

**DRAFT DEVELOPMENT CONTROL REGULATIONS
FOR IMPROVEMENT SCHEMES
IN THE NAGPUR METROPOLITAN AREA**



NAGPUR IMPROVEMENT TRUST

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PART I ADMINISTRATION

1 SHORT TITLE, EXTENT AND COMMENCEMENT

- 1.1 These Regulations shall be called as "Development Control Regulations, 2012 for Improvement Schemes in the Nagpur Metropolitan Area.**
- 1.2 These Regulations shall apply to building activity and development work in the areas under the jurisdiction of Nagpur Metropolitan Area for the area declared as an Improvement Scheme by the Nagpur Improvement Trust.**
- 1.3 These regulations shall replace all existing building bye-laws and Development Control Rules /Regulations in force framed under the Maharashtra Regional and Town Planning Act, 1966, the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965, in respect of the notified Improvement Schemes in the Nagpur Metropolitan Area.**
- 1.4 Savings: Not withstanding anything contained herein, any permission granted or any action taken under the Regulations in force prior to these regulations shall be valid and continue to be so valid, unless otherwise specified.**

2 DEFINITIONS

2.1 General

2.1.1 *In these regulations, unless the context otherwise requires, the definitions given under 2 to 2.127 shall have meanings indicated against each of them.*

2.1.2 *Words and expressions not defined in these regulations shall have the same meaning or sense as in the:*

- a) The Nagpur Improvement Trust Act, 1936;
- b) Maharashtra Regional & Town Planning (MR&TP), Act 1966;
- c) City of Nagpur Corporation Act, 1948 and
- d) National Building Code of India (2005) or as amended from time to time

2.1.3 *Chairman*

‘Chairman’ means Chairman, Nagpur Improvement Trust.

2.2 Abut

To abut on a road such that any portion of the building is fronting on the road.

2.3 Access

Clear approach to a plot or a building.

2.4 Accessory / Ancillary Use

Any use of the premises subordinate to the principal use and incidental to the principal use.

2.5 Accessory Building

A building separate from the main building on a plot and containing one or more rooms for accessory use such as servant quarters, garage, store rooms or such areas as may be classified by the Director of Town planning.

2.6 The Act

2.6.1 *The Act shall mean any of the below based on the relevant appropriate context*

- a) The Nagpur Improvement Trust Act, 1936;

- b) Maharashtra Regional & Town Planning Act, 1966 and
- c) The City of Nagpur Corporation Act, 1948
- d) Maharashtra Fire Prevention & Life Safety Measures Act, 2006
- e) Maharashtra Municipal Councils, Nagar Panchayats & Industrial Townships Act, 1965.

2.7 **Advertising Sign**

Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of door for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise what so ever, and which surface or structure is attached to, forms of or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen-, fence or hoarding or displayed in space.

2.8 **Air-conditioning**

The process of treating air so as to control simultaneously, its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.

2.9 **Alteration**

Any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. However modification in regards to gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.

2.10 **Amenity Space**

For the purpose of these regulations, amenity space means a land area earmarked in a layout or on a plot, as may be applicable, as a part of the statutory requirements under these regulations as a community resource, convenience, or facility, continuously offered to the general public for their use and/or enjoyment, with or without charge.

An indicative list of amenities fulfilling the above criteria includes interalia:

- a) open spaces, parks, gardens

- b) recreational grounds, playgrounds
- c) exhibition hall, community hall, (not exceeding 2500 sq.mts. of BUA)
- d) museum, auditorium (with a maximum seating capacity of 500 persons)
- e) club house
- f) gymkhana, sports complex,
- g) religious buildings
- h) educational buildings such as primary or secondary schools
- i) health facilities such as primary health centres clinics, polyclinics, dispensaries and hospitals all owned and operated by the government
- j) municipal markets
- k) social facilities including library, post office, police station
- l) public convenience (rest rooms)
- m) parking lots or multi level car parks (not exceeding 400 cars capacity) as public car parking facility

2.11 **Architect**

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

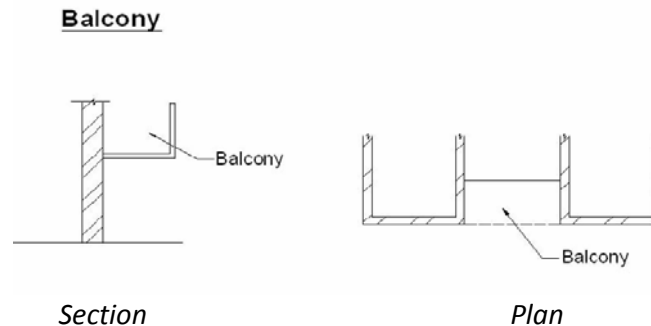
2.12 **Authority**

Shall mean NIT or any other Authority which has been created by a statute and which, for the purpose of administering the regulations, may authorize a Technical Committee or an official having a professional skill to act on its behalf; hereinafter called the Authority.

2.13 **Balcony**

A horizontal cantilever or projection shown in the figure below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully

open, except provided with railing or parapet wall for safety. Width of the balcony shall be measured perpendicular to the building admeasured from that line to the balcony's outer most edge.



2.14 **Basement**

The lower storey of a building below 1.2 meters of the ground level.

2.15 **Bio-technology establishment / unit**

Means an establishment /unit which are certified by the Development Commissioner (Industries) or any other officer authorized by him/her in this regard as a bio-technology establishment/unit.

2.16 **Builder/ Developer**

Means the person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is empowered, the owner of the building unit, building or structure.

2.17 **Building**

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

2.18 Building Height

The vertical distance measured in the case of flat roofs, from the ground level (defined as per 2.65) to the top-most roof terrace of last habitable floor of the building adjacent to the external walls; and in the case of pitched or arched roofs and their gable ends, the mid-point between the eaves level and the highest ridge shall be counted as the building height.

2.19 Building Line

This is the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in the Improvement scheme. The building line may change from time to time as decided by the Chairman, NIT. Note: This term is synonymous with 'Setback Line'

2.20 Building Setback

Building setbacks are the mandatory marginal open spaces of a plot to be left clear of any building construction. Setbacks shall be measured perpendicular to the relevant plot boundary such that the setback line effectively forms an offset inside the plot parallel to the entire plot boundary.

2.21 Built up Area (BUA)

The area covered by a building on all floors including cantilevered portion, mezzanine floors, if any, but excepting the areas excluded specifically under these regulations.

2.22 Cabin

A non - residential enclosure constructed of non - load bearing, non masonry partitions.

2.23 Caliper

The caliper of the tree is the measurement of the diameter of the trunk at a height of 1.2 meters above the base of the tree where the trunk meets the soil.

2.24 Canopy

A canopy means a cantilevered and unenclosed projection over a building entrance at the ground level. The purpose of a canopy is to provide protection from weather and it does not have access from floors above for use as a terrace/ balcony or sit-out.

2.25 Carpet Area

The net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these regulations.

2.26 Chajja

A sloping or horizontal structural overhang usually provided over openings on external walls to provide weather protection and for purpose of architectural appearance.

2.27 Chimney

An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.

2.28 Combustible Material

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 non-combustibility of building materials.

2.29 Congested area

Means the congested area as shown on the Improvement Scheme including gaothan/ abadi areas of village settlements.

2.30 Control Line

An imaginary line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.

2.31 Convenience Shopping

Means shops for domestic needs provided at a ground floor level of up to maximum 20.00sqm (built up area) per shop per use in area (unless otherwise specified below) and facing a road of width not less than 9.00m.

2.31.1 *Activities permitted under convenience shopping shall comprise of the following:*

1. Food grain shops (ration shops), groceries, and general provisions.
2. Pan shops and tobacconist
3. Laundry
4. Darner

5. Tailors
6. Hair dressing saloon and beauty parlour
7. Bicycle hire and repair
8. Vegetable and fruit stalls
9. Dairy/milk booth
10. Florist
11. Bangles and other articles needed by women
12. Newspaper stall
13. Book and stationery etc
14. Medicine and chemist shops
15. Confectionary store
16. Plumbers, electricians, electronic equipments repair shops and video libraries
17. Flour mills (power upto 10 H. P)
18. Photo studio
19. Public telephone booths/ photocopy and printing services, cyber cafe and other equipments based communication facilities.
20. Tea shop
21. ATM

This list may be amended or modified from time to time by the prior approval of the Chairman, NIT.

2.32 **Corridor**

Means a common passage or circulation space including a common entrance hall.

2.33 **Courtyard or Chowk**

A space permanently open to sky enclosed fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.

2.34 **Curb Cut**

A curb cut is a small solid (usually concrete) ramp that slopes down from the top surface of a sidewalk to the surface of an adjoining street. It is designed for ease of access for pedestrians, bicyclists and physically disabled people. In comparison with a conventional curb which is finished at a right angle above the street surface, a curb cut is finished at a slope that connects both surfaces.

2.35 Detached Building

A building whose walls and roofs are independent of any other building with open space on all sides as specified.

2.36 Development

Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under, land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.

2.37 Development Plan

“Development Plan” means a plan for the development of the area within the jurisdiction of the relevant competent planning authority and includes revision of a development plan and proposals by the relevant competent authority for development of land within its jurisdiction.

