

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
महाराष्ट्र औद्योगिक विकास महामंडळाच्या सुधारीत विकास
नियंत्रण नियमावलीमधील फेरबदल मंजूरीची कलम ३७(२)
खालील अधिसूचना.

महाराष्ट्र शासन

नगर विकास विभाग

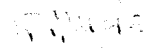
क्रमांक :- टिपीबी ४३१८ /१०२/ प्र.क्र. ३९/ २०१८/ नवि-११

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक - २७ मे, २०१९.

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



(म.मो.पाटील)

अवर सचिव, महाराष्ट्र शासन.

प्रत,

मा. मुख्यमंत्री महोदयांचे सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) प्रधान सचिव, उद्योग, उर्जा व कामगार विभाग, मंत्रालय, मुंबई-३२.
- (२) मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, अंधेरी (पू), मुंबई.
- (३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (४) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (५) मुख्य नियोजनकार, महाराष्ट्र औद्योगिक विकास महामंडळ, अंधेरी (पू), मुंबई.
- (६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या २५ प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठविण्यात याव्यात.)
- (७) अवर सचिव, नवि-१३, ३०.
- (८) कक्ष अधिकारी, नवि-९, १२.
- (९) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.)
- (१०) निवड नस्ती (नवि-११)

Maharashtra Regional and Town Planning Act, 1966.
Sanction Modification under Section 37(2) to Revised Development Control Regulations of M.I.D.C. Notified Area.

GOVERNMENT OF MAHARASHTRA
Urban Development department,
Mantralaya, Mumbai 400032.
Date : 27th May, 2019.

NOTIFICATION

No.TPB 4318/102/CR-39/2018/UD-11

Whereas, the Maharashtra Industrial Development Corporation is deemed to have been appointed as the Special Planning Authority (hereinafter referred to as "the said Authority"), by virtue of the provisions of sub section 1A of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") over any area where Chapter VI of the Maharashtra Industrial Development Corporation Act, 1961 applies or any other area comprising government land transferred to the Maharashtra Industrial Development Corporation (hereinafter referred to as "MIDC");

And whereas, the said Authority has revised the Development Control Regulations (hereinafter referred to as "the said Regulations ") which have been sanctioned by the Government in the Urban Development Department vide Notification No.TPB4308/465/CR-64/08/UD-11, dated 31st August 2009 so as to take effect from 24th September 2009;

And whereas, the said Authority in its Board Meeting No. 371, dated 21st June, 2017 vide Resolution No. 5676 has decided to permit mixed land use in the commercial and residential plots and submitted to the Govt. for its sanction, a modification proposal to the Regulations 18.1 of the said Regulations vide letter dt. 23.1.2018, after completing the legal procedure under Section 37(1) of the said Act, (hereinafter referred to as "the proposed modification");

And whereas, after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification should be sanctioned with some changes;

Now, therefore, in exercise of the powers conferred by sub-section (2) of the Section 37 of the said Act, the Government hereby:-

- A) Sanctions the proposed modification with some changes, as described more specifically in the Schedule appended hereto.
- B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this modification.

- C) Directs the Maharashtra Industrial Development Corporation that in the Schedule of Modifications sanctioning the said Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

A copy of this Notification shall be made available for inspection for a period of one month on all working days at the following offices :--

- a) Chief Planner, MIDC, Udyog Sarathi, Marol Industrial Area, Mahakali Caves road, Andheri (E), Mumbai- 400093.
- b) Director ,Town Planning, Maharashtra State, Central Building, Pune.

The Notification shall also be made available on the Government of Maharashtra website : www.maharashtra.gov.in (Acts/Rules).

By order and in the name of Governor of Maharashtra,


(M.M. Patil)

Under Secretary to Government.

SCHEDULE

(Accompaniment to Notification No. TPB 4318/102/CR-39/2018/UD-11, Dated 27th May, 2019)

1. **Modifications in Regulation 18.1 Table 3** as mentioned below :

Existing Provision	Sanctioned Provision
Nil.	Sr. No. 13 is inserted in Table No 3, as Mixed Land use on Residential and commercial plot. a. Residential use: Max. Permissible basic FSI 1.00 b. Commercial Use: Max. Permissible basic FSI as mentioned at Sr. no 7 of Table No 3.

