photo processing Laboratories	5	25	5
24.	Manufacture of garments and hosiery, embroidery making crape laces	5	25	5
25.	Medical and surgical apparatus i.e. Hospital and minor surgical apparatus	5	25	5
26.	Pottery making from mud, china-clay (separate structures essential)	5	50	5

- Note: I.** Corporation may, from time to time add, alter or amend the above list
2. For Service Industries at serial Nos. 2 & 5 maximum permissible power stipulated is 10 H.P.
  3. Approved by the State Government on Aug. 1973

**APPLICATION FOR PERMISSION FOR DEVELOPMENT**

Form No.1

To  
The City and Industrial Development Corporation of Maharashtra Limited,  
Administrative Building, CBD Belapur, Navi Mumbai - 400 614.

Sir,

I intended to carry out the undermentioned development in Survey No./Plot No. \_\_\_\_\_ Street \_\_\_\_\_  
Sector \_\_\_\_\_ Township/Village \_\_\_\_\_ in accordance  
with the provisions of Section 44 of the Maharashtra Regional and Town Planning Act, 1966.

(State particular of proposed developed)

Signature of the Licensed Architect \_\_\_\_\_

Date :

Signature of the owner of the land \_\_\_\_\_

Date :

2. I forward herewith :

- A site plan (in quadruplicate) of the area proposed to be developed or (in the case of layouts) a site plan (in quadruplicate) showing the surrounding land and existing access to the land included in the layout.
- A detailed plan (in quadruplicate) showing the plan, section and elevations of the proposed development work; or (in the case of layout) a plan (in quadruplicate) showing: i) sub-divisions of the land or plot with dimensions and area of each of the proposed subdivisions and its use according to prescribed regulations;

Note :

- Please read the Instruction before filling the forms.
- Information in areas bounded by bold lines is to be filled in by CIDCO.
- Use only shaded areas for filling in the information.
- All areas are to be in Square Metres.

Name of the Applicant	Address of the Applicant (for correspondence)	Name of the Architect
-----------------------	--	-----------------------

No.	Date of Application dt. mo. yr.	Date of Commencement Refusal dt. mo. yr.	Date of Completion Certificate dt. mo. yr.	Date of Occupancy Certificate dt. mo. yr.	Architect's Regn. No.	No. of Develop.	Location of Site			Ownership											
							Plot No.	Street	Sector		Township										
																					a put 1 for Commencement 2 for Refusal b put 1 for mining & quarrying 2 for building 3 for Sub-division/layout 4 for Hoarding 5 for Engineering operations 9 for other development c put 1 for owned 2 for owned but notified for acquisition 3 for lease of the Corpn.

if the nature of Development "Mining & Quarrying"

Register No.	Total area of plot (Sq. M.)	Area required for quarrying	Area required for crusher	Area reqd. for incidental use	Date of expiry of permission	put 1 for Earth 2 for Stone 9 for any other Mineral

if the nature of Development "Building" provide following information

Register No.	Total area of plot	Total floor area approved	FSI	Floor area to which C.C. sought	Amount of Scrutiny Fee	Security Deposit	put 2 for Residential 3 for Educational 4 for Institutional 5 for Assembly 6 for Business 7 for Mercantile 8 for Industrial 9 for Storage

if the nature of Development "Sub-Division or Layout" provide following information

Register No.	Total area of land	Area of amenity open space	Net area of plots	Net area of plots	Net area of plots				put appropriate figures for the land uses as in e above	
					Plot area	Plot area	Plot area	Plot area		Area under Roads

if the nature of Development is "Hoarding"

Register No.	Area of Hoarding		Annual Fee
	Area of Hoarding	.....	

## DECLARATION

We hereby declare that the structural work of proposal on Plot No. \_\_\_\_\_ Sector \_\_\_\_\_ Township \_\_\_\_\_ shall be executed in accordance with the Structural design, drawings and details to be prepared by a qualified Structural Engineer and under his supervision to enable due and proper safety and stability of the intended work under the aforesaid proposal. We hereby further declare that no approval or permission granted to the aforesaid proposal shall be construed to impose upon your Corporation any liability of responsibility in law for any damage or loss arising from any act of omission in executing the intended work for which we ourselves liable or responsible wholly and exclusively.

Name and Signature of the  
Licensed Architect.