2.38 Drain

A system or line of pipes including all fittings and equipments such as manholes, inspection chambers, traps, gullies and floor traps used for drainage of building, or a number of buildings or yards appurtenant to the buildings, within the same cartilage. Drain shall include open channel used for conveying surface water.

2.39 Driveway

A driveway is a paved or unpaved motorable surface within individual plots that provides access to a building or parking area from a public road right of way. It is owned and maintained by an individual plot owner/s.

2.40 Dwelling Unit /Tenement

An independent housing unit with separate facilities for living, cooking and sanitary requirements.

2.41 Easement

A right to cross or otherwise use someone else's land for a specified purpose of access.

2.42 Enclosed Staircase

A stair case separated by fire resistant walls and door(s) from the rest of the building.

2.43 To Erect

To erect a building means

- a) to erect a new building on any site whether previously built upon or not;
- b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
- c) Conversion from one occupancy to another and subdivision of occupancy into more than one.

2.44 Escalator

A power driven, inclined, continuous stairway used for vertical transportation of people between floors of buildings.

2.45 Existing building or use

A building, structure or its authorised existing use.

2.46 Exit

A safe passage, channel or means of egress from any building, storeys or floor area to a street or other open space.

2.46.1 Vertical Exit

A vertical exit is a means of exit used for ascending or descending between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.

2.46.2 Horizontal Exit

A horizontal exit is protected opening through or around a firewall or a bridge connecting two buildings.

2.46.3 Outside Exit

An outside exit is an exit from the building to a public way, or to an open area leading to public way, or to an enclosed fire resistive passage to a public way.

2.47 External Wall

An outer wall of a building which is not a party wall, even though it adjoins the wall of another building. A wall abutting an interior open space, chowk or courtyard of any building shall also be considered as an external wall.

2.48 Final Plot

The plot which is reconstituted or reshaped from the Original Plot (see 2.90) within a draft/sanctioned improvement scheme in a manner appropriate for development and given access from the public right of way.

2.49 Fire and or Emergency Alarm System

An arrangement of call points or detectors, sounders and other equipments for the transmission and indication of alarm signals, for testing of circuits and whenever required for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency.

2.50 Fire lift

Designated lifts specially designed for use by fire service personnel in the event of fire.

2.51 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.

2.52 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

2.53 Fire Resisting Material

Material which has certain minimum degree of fire resistance expressed in hours as defined under Part 4, Clause 3.3, the National Building Code.

2.54 Fire Separation

The distance in meters measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.

2.55 Fire Service Inlets

A connection provided at the base of a building for pumping up water through in-built fire fighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer, NIT/ Director of Fire Services, Maharashtra.

2.56 Fire Tower

An enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor areas and the staircase by fire resisting doors and open to the outer air.

2.57 Floor

The lower surface in a storey on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.

Note: The sequential numbering of floor shall be determined by its relation to the determining entrance level. Floor at (or wholly above ground level) the lowest floor in a building with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with number increasing upwards. Floors below the ground floor shall be numbered B1 (as in basement), B2 etc., with number increased downwards.

2.58 Floor space index (FSI)

The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in Regulation No 21 by the area of the plot.

$$FSI = \frac{\text{Total Built Up Area on All Floors}}{\text{Final Plot Area}}$$

2.59 Footing

A foundation unit structurally designed and constructed in brick work, masonry of concrete under the base of a wall or column for the purpose of distributing the load over a large area.

2.60 Foundation

That part of a structure which is in direct contact with and transmitting loads to the ground.

2.61 Front

The space between the boundary line of plot that abuts a means of access/ road/ street and the building line. In case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of access / road / streets.

2.62 Fuel Filling Station

Means a place used for supplying and dispensing of motor fuels of all types (petrol, diesel, CNG, LPG) and motor oil essential for the normal operation of automobiles.

2.63 Gallery

An intermediate floor or platform projecting from a wall of an auditorium or theatre or hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.

2.64 Gaathan

Gaathan is portion of the land of a village which is ordinarily used for settlement. It means land included within the site of a village, town or city as defined by section 122 of the Maharashtra Land Revenue Code (MLRC), 1966.

2.65 Ground Coverage

The ratio of the total plinth area or the footprint area of all the buildings to the total plot area expressed as a percentage.

2.66 Ground Level

The average level of ground in a plot (site)

2.67 Group Housing

Group housing means a building or a group of buildings constructed or to be constructed with one or more floors, each floor consisting of one or more dwelling units and having common service facilities on a minimum site area of a 0.2ha. Common service facilities means facilities like staircase, balcony, corridor, and verandah, lift, etc.

2.68 Garage, Private

A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.

2.69 Garage, Public

A building or portion thereof designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.

2.70 Habitable Room

Habitable room or living room means, a room constructed or intended for human habitation.

2.71 High Rise Building

A building which is 15m or above in height, constructed above the ground with 5m buffer shall be considered as a 'High Rise Building'. However, chimneys, cooling towers, boiler, rooms / lift machine rooms, cold storage and other non-working areas in case of industrial buildings and water tanks, and architectural features in respect of other buildings may be permitted as non-High Rise buildings.

2.72 Home Occupation

Means customary home occupation, other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 5KW.

'Home Occupation' may also include such similar occupations as may be specified by the Chairman, NIT with the approval of Director of Town Planning and subject to such terms and conditions as may be prescribed.

2.73 Improvement Scheme

The scheme prepared under the NIT Act 1936 for the notified area and duly approved by the State Government.

2.74 Information Technology Establishment (ITE)

Means an establishment which is in the business of developing either software or hardware relating to computers or computer technology.

2.75 Laying out a new street

Includes provision of road for levelling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc.

2.76 Recreational Open Space

Shall mean a statutory common open space at a height not more than ground level kept in any layout exclusive of approaches.

2.77 Ledge or Tand

A shelf like projection, supported in any manner whatsoever, except by independent vertical supports, within a room itself but not having projection wider than half meter.

2.78 Licensed Engineer / Structural Engineer / Supervisor

A qualified Engineer/Structural Engineer / Supervisor licensed by the Nagpur Improvement Trust/ Special Planning Authority.

2.79 Lift

An appliance designed to transport persons or materials between two or more levels in vertical or substantially vertical directions, by means of a guided car platform.

2.79.1 *Lift Machine*

Part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.

2.79.2 *Lift Machine Room*

An equipment or machine room for equipments related to the Lift Machine as with dimensions as defined under Part 8 Section 5 Clause 4.9, National Building Code and not used for human habitation.

2.79.3 *Lift Well:*

Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.

2.80 Loft

Shall mean, an intermediate floor between two floors, with a maximum clear height of 1.2m above the loft and which is constructed and adopted for storage purpose. The loft if provided, in a room shall not cover more than 30 percent of the floor area of the room or a residual space in a pitched roof, above normal floor level which is constructed and adopted for storage purposes.

2.81 Marginal Open Space

An area, forming an integral part of the site, left open to the sky.

2.82 Masonry

An assemblage of masonry units properly bound together with mortar.

2.83 Means of Access

These shall include the road/street/vehicular access way, pathway upto the plot and to the building within a plot.

2.84 Mezzanine floor

An intermediate floor between two floors of any story, forming an integral part of the floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and ceiling of any storey.

2.85 Net Demand

The costs recovered by NIT as per its policies to finance a part of the infrastructure improvements, administrative costs and legal expenses to implement the improvement schemes. These will be calculated in the manner described in the improvement scheme documents for each final land parcel.

2.86 Non -Combustible Material

A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 1966 'Method of Test for Combustibility of Building Materials'.

2.87 Non-conforming Use

Any lawful use / building existed on the site but which does not conform to the land use shown on the Improvement Scheme.

2.88 Occupancy or Use Group

The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given in 2.88.1 to 2.88.16 unless otherwise spelt out in the applicable Improvement Scheme.

2.88.1 *Residential Buildings*

These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, hostels, dormitories, dharmashalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto.

2.88.2 *Residential duplex apartments*

Duplex apartments shall mean a residential flat divided on two floors with an internal staircase connecting the two floors.

2.88.3 *Residential Mixed Use Building*

Premises in which at least 75% of the total built-up area is used for residential purposes with the remaining area used for either office and/or shopping or retail uses on ground floor and/or first floors.

2.88.4 *Educational Buildings*

A building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses incidental thereto such as library, coaching class or a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution whether situated in its campus or not and, also includes day care purposes more than 8 hours per week.

2.88.5 *Institutional Buildings*

A building constructed or used by Government, Semi-government organization or registered trusts and used for medical or other treatment, a hostel for working women or an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates

ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.

2.88.6 *Public Occupancy Building or Assembly Buildings*

A building which houses activities involving where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, convention centres, banquet halls, star category hotels, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, cultural centre, places of worship, dance theatres, club and gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers, sports complexes, and stadia.

2.88.7 *Business Buildings*

These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

2.88.8 *Office Building / Premises*

The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.

2.88.9 *Mercantile Buildings*

These shall include any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail, office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.