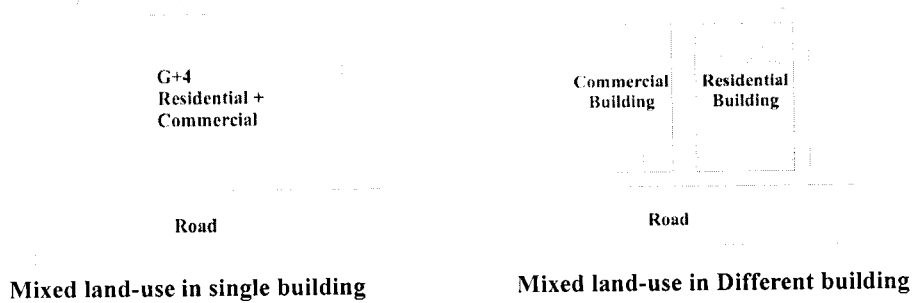
2. **Note No (ix) is added below Table No 3;**

Note No (ix): Mixed land-use on Residential and Commercial plots shall be allowed with below mentioned conditions;

1. In mix land use the basic FSI, Adtl. FSI distribution of commercial and residential use is as under;

Sr. No	Land use		Basic FSI as per Table No 3	Distribution of Basic FSI		Distribution of Adtl. FSI	
				Commercial Use	Residential Use	Commercial Use	Residential Use
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Residential Use	For all plots	1.0	Upto 0.4	Minimum 0.6	Upto 0.2	Minimum 0.3
2	Commercial use						
	a) In notified areas situated within the Municipal corporation limits	For plots less than 1000 Sq. m	1.0	Minimum 0.6	Upto 0.4	Minimum 0.3	Upto 0.2
		For plots of 1000 Sq.m and above	1.5	Minimum 0.9	Upto 0.6	Nil	Nil
	b) All other areas	For all plots	1.0	Minimum 0.6	Upto 0.4	Minimum 0.3	Upto 0.2

2. Addl. FSI for commercial and residential plots will be applicable as mentioned in above table subject to payment of premium for such additional FSI as per the rates and conditions decided by the MIDC from time to time
3. Access to residences shall be separate from those for other uses; and
4. Parking shall be calculated as per clause no 37.1 Table No. 19 for residential and commercial use proportionately.
5. Mixed land use shall be permitted in single building and two different buildings on a single plot subject to condition no 1, 2 above;



6. For the purpose of calculation of percentage of support activity and commercial activity, the principle use of the plot will remain unchanged.
 7. All goods offered for sale and brought for repair shall be displayed and kept within the building. They shall not be kept in the passages or footpaths or roads.
 8. No trade or business involving any danger of fire, explosion, offensive noise, vibrations, smoke, dust, glare, heat or other objectionable influence shall be allowed.
 9. The uses other than residences shall be provided access to them, whether by passages, staircases, lifts or ramps, shall be separate from that for residences.
- 10 (a) **Following uses shall be permitted where road width is less than 15m:**
- (i) Customary Home occupation, i.e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
 - (ii) Dispensaries of medical and dental practitioners including pathological laboratories, diagnostic clinics, clinics and polyclinics, maternity homes and nursing homes with indoor patients.
 - (iii) Professional Offices in residential tenement not occupying a floor area exceeding 20 sq.m each.
 - (iv) Community halls, welfare centre, gymnasia (each not exceeding 80 sq.m)
 - (v) Primary and nursery schools (except trade schools) including students' hostels.
 - (vi) Convenience shops each not more than 10 sqm like ration shops, pan shops, iron-mongers (dhobi)/ dry cleaning shops, darners, tailors, groceries, confectionary and other general provision shops, hair dressing saloons and beauty parlors, bicycle hire and repair, shoe repair, umbrella repair, vegetable & fruit stalls, milk booths, florists, shops for bangles and other

articles needed by women, small bakeries, newspaper stalls, tea shops, ATMs etc.

- (vii) Police posts, Government sub-offices, Post and Telegraph offices, branch offices of banks with safe deposit vaults, electric sub-stations, fire station, and water installations and ancillary structures thereof required to cater to the local area.
- (viii) Flour mill and wet / dry spices grinding subject to following conditions:-
 - a. It is located on ground floor.
 - b. Adequate care has been taken in structural design.
 - c. It does not cause any nuisance to the neighbours and residents of upper floors.
 - d. Power requirement does not exceed 10 hp.