Date:

Name and Signature of the  
owner of the land

Date:

## FORM FOR SUPERVISION

I hereby certify that the proposed development to be carried for \_\_\_\_\_  
\_\_\_\_\_ (Name of the owner-applicant) Plot No. \_\_\_\_\_  
Street \_\_\_\_\_ Ward/Sector \_\_\_\_\_ in Navi Mumbai shall be carried  
out under my supervision and I certify that all the materials (type and grade) and the workmanship of  
the work shall be generally in accordance with the general and detailed specifications submitted  
along with, and that the development shall be carried out according to the approved plans.

Signature of Licensed Architect

Name of the architect \_\_\_\_\_

Registration Number \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted, under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966):

To\* \_\_\_\_\_

To\*\* \_\_\_\_\_

subject to the following conditions, viz

This certificate shall remain valid for period of one year commencing on the date of issue

Place \_\_\_\_\_

Date \_\_\_\_\_

CIDCO

---

\* Name of person

\*\* Description of work of development



## FORM OF COMPLETION CERTIFICATE

I hereby certify that the carrying out of development for \_\_\_\_\_ (give a brief description of the nature of development) on plot No. / S No. \_\_\_\_\_ Ward/Sector / Village \_\_\_\_\_ in Navi Mumbai, has been completed on \_\_\_\_\_ according to the permission granted vide Commencement Certificate dt. \_\_\_\_\_ and plans approved. I hereby declare that the structural work of the aforesaid proposal has been executed in accordance with the structural design, drawings and details prepared by a qualified structural Engineer and under his supervision to ensure due and proper safety and stability of the work carried under the aforesaid proposal. I hereby further certify that no approval or permission granted to the aforesaid proposal has been constructed to impose upon your Corporation any liability or responsibility in law for any damage or loss arising from any act or omission in executing the intended work for which I hold myself liable or responsible wholly and exclusively. No provisions of the Development Control Regulations and Conditions prescribed in the Commencement Certificate have been transgressed during the carrying out of development. The development so carried out is fit for which it has been carried out.

(Signature of the Licensed Architect)

Name of the Licensed Architect \_\_\_\_\_

(IN BLOCK LETTERS)

Registration No. \_\_\_\_\_

Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Place: \_\_\_\_\_

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

## FORM OF OCCUPANCY CERTIFICATE

I hereby certify that the development \_\_\_\_\_

\_\_\_\_\_  
(Brief description of the nature of development )

on Plot No. /Survey No. \_\_\_\_\_ Street \_\_\_\_\_ Ward /  
Sector / Village \_\_\_\_\_ in Navi Mumbai, completed under the  
supervision of \_\_\_\_\_ has been

(Name of the Licensed Architect)

inspected on \_\_\_\_\_ and I declare that the development has been  
carried out in accordance with the General Development Control Regulations and the conditions  
stipulated in the commencement certificate dated \_\_\_\_\_ and that the development is  
fit for the use for which it has been carried out.

City and Industrial Development  
Corporation of Maharashtra Ltd.

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

Place : \_\_\_\_\_

## APPLICATION FORM FOR REGISTRATION OF ARCHITECTS / STRUCTURAL ENGINEERS/PLUMBERS

To

The Managing Director  
City And Industrial Development Corporation of Maharashtra Limited  
"Nirmal", 2nd floor, Nariman Point,  
MUMBAI 400 021

Sir,

I wish to register myself as Licensed Architect,  Structural Engineer   
/ Plumber  with your organization.

Particulars of my educational qualification and experience are given in the enclosed form.

Yours faithfully,  
(Signature of the applicant)

**Note:** Tick mark the appropriate square.

1. Name of the applicant (in block letters)

Form - 10

---

For office use only

2. Address (permanent)

---

---

3. Wishes to register as :

1. Licensed Architect

2. Structural Engineer

3. Plumber

(enter the appropriate number in the square )  
For registration as Licensed Architects, attach  
a copy of the certificate of registration issued  
Under the Practising Architects Act 1972.

4. Educational Qualification :

For office use

**Examination**

**Year of passing**

1.

2.

3.

4.

5. Membership of the professional institution

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

(Attach copies of certificate in support of 4&5 above)

6. Experience :

(a) Are you registered with a Municipal Corporation ?

Yes  No.  If yes, give registration No.