2.88.10 *Retail buildings*

These shall include the following typologies:

- a) Convenience retail shops up to 20sqm BUA
- b) Individual retail shops and General Stores up to 200sqm BUA

- c) Department stores, speciality stores and super markets: Above 200sqm BUA but less than 3000 sqm BUA: a retail establishment which offers a wide range of consumer goods and products including individual branded retail
- d) Hypermarkets : Above 3000 sqm BUA and 5000sqm BUA: Large volume based merchandise stores offering a wide range of consumer goods and products including branded products for retail consumption.
- e) Malls: Above 5000sqm BUA: Large retail complex containing at least one major anchor store as a department store, speciality store or super market and a variety of retail stores, restaurants and other retail establishments in a single large building

2.88.11 *Restaurant*

A restaurant or an eating place is a commercial establishment where meals are prepared and served to customers.

2.88.12 *Hospitality buildings*

Hospitality buildings shall primarily include hotels and resorts.

- a) A hotel is a commercial establishment providing lodging, meals, and other guest services. In general, to be called a hotel, an establishment must have a minimum of six letting bedrooms, at least three of which must have attached (ensuite) private bathroom facilities.
- b) A resort is a hotel featuring a wide range of amenities, sports facilities and leisure attractions designed to provide a complete vacation experience. A resort is spread across a larger land area compared to a hotel, which can be housed in a single building.

2.88.13 *Wholesale Establishments*

These shall include establishments wholly or partly engaged in wholesale trade, manufactures, and wholesale outlets including related storage facilities, Agricultural Produce Market Committee (APMC) establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.

2.88.14 *Industrial Buildings*

These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.

2.88.15 *Storage Buildings*

These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like warehouses, cold storage, freight depots, transit sheds, godowns, transfer godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.

2.88.16 *Hazardous Buildings*

These shall include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.

2.89 **Open Space**

An area, forming an integral part of the site, left open to the sky.

2.90 **Original Plot**

A plot which is consolidated from all the contiguous khasra numbers in a village which are under same ownership and have the same tenure status as defined in an Original Plot.

2.91 **Owner**

An owner is a person who has legal title for land or building. The definition also includes:

- a) an agent or trustee who receives the rent on behalf of the owner;
- b) an agent or trustee who receives the rent of a or is entrusted with or is concerned with any building devoted to religious or charitable purposes;
- c) a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights of the owner; and
- d) a mortgage in possession.

2.92 Parapet

A low wall or railing built along the edge of a roof, terraces, balcony, verandah etc. as a safety measure.

2.93 Parking Space

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

2.94 Permit / Permission

A permission or authorisation in writing by the Authority to carry out the work regulated by these regulations.

2.95 Plinth

The portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground. The plinth shall generally not be less than 300mm above the surrounding ground level.

2.96 Plot / Site

A parcel or piece of land enclosed by definite boundaries and approved by an authority as a building site, under these regulations.

2.97 Podium

A continuous projecting base or pedestal under a building within the permissible building line.

2.98 Porch

A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.

2.99 Road / Street

Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.

2.100 Road / Street Level or Grade

The officially established elevation or grade of the central line of the street upon which a plot fronts and if there is not officially established grade, the existing grade of the street at its mid point or crown.

2.101 Road / Street Line / Road Right-of-Way

The line defining the side limit of a road/ street.

2.102 Room Height

The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and top of ridge measure from the floor.

2.103 Row Housing

A row of houses with only front, rear open spaces.

2.104 Semi Detached Building

A building detached on three sides with open spaces as specified.

2.105 Site, Double Frontage

A site, having a frontage on two streets other than a corner plot.

2.106 Site, Interior or Tandem

A site, access to which is by a passage from a street; whether such passage forms part of the site or not.

2.107 Site corner

The site at the junctions of and fronting on two or more intersecting streets.

2.108 Site, Depth of

The mean horizontal distance between the front and rear boundaries.

2.109 Smoke Stop Door

A door for preventing or checking the spread of smoke from one area to another.

2.110 Stair Cover

A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.

2.111 Stilts or Stilt Floor

Stilts or stilt floor means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open.

2.112 Storage

A place where goods are stored.

2.113 Store Room

A room used as storage space.

2.114 Storey

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

2.115 Tenement

An independent dwelling unit with a kitchen or cooking alcove.

2.116 Terrace

A flat open to sky roof or floor of a building or a part of a building having parapet.

2.117 Terrace, double height

An unenclosed horizontal cantilever or projection on any floor except the ground floor, with a parapet and handrail/balustrade to serve as a sitting out place with at least one side fully open, except provided with railing or parapet wall for safety with its height equal to twice the average floor to floor height of a building. Width of the terrace shall be 2.5m measured perpendicular to the building admeasured from that line to the terrace's outer most edge. Its area shall be minimum 7.5 sqm and shall not exceed 15% of the BUA of a floor. It shall have a dividing wall/partition with a clearly defined doorway opening as an access between the terrace and its adjoining room.

2.118 Tower like structure

A structure in which the height of the tower like portion is at least twice the width of the broader base.

2.119 Town hall

A town hall is a building that contains the offices of public officials of the local authority or local government with defined space for public meetings and gatherings.

2.120 Travelator

A power driven horizontal walkway used for transportation of people within same floor of a building.

2.121 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.

2.122 Unsafe Building

Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.

2.123 Verandah

A covered area with at least one side open to the outside with the exception of 1.05m. high parapet or safety railing on the upper floors to be provided on the open side.

2.124 Water Closet (WC)

A privy with arrangement for flushing the pan with water. It does not include a bathroom.

2.125 Water Course

A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm and waste water.

2.124.1 *Major Water Course – Vena River*

A water course which carries storm water discharging from a contributing area of not less than 160 Ha. Note: The decision of the Authority as regards the calculation of the contributing area shall be final.

2.124.2 *Minor Water Course*

Any other watercourse shown in the Improvement Scheme plan, which are not classified as a major water course shall be considered as a minor water course.

2.126 **Width of Road**

The whole extent of space within the boundaries of road when applied to a new road, as laid down in the jurisdictional surveys map or development plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more.

2.127 **Window**

An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.

3 APPLICABILITY OF REGULATIONS

- 3.1 **In addition to the provisions contained in the Maharashtra Regional & Town Planning Act, 1966, Nagpur Improvement Trust Act, 1936, the City of Nagpur Corporation Act, 1948 and the National building code as amended from time to time these regulations shall apply to the building regulation activities given below.**

These regulations shall apply to all 'developments'. Further these regulations shall apply to development work defined in Regulation No. 3.1.1 to 3.1.4.

- 3.1.1 *Where a building is erected, these Regulations apply to the design and construction of the building.*

- 3.1.2 *Part Construction*

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

- 3.1.3 *Change of Occupancy*

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

- 3.1.4 *Reconstruction*

The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the NIT/ SPA and for which the necessary certificate has been given by the NIT/ SPA be allowed subject to the provisions in these Regulations.

- 3.1.5 *Exclusions*

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

4 INTERPRETATION

- 4.1 In the regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word person includes a corporation/agency/organization, writing includes printing and typing and "signature" includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.**
- 4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these regulations.**

5 BUILDING PERMIT, COMMENCEMENT CERTIFICATE AND OTHER CLEARANCES

- 5.1 **The land owner /plot owner shall be responsible for obtaining all permissions and requisite 'No Objection Certificates' required for the development.**
- 5.2 **The land owner/plot owner shall obtain Non Agricultural (NA) permission from competent authority of the Revenue Department as per provisions of Maharashtra land Revenue Code, 1966.**
- 5.3 **Environmental clearances applicable as per the Environment Protection Act, 1986 and other prevailing law, as amended from time to time shall be necessary for development of the land/plot.**
- 5.4 **No person shall carry out any development, erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit and commencement certificate for each such development work / building from the authority.**
- 5.5 **The following operational construction of the Government, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of following services may be exempted from the provisions of these regulations:**
- a) Railways;
 - b) National Highways;
 - c) National waterways;
 - d) Airways and aerodromes;
 - e) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication;
 - f) Regional grid for electricity, and
 - g) Any other service which the State Government may, if it is of opinion that the operation maintenance development of execution of such service is essential to the life of the community, by notification, declare to be a service for the purpose of this clause.
- 5.5.1 *However the following constructions of the Government departments do not come under the preview of operational construction for the purpose of exemption under regulation No. 5.5*
- (i) New residential building, roads and drains in railway colonies, hospitals, clubs, institute and school, in the case of railways; and
 - (ii) A new building, new construction or new installation or any extension thereof, in the case of any other services.

5.5.2 *In the context of regulation No. 5.5.1 (i) and (ii) for the purpose of deciding what constitute Operational Construction the following may be used as the basis:*

- (i) Repair, renovation etc, to the following works in the existing installations, buildings etc. of the Railways:
 - a) All railways tracks in and outside the yards including the formation, culverts, bridges, tunnels and side drains.
 - b) Building platforms, foot over bridges, subways, sheds over platforms, yard, master's and train dispatcher's offices, weigh bridges; turn -tables, lifting-towers, gantries.
 - c) Running (locomotive) sheds, carriage and wagon deposits, carriage washing arrangement, running rooms, train examiner's office and depots in the yards, permanent way inspectors and signal inspectors, stores in the yards, water tanks overhead and ground level, pipe lines and pumping stations.
 - d) Goods sheds, parcel offices, goods platforms.
 - e) Store sheds, sub - stations.
 - f) Signals, signal cabins, control cabins in humping yards.
- (ii) Fencing or walling for protection of railway lines and yards.
- (iii) All over head electric equipment for electric traction.