10 (b) Following uses may be permitted where road width is 15m and above:

- (i) All Uses permitted in 10 (a) shall be permitted in 10 (b).
- (ii) Stores or shops for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the Authority.
- (iii) Personal service establishments, professional offices.
- (iv) Frozen food lockers, fast food and vending stalls.
- (v) Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3 H.P.
- (vi) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- (vii) Coffee grinding with electric motive power not exceeding 1 H.P.
- (viii) Auto part stores and show rooms for motor vehicles and machinery.
- (ix) Sale of used or second hand goods or merchandise (not junk, cotton waste, rags or other materials of offensive nature).
- (x) Clubhouses or other recreational activities, conducted as business.
- (xi) Storage of furniture and household goods.
- (xii) Repairs to all household articles (excluding auto vehicle).
- (xiii) Veterinary dispensaries and hospitals.
- (xiv) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying out activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.

- (xv) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sqm.
- (xvi) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sqm.
- (xvii) Commercial halls, exhibition halls, community halls, welfare centers, gymnasia, etc.
- (xviii) Art galleries, aquariums.
- (xix) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha in area and when the laboratory is kept at least 30 m from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.
- (xx) Restaurants, eating houses, cafeteria, ice cream and milk bars.
- (xxi) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq. m. shall also come under this sub regulation.
- (xxii) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- (xxiii) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq. m. and not more than 2 chargers with power not exceeding 5 KW.
- (xxiv) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
- (xxv) Polyclinics or pathology laboratories on independent floors, preferably ground floor.
- (xxvi) Residential Hotels or Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- (xxvii) Book Depot, Medicine and chemist shops.
- (xxviii) Business/ corporate office on any floor.
- (xxix) Corporate and other offices, star category hotels.
- (xxx) Theatres, cinema houses multiplexes, clubhouses, assembly or concert halls, dance and music studios and such other places of entertainment
- (xxxi) Vegetable, fruit, flour, fish or meat market place with no residences above.

11. M.I.D.C. may from time to time add to or amend the above list with the approval of C.E.O., M.I.D.C.


(M. M. Patil)

Under Secretary to Government.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
महाराष्ट्र औद्योगिक विकास महामंडळाच्या सुधारीत विकास नियंत्रण नियमावलीमधील फेरबदल मंजूरीची कलम ३७(२) खालील अधिसूचना.

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक - २७ मे, २०१९.

अधिसूचना

क्रमांक :- टिपीबी ४३१८ /१०२/ प्र.क्र. ३९/ २०१८/ नवि-११

ज्याअर्थी, महाराष्ट्र औद्योगिक विकास महामंडळ अधिनियम, १९६१ चे प्रकरण VI च्या तरतुदी लागू होणारे क्षेत्र किंवा इतर जमीन ज्या शासनाने महाराष्ट्र औद्योगिक विकास महामंडळास हस्तांतरीत केल्या आहेत, अशा जमिनीकरीता महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ च्या (यापुढे याचा उल्लेख "उक्त अधिनियम" असा केला आहे.) कलम ४०(१अ) अन्वये महाराष्ट्र औद्योगिक विकास महामंडळास (यापुढे याचा उल्लेख "उक्त प्राधिकरण" असा केला आहे.) विशेष नियोजन प्राधिकरण म्हणून नियुक्त केले आहे.

आणि ज्याअर्थी, शासन नगर विकास विभागाने अधिसूचना क्र. टिपीबी-४३०८/४६५/प्र.क्र.६४/०८/नवि-११ दि. ३१/०८/२००९ द्वारे उक्त प्राधिकरणाने सुधारीत केलेल्या विकास नियंत्रण नियमावलीस (यापुढे याचा उल्लेख "उक्त नियमावली " असा केला आहे.) शासनाने मंजूरी दिली असून उक्त नियमावली दि. २४/०९/२००९ रोजी लागू झाली आहे.

आणि ज्याअर्थी, उक्त प्राधिकरणाचे सभा क्रमांक ३७१, दि. २१/०६/२०१७ रोजीचे ठराव क्र. ५६७६ अन्वये निवासी भूखंडामध्ये व वाणिज्य भूखंडामध्ये मिश्र-भू-वापर अनुज्ञेय करण्याचा निर्णय घेतला आणि त्यानुसार उक्त नियमावलीचे विनियम १८.१ मध्ये फेरबदल करण्यासाठी उक्त प्राधिकरणाने उक्त अधिनियमाचे कलम ३७(१) अन्वये फेरबदलाची वैधानिक कार्यवाही पूर्ण करून दि. २३/०१/२०१८ रोजीचे पत्रान्वये फेरबदल प्रस्ताव शासनाचे मान्यतेसाठी सादर केला (यापुढे याचा उल्लेख "प्रस्तावित फेरबदल" असा केला आहे.).