(b) Are you registered with 'A' Class municipality ?

Yes  No.  If yes, give registration No.

(c) Have you been working with a professional

Registered with a Municipal Corporation of 'A' Class Municipality ?

Yes  No.

If yes, give following particulars :

Name of the professional with whom worked:

---

Registration No. of the professional :

---

Period for which worked with the professional in Years :

---

(Attach copies of certificates from registered Architects/ Structural Engineers/Plumbers in support of 6(c) above). The above information is true.

Signature of the Applicant

## **UNDERTAKING TO BE GIVEN BY THE APPLICANT AT THE TIME OF REGISTRATION**

I undertake to perform my professional duties in accordance with the Development Control Regulations of Corporation and any other rules and regulations which will be prescribed from time to time.

---

Signature of the Applicant

---

### **FOR OFFICE USE ONLY :**

- a) The applicant shall be registered as a Architect/Structural Engineer/Plumber.
- b) The applicant shall not be registered.
  - 1.
  - 2.
  - 3.

---

(Signature of the members of the  
scrutinising Committee)

# FORM FOR APPOINTMENT OF STRUCTURAL ENGINEER

Form No.6  
See Rule No. 5.2.2

Name & Address of the Owner applicant \_\_\_\_\_

\_\_\_\_\_

Date:

To

The Addl. Town Planning Officer (N)/(S)  
CIDCO Ltd. CBD  
Navi Mumbai 400 614.

Dear Sir,

**Sub :**

**Ref :**

Further to my letter ref. No. \_\_\_\_\_ dated \_\_\_\_\_ wherein I have intimated to you the name and address of Architect engaged by me for the above proposal, I am pleased to inform you that I have now engaged the service of a consulting structural engineer whose name, address and registration No. are given below :

Name \_\_\_\_\_

Address \_\_\_\_\_

Reg. No. \_\_\_\_\_

I am enclosing herewith the letter of consent along with the Supervision Memo from the consulting structural engineer.

Thanking you.

Yours faithfully

( \_\_\_\_\_ )  
Signature of the Owner  
Name:

c.c.to : 1. Architect

2. Consulting Structural Engineer.

## FORM FOR ACCEPTANCE BY STRUCTURAL ENGINEER

Form No.7  
See Rule No. 5.2.2

Name & Address of the Structural Engineer \_\_\_\_\_

---

Registration No.

Date:

To

The Addl. Town Planning Officer (N)/(S)  
CIDCO LTD. CBD.  
Navi Mumbai 400 614.

Dear Sir,

**Sub :**

**Ref :**

With reference to the letter no. \_\_\_\_\_ dated \_\_\_\_\_ addressed to you by \_\_\_\_\_ I hereby now confirm that I have agreed to act as his Consulting Structural Engineer for the above proposal.

Thanking you.

Yours faithfully,

(Consulting Structural Engineer)

c.c.to: 1. Architect  
2. Owner



Name & Address of the Structural Engineer \_\_\_\_\_

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## FORM OF SUPERVISION

I hereby certify that the proposed development to be carried for \_\_\_\_\_  
\_\_\_\_\_ on Plot No. \_\_\_\_\_

(Name of owner/applicant)

Sector No. \_\_\_\_\_ in Navi Mumbai shall be executed in accordance with my structural design drawings and details and carried out under my supervision and I certify that all the materials (types and grades) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted and that the development shall be carried out according to the approved plans.

(Signature of Structural Engineer)

Name of Structural Engineer

Registration No.

Date:

## CERTIFICATE OF STABILITY OF STRUCTURE

1. Proposal \_\_\_\_\_
2. Ref. No. \_\_\_\_\_
3. Name and Address of the owner \_\_\_\_\_  
\_\_\_\_\_
4. Name and address of Architect \_\_\_\_\_  
\_\_\_\_\_

I hereby certify that the structural work of the above proposal has been carried out as per my structural design and details and that the said structure is safe and stable for the purpose for which it is intended.

(Signature of Structural Engineer)

Name & Registration No.

Place:

Date :

Office of the Chief Architect & Planner  
Planning & Architecture Department  
CIDCO Bhavan, 4th Floor, CBD Belapur, Navi Mumbai 400614  
Tel.: 5591 8402 (D) 2757 2107 (D) • Fax: 5591 8436  
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