Note 1: In the case of new railway lines, the railway administration should make a reference to the state government for their views which will be given due consideration by the railway administration, before finalising the project.

Note 2: For construction of new station buildings, goods sheds, parcel offices, goods platforms and workshops or their major remodeling, as distinct from repairs, renovations etc., referred to under item (i) (a) to (f) above, reference to the appropriate Authority will be necessary.

6 PROCEDURE FOR OBTAINING BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

6.1 Notice

Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall give notice in writing to the Authority of his said intension in the prescribed form (See Appendix 'A') and such notice shall be accompanied by the required building permit fee and the plans and statements in sufficient (See Regulation No. 6.1.1) copies, as required under 6.2 and 6.3. The plans may be ordinary prints on ferro paper or any other type (prints only), one set of plans shall be retained in the office of the Authority for record after the issue or permit of a refusal.

6.1.1 *Copies of Plans and Statements*

Minimum two copies of plans and statement shall be made available along with the notice. In case of building schemes, where the clearance is required (No Objection Certificate) from any one of the Chief Fire Officer, NIT/ Director of Fire Services, Maharashtra (see Regulation No. 6.2.6.1 and other), number of copies of plans required shall be as decided by the relevant Authority. Once approved, additional copies of corrected plans shall be submitted to NIT.

6.1.2 *The land owner shall submit layout development / building plans to NIT/ SPA as per these Development Control Regulations.*

6.1.3 *The land owner shall have to pay necessary charges as per the rules for the sanction of building plans and commencing any construction activity on plots.*

6.1.4 *NIT/ SPA shall sanction the layout plans / building plans as per the development policies of NIT in respect of the Improvement Scheme in force at that time.*

6.1.5 *For the layout sanctioned on the Final Plot area nominal Security Deposit and nominal supervision charges shall be payable by land owner at the time of development agreement of Final Plot. The security deposit and the supervision charge shall be decided by NIT/ SPA from time to time.*

6.1.6 *In case of sub-division layout development, the developer shall enter into a development agreement with NIT/ SPA and abide by it.*

6.1.7 *In case of group housing scheme layouts, the developer shall enter into a development agreement with NIT/SPA and abide by it.*

- 6.1.8 *The land owner shall pay fees to NIT for plantation and maintenance of trees within the plot at the rate per tree as decided by NIT/SPA from time to time.*

6.2 Information Accompanying Notice

The Notice shall be accompanied by the key (location plan), site plan, sub-division layout plan, building plan, services plans, specification and certificate of supervision and ownership title as prescribed in 6.2.1 to 6.2.13.

6.2.1 Size of Drawing Sheets and colouring of plans

- 6.2.1.1 The size of drawing sheets shall be any of those specified in Table 6-1. In addition, electronic version of all drawings shall be submitted to NIT in AutoCAD format.

Table 6-1: Drawing sheet sizes

| Sr. No. | Designation | Trimmed Size (mm) |
|---------|-------------|-------------------|
| 1 | A0 | 841 x 1189 |
| 2 | A1 | 594 x 841 |
| 3 | A2 | 420 x 594 |
| 4 | A3 | 297 x 420 |
| 5 | A4 | 210 x 297 |
| 6 | A5 | 148 x 210 |

- 6.2.1.2 Colouring notations for Plans: The Plans shall be coloured as specified in Table 6-2, further prints of plans shall be on one side of paper only.

Table 6-2: Colouring of plans

| Sr. No. | Item | Site Plan | | | Building Plan | | |
|---------|-------------------------|--------------|--------------|--------------|---------------|-------------|---------------|
| | | White Plan | Blue Print | Ammonia | White Plan | Blue Print | Ammonia Print |
| 1 | Plot lines | Thick Black | Thick Black | Thick Black | Thick Black | Thick Black | Thick Black |
| 2 | Existing Street | Green | Green | Green | - | - | - |
| 3 | Future Street if any | Green dotted | Green dotted | Green dotted | - | - | - |
| 4 | Permissible Building | Thick | Thick | Thick | - | - | - |
| 5 | Open Spaces | No colour | - | - | - | - | - |
| 6 | Existing work (outline) | Black | White | Blue | Black | White | Blue |

| Sr. No. | Item | Site Plan | | | Building Plan | | |
|---------|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | | White Plan | Blue Print | Ammonia | White Plan | Blue Print | Ammonia Print |
| 7 | Work proposed to be demolished | Yellow hatched | Yellow hatched | Yellow hatched | Yellow hatched | Yellow hatched | Yellow hatched |
| 8 | Proposed work | Red filled in | Red | Red | Red | Red | Red |
| 9 | Drainage and sewerage work | Red dotted | Red dotted | Red dotted | Red dotted | Red dotted | Red dotted |
| 10 | Water supply work | Black dotted thin | Black dotted thin | Black dotted thin | Black dotted thin | Black dotted thin | Black dotted thin |
| 11 | Deviations | Red hatched | Red hatched | Red hatched | Red hatched | Red hatched | Red hatched |
| 12 | Recreation ground | Green wash | Green wash | Green wash | Green wash | Green wash | Green wash |

Note: For land development /sub-division / layout, suitable colouring notations shall be used which shall be indexed.

6.2.2 Ownership title and area

Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land:

- attested copy of original sale/ lease - deed/ power of attorney/ enabling ownership document where applicable;
- an extract of the area statement from the Improvement Scheme Document and part plan of the Final Plot (FP) from the approved plan along with new 7 x 12 extract that has been created after the Improvement Scheme is sanctioned by the State Government;
- any other document prescribed by the Chairman;
- If the property is mortgaged etc. the registered consent of such interested persons shall be submitted with the application;
- a certified copy of approved sub-division / amalgamation / layout of land from the concerned authority;

In the case of land leased by the Government or local authorities, clearance/no objection of Government or such authorities regarding observance of the lease conditions shall be obtained and attached to the application for development permission in respect of such land.

6.2.3 *Key plan or location plan*

A key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a Building Permit and Commencement Certificate showing the boundary locations of the site with respect to neighbourhood land marks.

6.2.4 *Site Plan*

The site plan sent with an application for permission drawn to a scale of 1:500 shall be duly authenticated by the appropriate Officer of the Department of Land Records showing in addition the following details:

- a) boundaries of the site and of any contiguous land belonging to the owner of the site;
- b) position of the site in relation to neighbouring streets;
- c) name of the streets on which the building is proposed to be-situated, if any;
- d) all existing buildings contained in the site with their names (where the buildings are given names) and their numbers;
- e) position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (a) above in relation to;
- f) the boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
- g) all adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12m. of the work site and of the contiguous land (if any) referred to in (a), and
- h) if there is no street within a distance of 12m of the site, the nearest existing street with its name;
- i) means of access from the street to the building and to all others buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a); above;

- j) space to be left around the building to secure free circulations of air, admission of light and access for scavenging purposes;
- k) width of the street (if any) in front and width of the street (if any) at the side of near the building;
- l) direction of the north line relative to the plan of the building;
- m) any existing physical features, such as wells, tanks, drains or trees;
- n) the ground area of the whole property and the break-up of the covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required by the Regulations governing the coverage of the area;
- o) overhead electric supply lines including space for electrical substation according to the requirements of the electric distribution licences, water supply and drainage line;
- p) such other particulars as may be prescribed by the Chairman.

6.2.5 *Sub – division / Layout plan*

In the case of development work, the notice shall be accompanied by the sub –division / layout plan which shall be drawn on a scale of not less than 1:500, however, for layout having areas 4.0ha and above the plan shall be drawn at a scale of not less than 1:1000, containing the following:

- a) scale used and north point;
- b) the location of all proposed and existing roads with their existing / proposed / prescribed widths within the land;
- c) dimension of plot along with building lines showing the set backs with dimensions within each plot;
- d) the location of drains of sewers, public facilities and services and electrical lines etc.
- e) table indicating size, area, and use of all the plots in the sub-division layout plan;
- f) the statement indicating the total area of the site, area utilized under roads, open spaces for parks, play ground, recreation spaces and any development plan reservation if applicable, schools, shopping and other public places along with

their percentage with reference to the total area of the site proposed to be sub-divided including parking calculations

- g) in case of plots which are sub-divided in built-up areas in addition to the above, the means of access to the sub-division from existing streets.
- h) street sections of proposed streets with sidewalks, street trees, street lighting, drainage etc as applicable.

6.2.6 *Building Plan*

The plans of the buildings with elevations and sections accompanying the notice shall be drawn to a scale of 1:100 and shall:

- a) include floor plans of all floors together with the covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine room and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking space, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building.
- b) show the use or occupancy of all parts of the buildings;
- c) show exact location of essential services, for example, WC, sink, bath and the like;
- d) include sectional drawings of the building showing all sectional details.
- e) show all street elevations;
- f) give dimensions of the projected portions beyond the permissible building line;
- g) include terrace plan indicating the drainage and the slopes of the roof;
- h) give indications of the north point relative to the plans and
- i) give dimensions and details of doors, windows and ventilators;

6.2.6.1 Building plans for multi-storied, public occupancy and special buildings: For

- a) high-rise buildings which are more than 15m height;

- b) public occupancy buildings and assembly buildings such as educational, hospitals, mercantile, institutional, auditoriums, cinema halls or multiplexes, malls;
- c) special buildings such as industrial, storage of hazardous and non-hazardous materials and
- d) mixed occupancies with any of the aforesaid occupancies having area more than 500sqm.