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला-मसलत केल्यानंतर उक्त फेरबदल आवश्यक सुधारणेसह मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

आणि त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ चे पोट कलम (२) अन्वये प्रदत्त असलेल्या अधिकाराचा वापर करून शासन याद्वारे :-

- उक्त प्रस्तावित फेरबदलात सुधारणा करून सोबत जोडलेल्या परिशिष्टात नमूद केल्यानुसार मान्यता देत आहे.
- सदरहू अधिसूचना शासन राजपत्रात प्रसिध्द झाल्याचा दिनांकापासून सदर सुधारणा अंमलात येईल.

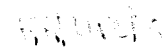
क) महाराष्ट्र औद्योगिक विकास महामंडळ यांना निर्देशित करण्यात येते की, उक्त अधिसूचनेसोबत जोडलेल्या फेरबदलाच्या अनुसूचीमध्ये शेवटच्या नोंदीनंतर वर "अ" मधील नविन नोंद समाविष्ट करावी.

प्रस्तुत अधिसूचनेची प्रत खाली उल्लेखिलेल्या कार्यालयामध्ये कार्यालयीन कामकाजाच्या दिवशी एक महिन्याच्या कालावधीसाठी कार्यालयीन वेळेत अवलोकनार्थ उपलब्ध राहिल.

- १) मुख्य नियोजक, महाराष्ट्र औद्योगिक विकास महामंडळ, उद्योगसारथी, मरोल औद्योगिक क्षेत्र, महाकाली गुंफा मार्ग, अंधेरी (पूर्व), मुंबई-४०००९३.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती कार्यालय इमारत, पुणे.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in (Acts/Rules) वेबसाइटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



(म.मो.पाटील)

शासनाचे अवर सचिव.

परिशिष्ट

अधिसूचना क्र. टिपीबी-४३१८/१०२/ प्र.क्र. ३९/२०१८/ नवि-११, दिनांक २७ मे, २०१९
सोबतचे वाचावयाचे परिशिष्ट.

1. Modifications in Regulation 18.1 Table 3 as mentioned below :

Existing Provision	Sanctioned Provision
Nil.	<p>Sr. No. 13 is inserted in Table No 3, as Mixed Land use on Residential and commercial plot.</p> <p>c. Residential use: Max. Permissible basic FSI 1.00 d. Commercial Use: Max. Permissible basic FSI as mentioned at Sr. no 7 of Table No 3.</p>

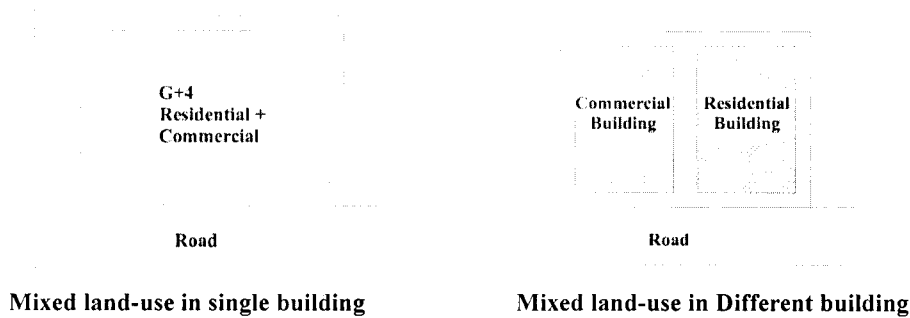
2. Note No (ix) is added below Table No 3;

Note No (ix): Mixed land-use on Residential and Commercial plots shall be allowed with below mentioned conditions;

1. In mix land use the basic FSI, Addl. FSI distribution of commercial and residential use is as under;

Sr. No	Land use		Basic FSI as per Table No 3	Distribution of Basic FSI		Distribution of Addl. FSI	
				Commercial Use	Residential Use	Commercial Use	Residential Use
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	Residential Use	For all plots	1.0	Upto 0.4	Minimum 0.6	Upto 0.2	Minimum 0.3
2	Commercial use						
	a) In notified areas situated within the Municipal corporation limits	For plots less than 1000 Sq. m	1.0	Minimum 0.6	Upto 0.4	Minimum 0.3	Upto 0.2
		For plots of 1000 Sq.m and above	1.5	Minimum 0.9	Upto 0.6	Nil	Nil
	b) All other areas	For all plots	1.0	Minimum 0.6	Upto 0.4	Minimum 0.3	Upto 0.2

