

## MUNICIPAL CORPORATION OF GREATER MUMBAI

Sub: Clarification to allow structures of Gymnasia, Club House and other structure for the purpose of sports and recreation activities in industrial plots used for I.T. Park.

The gymnasia, club house and other structures for the purpose of sports and recreation activities in commercial plots and residential plots are allowed under D.C. Reg. 23(ii), the provision for the same is reproduced hereunder:-

*In a recreational open space or play ground of 1000sq.mt or more in area (in one piece and in one place), structures for pavilions, gymnasia, club house and other structure for the purpose of sports and recreation activities may be permitted with built-up area not exceeding 15 per cent the total recreational open spaces in one place. The area of the plinth of such a structure shall be restricted to 10 per cent of the area of the total recreational open space. The height of any such structure which may be single storey shall not exceed 8mt. A swimming pool may also be permitted in such a recreational open space and shall be free of FSI. Structures for such sport and recreation activities shall conform to the following requirements:-*

- (a) The ownership of such structures and other appurtenant users shall vest, by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings the recreational open space is required to be kept as recreational open space or ground viz. 'R. G.' in the layout or sub-division of the land.*
- (b) The proposal for construction of such structure should come as a proposal from the owner/owners/society/societies or federation of societies without any profit motive and society/societies/federation of societies.*
- (c) Such structures shall not be used for any other purpose, except for recreational activities, for which a security deposit as decided by the Commissioner will have to be paid to the Corporation.*



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

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

However, for Industrial Plot in D.C. Reg. 23(2) which is reproduced hereunder it is read as follows:-

Open space in industrial plots/layout of industrial plots:- (a) In any industrial plot admeasuring 1000sq.mt. or more in area 10 per cent of the total area shall be provided as an amenity open space subject to a maximum of 2500 sq.mt. and

- (i) such open space shall have proper means of access and shall be so located that it can be conveniently utilised by the persons working in the industry.
- (ii) the parking and loading and unloading spaces as required under these Regulations shall be clearly shown on the plans.
- (iii) such open spaces shall be kept permanently open to sky and accessible to all the owners and occupants and trees shall grown therein at the rate of 5 trees for every 100 sq.mt. of the said open space to be grown within the entire plot or at the rate of 1 tree for every 80 sq.mt. to be grown in a plot for which a sub-division or layout is not necessary.

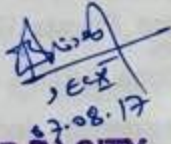
(b) In case of sub-division of land admeasuring 8000 sq.mt. or more in area in an industrial zone, 5 per cent of the total area in addition to 10 per cent in (a) above shall be reserved as amenity open space which shall also serve as general parking space. when the additional amenity open space exceeds 1500 sq.mt. the excess area may be used for construction of buildings for banks, canteens, welfare centres, offices, crèches and other common purpose considered necessary for industrial users as approved by the Commissioner.

- 2) Directorate of Industries number DT/IT/Amendment/Keshav & Co. / 431/2016/B-111 dtd. 04/01/2017.
- 3) Directorate of Industries letter number DI/IT/LOI/Keshav & Co./431/2017/B-3549 dtd. 13/04/2017.
- 4) Directorate of Industries number DI / IT / Krishraj Urmi / Registration/431/2017/B-4359 dtd. 9/05/2017 wherein permanent registration has been granted to the entire private I.T. Park.

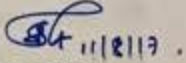
The same be seen at page C-1 to C-11 and the copy of last layout plan approved by this office may be seen at page C-13 to C-17.

In the present case, since additional FSI of 3 has already been approved by this office, Ch.Eng.(D.P.), Hon.M.C.'s perusal & post facto sanction is requested for 3 FSI granted for I.T. Park as per D.C. Reg. 33(16) on the plot under reference as per the NOC of Directorate of Industries Government of Maharashtra as mentioned above.

Submitted please.

  
 27.08.17  
 Dy.Ch.Eng.(B.P.) City Dt: 14/08/2017

DYCHE/ 2294 / (B.P.) CITY  
 Dy.Ch.Eng.(B.P.) City  
 Ch.Eng.(D.P)  
 Hon. M.C.  
 Sir

  
 E.E.B.P.City

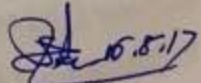
Submitted please.

पुणे न्यायचौक महानगर पालिका अभियंता (विकास नियोजन) यांचे कार्यालय			
12	16 AUG 2017	3	4
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क.प.अ.वि.वि.			
साधारण	शहर	पूर्व. उप	प. उप
मा. अधि.	टिडीआर	लेखा	आस्था

CHE/14404 / 08 Gen  
 1/18/17

Submitted for approval please

As before  
 Hjj  
 19/8/17

  
 Chief Engineer  
 (Development Plan)