The following additional information shall be furnished/ indicated in the Building Plans in addition to the items (a) to (i) of regulation No. 6.2.6.

- a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
- b) size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;
- c) location and details of lift enclosures;
- d) location and size of fire lift;
- e) smoke stop lobby/door, where provided;
- f) refuse chutes, refuse chamber, service duct, etc.;
- g) vehicular parking spaces;
- h) refuse area, if any;
- i) details of building services :- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
- j) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
- k) location of generator, transformer and switch gear room;
- l) smoke exhaustor system, if any;
- m) details of fire alarm system network;

- n) location of centralized control, connecting all fire alarm systems, built-in fire protection arrangements and public address system etc;
- o) location and dimensions of static water storage tank and pump room alongwith fire service inlets for mobile pump and water storage tank;
- p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO2 installation etc;
- q) location and details of first aid, fire fighting equipments / installations.

6.2.7 *Service Plan*

Plans, elevations and sections of private water supply, sewage disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1:100 and scale of 1:1000 for layouts.

6.2.8 *Structural Drawings*

For purposes of record, structural drawings shall be submitted for all buildings. Structural Liability Certificate shall be deposited with NIT before obtaining the Occupation Certificate. Third party inspection by a panel appointed by NIT shall be applicable for all buildings with height more than 15m.

6.2.9 *Specifications*

General specification of the proposed constructions, giving type and grade of materials to be used in the form given in Appendix A, duly signed by licensed Architect as the case may be shall accompany the notice.

6.2.10 *Supervision*

The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by the licensed Architect/ Engineer/ Structural Engineer as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, the further development work shall stand suspended till a new licensed technical person is appointed and his certificate of supervision along with a certificate for the previous work (either from the previous technical personnel or news).

6.2.11 *Building Permit Fee*

The notice shall be accompanied by an attested copy of the receipt of payment of the Building Permit Application Fee. The building permit fee and layout /subdivision of land fees shall be as decided by the NIT from time to time uniformly.

6.2.12 *Security Deposit Fee*

For ensuring the faithful compliance of these Regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Authority. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the Authority.

6.2.13 *No Objection Certificate*

In the case of certain occupancies requiring clearance from the authorities like Civil Aviation Authorities, Railways, Directorate of Industries, Maharashtra Prevention of Pollution Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance etc., the relevant no objection certificates from these authorities, applicable the occupancy, shall also accompany the application.

6.2.14 *Development charges*

Development charges as per the provisions of the MR&TP Act, 1966 shall be deposited with the Authority before issue of development permission/commencement certificate.

6.2.15 *Premium charges*

Premium charges as may be required to be recovered under these regulations shall be paid to the Authority before issue of development permission / commencement certificate as per the schedule of charges as decided by the Authority from time to time.

6.2.16 *Tax receipt for tax clearance*

The notice shall also be accompanied by the attested copy of a tax receipt from the relevant authority for payment of tax upto date.

6.3 **Signing the Plan**

All the plans shall be duly signed by the owner and the Architect or licensed Engineer / Structural Engineer/ Supervisor and shall indicate his name, address and licence number allotted by the Authority.

6.4 **Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer / Supervisor**

Architect/ Engineer/Structural Engineer Supervisor referred an under 6.3 shall be registered / licensed by the authority as competent to give various works as given in Appendix "C". The qualification and procedure for registration and licensing of the Engineer I structural engineer I supervisor shall be as given in Appendix- "C".

6.5 Delegation of Powers and Discretionary Powers

6.5.1 *Delegations of Powers*

Any of the powers, duties or functions conferred or imposed upon or vested in the Chairman by any of these regulation may be exercised, performed or discharged under the Authority Control and subject to his revision and to such conditions and limitations, if any as he shall think fit to prescribe, by any officer whom the' Authority generally or specially empowers in writing in this behalf and in each of the said regulations. The word Chairman shall to the extent to which any officer is so empowered, be deemed to include such officer.

The Chairman, NIT shall have appellate jurisdiction over all decisions taken by any officer so empowered.

6.5.2 *Discretionary Powers*

6.5.2.1 In conformity with the intent and spirit of these regulations the Chairman may:

- a) decide on matters where it is alleged that there is an error in any order, requirement decision, determination or interpretations made by him in the application of these Regulations;
- b) determine and establish the location of land use boundaries in exceptional cases, or in cases of doubt or controversy;
- c) interpret the provisions of these regulations where the streets layout actually on the ground varies from the street layout as shown on the Improvement Scheme;
- d) with prior approval of Government modify the limit of a zone where the boundary line of the land use divides a plot and
- e) Authorise the erection of building or use of premises for a public service undertaking for public utility purposes only, where he finds such an authorisation to be reasonable, necessary for the public convenience and welfare even if it is not permitted in any Land Use.

*6.5.2.2 Temporary Constructions: The Chairman may grant permission for temporary construction for period not exceeding six months at a time and in the aggregate not exceeding for a period of one year such a permission may be given by him for the construction of the following, namely:

- a) Structures for protection from the rain or covering of the terraces during the monsoon only;

- b) Pandals for fairs, ceremonies, religious function, etc.;
- c) Structures for godowns/storage of construction materials within the site;
- d) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.
- e) Structures of exhibitions/ circuses etc.;
- f) Structures for storage of machinery, before installation, for factories in industrial lands within the site.
- g) Structures for ancillary works for quarrying operations in conforming zones;
- h) MAFCO stalls, milk booths and telephone booths;
- i) Transit accommodation for persons to be rehabilitated in a new construction and
- j) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.

Provided that, temporary constructions for structures etc. mentioned at (c), (d), (f), (i) and (j) may be permitted to be continued temporarily by the Chairman, but in any case not beyond completion of construction of the main structure or building and that structure in (g) may be continued on annual renewals basis by Chairman beyond a period of one year.

** Provided further that for the structure accommodating more than 50 persons, no objection certificate from any one of the Chief Fire Officer, NIT/ Director of Fire Services, Maharashtra shall be obtained prior to issuing permission.*

- 6.5.2.3 In specific cases, where a clearly demonstrable hardship is caused, the Chairman may by special written permission permit any of the dimensions / provision prescribed by these regulations to be modified, provided the relaxation sought does not violate the health, safety; fire safety, structural safety and public safety of the inhabitants the buildings and the neighbourhood.

However, no relaxation from the setback required from the road boundary or FSI or parking requirement shall be granted under any circumstances. While granting permission, conditions may be imposed on:

- a) Size;

- b) cost or duration of the structure;
- c) abrogation of claim of compensation;
- d) payment of deposit;
- e) its for feature for noncompliance and
- f) payment of premium.

6.6 **Grant of Permit or Refusal**

6.6.1 *The Authority may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions as it may deem necessary after having recovered the development charges as per sections 124 (A) and 124 (B) of MR&TP Act, 1966 and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D and E.*

6.6.2

- i. The building plans for buildings identified in regulation No. 6.5.2.2 shall also be subject to the scrutiny of the Chief Fire Officer, NIT/ Director of Fire Services, Maharashtra and the sanction through building permit shall be given by the NIT/SPA after the clearance from the Chief Fire Officer, NIT/ Director of Fire Services, Maharashtra.
- ii. In case of land subdivision or layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to NIT/SPA, which will grant final approval if it is in accordance with the layout recommended for demarcation and confirming to the regulations.

6.6.3 *If within sixty (60), days of the receipt of the notice, along with necessary fees/deposit/charges etc. as may be applicable under 6.2 of these regulations, the Authority fails to intimate in writing to the persons, who has given the notice; of its refusal or sanction or sanction with such modification or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.*

6.6.4 *Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of all these Development Control Regulations framed under the Act or byelaws or have regulations framed in this behalf under any law for the time being in force and the same in no way violates either provisions of any draft or final plan or proposals published by means of notice,*

submitted for sanction under the Acts. Provided further that any development carried out in pursuance of such deemed permission which in contravention of the provisions of the above provision, shall be deemed to be an unauthorised development for purposes of sections 52 to 57 of MR&TP Act, 1966 and other relevant Act.

- 6.6.5 *Once the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it, the prints of plans submitted for final approval, shall not contain super imposed corrections. The authority shall grant or refuse the commencement certificate / building permit within 60 days from the date of re-submission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections.*

6.7 Commencement of work

Commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be-renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Chairman may condone the delay for submission of application for renewal by charging necessary fees. But in any case, commencement certificate shall not be renewed for a period of more than 4 years from the date of commencement certificate/ development permission.