2. Addl. FSI for commercial and residential plots will be applicable as mentioned in above table subject to payment of premium for such additional FSI as per the rates and conditions decided by the MIDC from time to time
3. Access to residences shall be separate from those for other uses; and
4. Parking shall be calculated as per clause no 37.1 Table No. 19 for residential and commercial use proportionately.
5. Mixed land use shall be permitted in single building and two different buildings on a single plot subject to condition no 1, 2 above;



6. For the purpose of calculation of percentage of support activity and commercial activity, the principle use of the plot will remain unchanged.
7. All goods offered for sale and brought for repair shall be displayed and kept within the building. They shall not be kept in the passages or footpaths or roads.
8. No trade or business involving any danger of fire, explosion, offensive noise, vibrations, smoke, dust, glare, heat or other objectionable influence shall be allowed.
9. The uses other than residences shall be provided access to them, whether by passages, staircases, lifts or ramps, shall be separate from that for residences.

10. (a) Following uses shall be permitted where road width is less than 15m:

- (i) Customary Home occupation, i.e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- (ii) Dispensaries of medical and dental practitioners including pathological laboratories, diagnostic clinics, clinics and polyclinics, maternity homes and nursing homes with indoor patients.
- (iii) Professional Offices in residential tenement not occupying a floor area exceeding 20 sq.m each.
- (iv) Community halls, welfare centre, gymnasias (each not exceeding 80 sq.m)
- (v) Primary and nursery schools (except trade schools) including students' hostels.
- (vi) Convenience shops each not more than 10 sqm like ration shops, pan shops, iron-mongers (dhobi)/ dry cleaning shops, darners, tailors, groceries, confectionary and other general provision shops, hair dressing saloons and beauty parlors, bicycle hire and repair, shoe repair, umbrella repair, vegetable & fruit stalls, milk booths, florists, shops for bangles and other

articles needed by women, small bakeries, newspaper stalls, tea shops, ATMs etc.

- (vii) Police posts, Government sub-offices, Post and Telegraph offices, branch offices of banks with safe deposit vaults, electric sub-stations, fire station, and water installations and ancillary structures thereof required to cater to the local area.
- (viii) Flour mill and wet / dry spices grinding subject to following conditions:-
 - a. It is located on ground floor.
 - b. Adequate care has been taken in structural design.
 - c. It does not cause any nuisance to the neighbours and residents of upper floors.
 - d. Power requirement does not exceed 10 hp.

10 (b) Following uses may be permitted where road width is 15m and above:

- (i) All Uses permitted in 10 (a) shall be permitted in 10 (b).
- (ii) Stores or shops for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the Authority.
- (iii) Personal service establishments, professional offices.
- (iv) Frozen food lockers, fast food and vending stalls.
- (v) Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3 H.P.
- (vi) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- (vii) Coffee grinding with electric motive power not exceeding 1 H.P.
- (viii) Auto part stores and show rooms for motor vehicles and machinery.
- (ix) Sale of used or second hand goods or merchandise (not junk, cotton waste, rags or other materials of offensive nature).
- (x) Clubhouses or other recreational activities, conducted as business.
- (xi) Storage of furniture and household goods.
- (xii) Repairs to all household articles (excluding auto vehicle).
- (xiii) Veterinary dispensaries and hospitals.
- (xiv) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying out activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.

- (xv) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sqm.
- (xvi) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sqm.
- (xvii) Commercial halls, exhibition halls, community halls, welfare centers, gymnasias, etc.
- (xviii) Art galleries, aquariums.
- (xix) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 4 Ha in area and when the laboratory is kept at least 30 m from any of the boundaries of the site and the necessary residential buildings 30 m from the laboratory.
- (xx) Restaurants, eating houses, cafeteria, ice cream and milk bars.
- (xxi) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq. m. shall also come under this sub regulation.
- (xxii) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- (xxiii) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq. m. and not more than 2 chargers with power not exceeding 5 KW.
- (xxiv) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
- (xxv) Polyclinics or pathology laboratories on independent floors, preferably ground floor.
- (xxvi) Residential Hotels or Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- (xxvii) Book Depot, Medicine and chemist shops.
- (xxviii) Business/ corporate office on any floor.
- (xxix) Corporate and other offices, star category hotels.
- (xxx) Theatres, cinema houses multiplexes, clubhouses, assembly or concert halls, dance and music studios and such other places of entertainment
- (xxxi) Vegetable, fruit, flour, fish or meat market place with no residences above.

11. M.I.D.C. may from time to time add to or amend the above list with the approval of C.E.O., M.I.D.C.

(म. मो. पाटील)
शासनाचे अवर सचिव.