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

| | | |
|---|---|--|
| a | For a building work including additions and alterations | Upto plinth level |
| b | For bridges and overhead tanks | Foundation and construction work upto the base floor |
| c | For underground works | Foundation and construction work upto floor of under ground floor |
| d | For layout, sub-division and amalgamation proposals | Final demarcation and provision of infrastructure services upto the following stages: (i) Water bound macadam roads. (ii) Sewerage, drainage and water supply excavation and base concreting complete. |

6.8 **Revocation of permit**

1. If it appears to NIT/ SPA that it is expedient, having regard to the Improvement Scheme plan prepared or under preparation that any permission to develop land granted or deemed to be granted under the relevant act should be revoked or modified, NIT/ SPA may, after giving the person concerned an opportunity of being heard against such revocation or modification, by order, revoke or modify the permission to such extent as appears to it to be necessary:

Provided that:

- a) Where the development relates to the carrying out of any building or other operation, no such order shall affect such of the operations as have been previously carried out; or shall be passed after these operations have substantially progressed or have been completed;
 - b) Where the development relates to a change of use of land, no such order shall be passed at any time after the change has taken place.
2. Where permission is revoked or modified by an order made under sub-section (1) above, and any owner claims within the time and in the manner prescribed, compensation for the expenditure incurred in carrying out the development in accordance with such permission which has been rendered abortive by the revocation or modification, the NIT/ SPA shall, after giving the owner reasonable opportunity of being heard by the Town Planning Officer, and after considering his report, assess and offer such compensation (subject to the provisions of Section 19 MR&TP Act) to the owner as it thinks fit.
 3. If the owner does not accept the compensation and gives notice, within such time as may be prescribed, of his refusal to accept, NIT/SPA shall refer the matter for the adjudication of the court, and the decision of the Court shall be final and binding on the owner and NIT/SPA.

6.9 **Appeals**

Any person aggrieved by an order of an officer of NIT passed under any rules or regulations contained herein, may, within a period of thirty days from the date of the receipt of this order, appeal to such an officer designated by the Chairman, NIT, or if no such officer has been designated, to the Chairman, NIT.

Any order passed in appeal by any such officer other than the Chairman, shall be subject to the revision of the Chairman.

If the original order has been passed by the Chairman himself, the appeal shall lie to the State Government or any of its officers as it may direct.

7 PROCEDURE DURING CONSTRUCTION

7.1 Owner's liability

Neither the grant of permission nor approval of the drawing and specifications nor inspections by the Chairman during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with these Regulations.

7.2 Notice for start of work

The owner shall give notice to the Chairman, of his intention to start work on the building site in the form given in Appendix ' F ' The owner may start the work after 7 days lapsed from the date of the serving such notice to the Chairman or earlier, if so permitted.

7.3 Documents at site

- (i) **Results of tests:** Where tests of any material are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by the Chairman.
- (ii) **Development Permission:** During the entire period of construction, the person to whom development permission is issued shall keep:
 - (a) a copy of a development permission placed in a conspicuous place on the site for which permission has been issued;; and
 - (b) A copy of the approved drawings and specifications referred to in Regulation 6 on the site for which the permit was issued.

7.4 Checking of plinth, columns upto plinth level

The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect shall give notice in the form of Appendix ' G ' to the Chairman on completion of work upto plinth level enabling the Chairman to ensure that the work conforms to the sanctioned plans. The Chairman may inspect the work jointly with the licensed technical personnel or architect within 15 (fifteen) days from the receipt of such notice and either give or refuse permission for further construction as per the sanctioned plans in the form in Appendix ' H '. If within this period, the permission is not refused it shall be deemed to have been given provided the work is carried out according to the sanctioned plans.

7.5 Deviation during constructions

If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Chairman shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Chairman shall be deemed as unauthorised.

7.6 Completion Certificate

The owner through his licensed surveyor / engineer / structural engineer / supervisor or his architect who has supervised the construction, shall furnish a building completion certificate to the Chairman in the form in Appendix 'J'. This certificate shall be accompanied by three sets of plans of the completed development, one of which shall be cloth mounted for office record.

7.7 Occupancy Certificate

The Chairman after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue the occupancy certificate in the form in Appendix `K` or refuse to sanction the occupancy certificate within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation provided the construction conforms to the sanctioned plans. One set of plans, certified by the Chairman, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.

7.8 Part Occupancy Certificate

When requested by the holder of the development permission, the Chairman may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Chairman in the form of Appendix 'L'.

8 INSPECTION

8.1 Inspection of work

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

9 UNSAFE BUILDINGS

Any building that constitutes danger to public safety, hygiene and sanitation or is dilapidated shall be considered unsafe and shall be restored by repairs, demolition or dealt with as otherwise directed by the Authority. The procedure of actions to be taken by the Authority for unsafe buildings shall be as under:

- a) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by at least 70 percent of the owners in the original building with developer.
- b) Such agreement shall make a provision for accommodation for the all owners in the new building on agreed terms and a copy of such agreement shall be deposited with the NIT before granting permission of the new building.

10 OFFENCES AND PENALTIES

10.1 Offences and Penalties

Any person who contravenes any provisions of these regulations/ any requirements or obligations imposed on him by virtue of these regulations, including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:

- a) be punished by a fine as fixed by the Authority and as stipulated in the Section 52 of MR&TP Act, 1966 and the relevant section of NIT Act.
- b) The Authority may take suitable actions including demolition of unauthorised works as decided by the Authority as stipulated under Section 53 of MR&TP Act, 1966 and relevant sections of NIT Act.
- c) In case of Licensed Engineer/ Structural Engineer/ Supervisor, the NIT/SPA may take suitable action against licensed Engineer/ Structural Engineer / Supervisor which may include cancellation of licence and debarring him from further practice for a period extending upto 5 years.
- d) In case of registered architects, the planning authority may take suitable action against the registered architect as per the provisions of Architects Act, 1972.

PART II SITE PLANNING AND LAYOUT

11 REQUIREMENTS OF SITES

11.1 Suitability of site for construction purpose

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

- a) the Authority considers that the site is insanitary or that it is dangerous to construct a building on it;
- b) the site is within a distance of 15m from the edge of the highest water mark of a minor course and 50m from the edge of highest water mark of a major water course as defined in the Improvement Scheme map. Provided that where a water course passes through a low lying land without any well defined banks, the owner of the property may be permitted by the Authority to restrict or divert the water course to an alignment and cross section as determined by the Authority subject to any approvals or clearances required from Irrigation Department, Maharashtra Pollution Control Board and/or Ministry of Environment and Forests, as applicable from time to time;
- c) the site is not drained properly or is incapable of being well drained;
- d) the owner of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp;
- e) the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by the Authority;
- f) the building is proposed on any area filled up with carcasses, excreta, filthy and offensive matter, including hazardous materials, chemicals, etc that may endanger health and safety of the occupants. No Construction will be permitted until the owner carries out necessary remediation and till the production of certificate from the competent authority to the effect that it is safe to be built upon from the health and sanitary point of view;
- g) the use of the said site is for the purpose, which in the opinion of the Authority will be a source of nuisance to the health and comfort of the inhabitants of the neighbourhood;
- h) the plot has not been approved as a building site by the Authority;
- i) the proposed occupancy of the building on the site does not conform to the land use proposals in the proposed Land Use Regulations; and
- j) the level of the site is less than prescribed datum level depending on topography and drainage aspects;

- k) it doesn't derive access from an authorised street/means of access described in these Regulations;
- l) the site is not developable by virtue of restrictions imposed under any law or guidelines of any government department;
- m) The building occupies that part of the site which has a gradient more than 1:5 when measured across contour intervals of 5 meters.

11.2 Distance from electric lines

No structure including verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line. (See Table 11-1 below)

Table 11-1: Minimum distance from electric lines

| Line Voltage | Vertical | Horizontal |
|--|---|---|
| Low/medium voltage lines & service lines | 2.5 | 1.2 |
| High voltage lines upto 33K volt | 3.7 | 2 |
| Extra high voltage beyond 33KVA | 3.7 (plus 0.3m for every additional 33,000 V or part thereof) | 2 (plus 0.3m for every additional 33,000 V or part thereof) |

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

11.3 Distance from highways

No structure including verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance from centre lines of roads quoted in Table 11-2 below, The above shall be subject to the provisions of the State Highways Act, 1965 and the National Highway Act, 1956.

Table 11-2: Minimum distance from highways*

| Road | Distance from centre of road |
|-----------------------------|------------------------------|
| Ring road/ National Highway | 75m |
| State highway | 20m |
| Expressway | 75m |

*as amended from time to time.

11.4 Distance from railways

Any development carried out within 30m from railway right of way or any land owned by the railways, shall require a No Objection Certificate from the Indian Railways.

11.5 Storm water drainage

11.5.1 Discharge of storm water drainage from plots

All plots shall be graded with a minimum one percent slope to ensure efficient drainage into the storm water drains provided along the public road right of ways, after necessary rain water harvesting measures as described in these Regulations are carried out.

Excess storm water from plots and internal roads shall be discharged directly into the common storm water drains provided along the public road right of ways. Under no circumstances, shall the storm water be discharged on the public road right of ways.

11.6 Site planning for the differently abled

Sites/ plots for all buildings shall be made accessible to differently abled persons. This shall be ensured by resolving problems created by topography, definitive architectural designs or concepts, water logging, levels and so on, so that ingress and egress to buildings by the physically challenged can be facilitated.

Sites shall conform to the requirements given for physically handicapped persons in Regulation 31. Further, provisions given in Part 3 Annex D, Section 3 of the National Building Code 2005, as amended from time to time can also be referred as guidance.

12 MEANS OF ACCESS TO FINAL PLOTS

12.1 Every building, existing or proposed, shall have means of access as required in these regulations

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

12.3 Limitations on access to plots through driveways and curb cuts on 30 meter and 36 meter wide roads

- a) No plots with a frontage less than 50m will be allowed direct vehicular access by means of a one-way or two-way driveway into the plot from the 30m and 36m wide public roads;
- b) No driveway (one-way or two-way) shall be permissible within 40m of another driveway;
- c) Two or more adjacent final plots of individual frontage less than 50m may apply for a common driveway and access from a 30m or 36m road provided that the total combined frontage of the plots is at least 50m. Copies of such access agreements and covenants duly signed by all parties concerned shall accompany the site plan submittals for each final plot;
- d) Plots smaller than 50 m frontage shall have a means of access on to the 30m or 36m road only through an internal road of a minimum width of 9.0 m subject to meeting the conditions in Regulation 13.4. Intersections of such streets with the 30m or 36 m wide roads will be spaced at a minimum of 40m of each other;
- e) Final Plots with frontage between 50m and 25m may be allowed direct vehicular access to a 30m or 36m wide road if that final plot has no other means of access and if none of its neighbouring plots have derived access to the 30m or 36m wide road. As the first applicant for an access, through their application, such final plots will be deemed to have provided consent to allow adjacent plots access to the 30m and 36m roads through its final plot.

12.4 Access requirements for public occupancy buildings

The following additional provisions of means of access shall be applicable for public occupancy buildings, parking garages, high rises and other special buildings identified in Regulation No. 6.2.6.1:

- a) The width of the main street on which the building abuts shall not be less than 12m and one end of this street shall join another street of width not less than 12m in width subject to Regulation No. 13.5.2.

- b) The approach to the building and minimum building setbacks on its all sides and the layout for the same shall be done in consultation with the Chief Fire Officer, NIT/ Director of Fire Services, Maharashtra and the same shall be of hard surface capable of taking the weight of fire engine. The said open space shall be kept free of obstructions and shall be motorable.
- c) No building shall be at a distance of more than 25m from a means of access to a fire tender.
- d) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 3.5m for a one way entrance and 6.5m for a two way driveway.
- e) The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire tenders. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5m.

12.5 Access requirements for fuel filling stations

The width of the main street on which the fuel filling stations or fuel filling cum service stations shall abut shall not be less than 24m and one end of this street shall join another street of width not less than 24m in width subject to other conditions given in Regulation 15.

13 SUB-DIVISION OF LAND

13.1 Proposals for sub-division of land shall be submitted for in the following conditions:

- a) For every land admeasuring 0.2ha or more, a master plan indicating a sub-division layout shall be submitted for approval.
- b) In case of residential uses, when more than one building except accessory structures are proposed on any land except accessory buildings, the owner of the land shall submit a proposal for layout of buildings or sub-division of his entire contiguous holding.
- c) When development or redevelopment of any tract of land which includes division and sub-division occurs, proposals shall be submitted for approval
- d) The sub-division of land into plotted development shall be permissible only upto maximum of 40% of the total final plot area.

13.2 Amalgamation of Plots

13.1.1 *Whenever two or more plots are amalgamated to form a combined plot area greater than 0.2ha, its development shall be treated as a sub-division.*

13.1.2 *Amalgamation of plots shall not be permitted in the following cases:*

- a) When plots to be amalgamated have different tenures (Class 1 and Class 2 tenures)
- b) When a public right of way or public open space is located or planned between the plots to be amalgamated

13.3 Minimum requirements for sub-divisions

Sub-division proposals shall provide for:

- a) A means of access to every plot;
- b) For total site area 0.2ha and above, a minimum of 10 percent of the total site area under Recreational Open Spaces;
- c) For total site area 2ha and above, a minimum of 2% percent of the total built-up area under Convenience Shopping;
- d) A suitable site for utilities such as an electric sub-station in cases where the total site area under the sub-division is 2ha or more.

13.4 **Roads/ streets in land sub-division or layout**

13.4.1 *While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads to create continuous road connections in the adjoining lands/ plots or public means of access/ road right of ways.*

13.4.2 *Road geometry at junctions*

Road junctions forming an angle less than 35 degrees will not be permitted.

All roads meeting at right angles or other angles up to 35 degrees shall have a turning radius of 6m, unless otherwise directed by the Authority. Turning radius for these roads shall be measured at the inner edge of the road carriage way in case a curb is not present. In case a curb is present, the turning radius shall be measured at the outer face of the curb.

13.4.3 *Cul-de-sacs*

Cul-de-sacs may be allowed subject to the following conditions:

- a) it is used as a means of access to an individual plot used for residential purposes only;
- b) the maximum length shall normally be 150m
- c) cul-de-sacs ends shall be higher in level than the level of starting point;
- d) the minimum internal turning radius at the cul-de-sac head (turning space) shall be 6m and minimum right of way of 9m.

13.4.4 *Sidewalks*

All internal roads within a sub-division shall have a designated area for sidewalks as shown in the road cross sections (reference to Appendix 'M'). Width of sidewalks for all publicly assigned roads shall be as indicated in the corresponding road cross sections.

- a) Sidewalks on privately built roads shall have a clear walking path of a minimum 1.5m width with no encumbrances or vertical obstructions like signages, light poles etc;
- b) Sidewalks shall be constructed with a cross slope of 1:50 (2 percent slope) in order to facilitate drainage toward the street or any adjacent planting strip. No sidewalk shall drain into a private land parcel/plot.

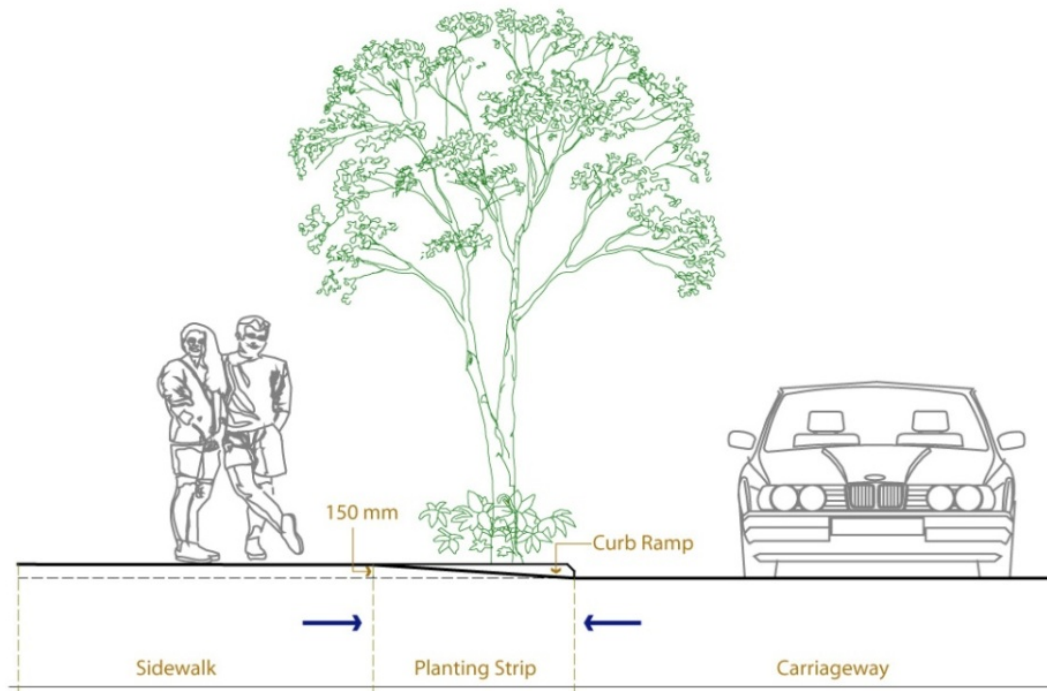
- c) Sidewalks shall be generally between 150mm to 175mm higher than the road level measured at the base of the curb.

13.4.5 Curb Cuts and Driveways

Curb cuts and driveways shall be provided only at the designated point of entry into each plot and at all crosswalks to enable wheelchair access to and from the sidewalk. Driveways shall be no more than 4m for a one way access into the plot. For a driveway serving a two-way (two lane) access into a plot, the width of the driveway shall be a minimum of 5.5m and a maximum of 7.0m.

Curb cuts and driveways shall be provided in a manner such that the curb ramps do not interfere with the flow of pedestrian circulation on the sidewalk. The curb ramp shall be constructed within the width of the planting strip, such that it flushes with the sidewalk landing at the top and with the street at the bottom, as shown in the Figure 13-1 below.

Figure 13-1: Sidewalk, planting strip and curb cuts



13.5 Means of access within a sub-division

13.5.1 *Every individual plot to have means of access*

Every plot, existing or proposed, shall have means of access adhering to the minimum requirements given in these regulations which shall be clearly demarcated on the sub-division layout plan submitted for approval.

Plots within a sub-division shall abut on a street / road. Plots which do not abut on a road shall abut /front on a means of access, the width and other requirement of which shall be as given in these regulations.

13.5.2 *Minimum width of means of access*

The minimum width of the means of access to individual plots within a sub-division shall adhere with the requirements given in Table 13-1.

In the interest of general development of an area, the Authority may require the means of access to be of larger width than that required below.

Table 13-1: Minimum width of means of access corresponding to length of access

| Sr No | Minimum width of means of access (ROW) | Maximum length of means of access measured from any point to the nearest intersection |
|-------|--|---|
| 1 | 9m | 100m |
| 2 | 12m | 400m |
| 3 | 15m | 750m |

Note:

1. The means of access shall be clear of marginal open spaces and building setbacks from existing building lines as required in Regulation 22.
2. In no case, development on plots shall be permitted unless it is accessible by the public street of width not less than 9m. Provided further that for all public occupancy buildings such as theatres, cinema houses, assembly halls, stadia, educational buildings (excluding pre-primary school), markets, other public occupancy buildings which attract large crowd, the means of access shall not be less than 12m serving upto a length of 400m, and for length higher than 400m, the width shall not be less than 15m. Further in no case shall the means of access be lesser in width than the internal access ways in layout and sub-division unless such a road is designated as a public road and handed over to the Authority.

13.5.3 *Pathways*

The approach to the buildings from road / street / internal means of access shall be through paved pathway of width not less than 1.5m provided its length is not more than 20m from the main / internal means of access. For lengths greater than 20m, a 2.0m pathway clear of any vertical obstructions shall be provided:

For group housing, a 3.5m wide unobstructed pedestrian pathway may be treated as a means of access provided:

- a) that the pedestrian path connects at at least two points to a proper road,
- b) it is geometrically designed to enable the movement of a fire tender,
- c) it is able to safely bear the weight of emergency vehicles like a fire tender and
- d) that no point on this pedestrian access is more than 75m travel distance from any road.

Such a pedestrian access way shall not be used for parking or for the movement of motorized vehicles. No building shall be at a distance of more than 25m from such a pathway.

13.6 **Recreational Open Spaces in a sub-division**

13.6.1 *Requirement*

- a) In any layout or subdivision of land admeasuring 0.2 ha or more, 10 percent of the entire Final Plot area shall be reserved as play ground / recreational open space which shall be as far possible be provided in one place and be centrally located to allow access to all users within the final plot.
- b) In case of land admeasuring more than 0.8ha, recreational open space may be allowed to be left at different locations provided that the size and other dimensions conform to the provisions given in 13.6.4.
- c) Notwithstanding any thing contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as play ground.
- d) In case of development of land for educational purpose, 40 percent of the gross plot area (or as decided by the Government/ Authority from time to time) shall be earmarked for playground which shall be inclusive of 10 percent recreational open space. Area covered by the playground shall be computed for plot area and any deductions with regard to FSI computation shall not be permitted.
- e) Such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.

- f) The open spaces shall be exclusive of areas of accesses / internal roads / designations or reservations / development plan roads, and areas for road widening. Where, however, the area of the layout or subdivision is more than 5,000sqm, open spaces may be provided in more than one place, but at least one such place shall be not less than 50 percent at one place and further not less than 300sqm at one place.
- g) For educational institutions, such recreational open space may be limited to 10 percent of plot area in case the institution has provisions for an independent playground admeasuring minimum 3500sqm with a minimum dimension of 40m.

13.6.2 *The owner shall give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout/ building unit.*

- a) On sanction of the development permission, the common plot shall deem to have vested in the society/ association of the residents/ occupants. In case such society or association is to be formed, the possession/ custody of the common plot shall remain with the Chairman until such association/ society is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents/ occupants.
- b) If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.

13.6.3 *Permission for modification in sactioned layout*

While revising a sanctioned layout, recreational open space may be rearranged with reduction / increase in area to meet the requirements of these regulations with the consent of plot / tenement holders / co-owners and plans resubmitted to the NIT for approval.

13.6.4 *Measurements and dimensions*

- a) No such recreational spaces shall admeasure less than 200sqm
- b) The minimum dimensions of such recreational space shall be not less than 7.5m and if the average width of such recreational space is less than 16.6m, the length thereof shall not exceed 2.5 times the average width.

13.6.5 *Structures and activities permitted within Recreational Open Spaces*

The structures and activities to be permitted in the recreational open spaces shall be as given below.

- a) Structures upto two storeys with BUA upto maximum of 15 percentof the recreational open space, out of which upto 10 percent built-up area shall be allowed on ground floor and maximum 5 percent can be consumed on first floor.

However all such structures shall be included as a part of the built-up area for FSI calculations (See Regulation 21).

- b) The structures used for the purpose of pavilion or gymnasia or club house or vipasana and yoga center and other structures for the purpose of sports and recreation activity like all indoor sports may be permitted. An open to sky swimming pool and related ancillary structures may be permitted. (See Regulation 21 for FSI provisions)
- c) 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 of sub-division of the land.
- d) The proposal for the construction of such structure should come as a proposal from the owner / owners / society / societies or federation of societies and shall be meant for the beneficial use of the owner / owners / members of such society / societies / federation of societies.
- e) Such structure shall not be used for any other purpose, except for recreational activity, for which a security deposit as decided by the Chairman will have to be paid to the NIT.
- f) The remaining area of the recreational open space for play ground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a play ground.
- g) Garbage dumping area within plots
- h) Parking, either temporary or permanent shall not be permitted.
- i) The owner/ owners/ society/ societies the federation of the societies shall submit to the Chairman a registered undertaking agreeing to the conditions in (a) to (h) above.

13.6.6 *Access to recreational open space*

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

- 13.7 **Whenever called upon by the planning authority to do so under provisions of NIT Act, areas under roads and open spaces shall be handed over to the planning authority after development of the same for which nominal amount of Rs. 1 shall be paid by the planning authority. In case of owners who undertake to develop the open spaces for bonafide reasons as recreational community open spaces, the authority may permit the owner to develop the open spaces unless the authority is convinced that there is misuse of open spaces in which case the authority shall take over the land.**

13.8 Minimum and maximum plot areas

Minimum and maximum areas for plots under various land uses that are included in the sub-division shall be as given in the Table 13-2 below.

Table 13-2: Minimum and maximum plot areas

| Sr No | Use | Plot Area (sqm) | Width/ Frontage (m) | Type |
|-------|---|-----------------------------|---|------------------------------|
| i | Residential and Commercial (except ii, iii, iv) | Minimum 50 maximum 125 | Between 4.5 to 8 | Row house |
| | | Minimum 125 maximum 300 | Between 8 to 12m | Row house/ Semi Detached* |
| | | 300 and above | Width above 12 m; no dimension less than 12 m | Semi Detached*/ Detached |
| ii | Public housing, high density housing, sites and services, slum upgradation, reconstruction scheme | Minimum 25 to maximum 125 | 4m | Row house |
| iii | Fuel filling station without service bay / with service bay | Minimum 545 maximum 1080 | 30m | Detached |
| iv | Cinema theatre/ Assembly hall | Minimum 2000 | 30m | Detached |
| v | Mangal Karyalay | Minimum 1000 | 30m | Detached |
| vi | 4/5 star hotel - independent plot | Minimum 2500 | 30m | Detached |
| vii | 3 star hotel - independent plot | Minimum 1000 | 30m | Detached |

*With consent of adjacent plot owner

13.9 **Convenience shopping**

13.9.1 *Provision*

Provision may be made for convenience shopping (see 2.31) in sub-divisions. Such shopping area shall not exceed 2 percent of the total BUA of the sub-division.

Further following provision shall apply:

- a) Such convenience shopping shall be distributed within the layout area so that it is available within 500m from any parts of the layout.
- b) Within a layout, the shopping centres and retail uses can be provided on ground floor, and upper floors may be utilised for residential purpose and conveniences like banks, places for doctors and medical practitioners, architects / engineers, income tax consultants/advocates or any other such professionals.

13.10 **Utilities**

In any layout or sub-division of plot with area 2ha or more, a suitable site for an electric sub-station as directed by the Authority shall be provided. This sub-station shall be accessible at all times to utility maintenance staff of the electric company.

13.11 **Computation of total built-up area for sub-divisions**

Computation of total built-up area for sub-divisions shall be as given in 21.1.1.

14 PARKING

Wherever a property is developed or redeveloped, parking spaces corresponding to the applicable building use or activity shall be provided as per these Regulations.

When additions are made to an existing building, the new parking requirements will be reckoned to the whole of building. However, this concession shall not apply where the land use is changed.

Where developments incorporate more than one land use which is functioning simultaneously, e.g. a multi-storey residential apartment containing a restaurant, the combined figures applicable to both uses calculated on the basis of their individual areas or occupancies will apply.

14.1 General space requirements

14.1.1 *Type*

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

14.1.2 *Size of parking space*

The minimum sizes of parking spaces to be provided shall be as shown in the Table 14-1 below.

Table 14-1: Parking space dimensions by vehicle type

| S.No | Type of Vehicle | Minimum size/ area |
|------|--------------------------------------|--------------------------|
| 1 | Bicycle | 1.4sqm (1.0 m. x 1.4 m.) |
| 2 | Scooter, motor cycle | 3.0sqm (1.5 m. x 2.0 m.) |
| 3 | Motor vehicle (passenger car) | 2.5m X 5m |
| 4 | Transport vehicle (tempo, truck etc) | 3.75m X 7.5m |

14.2 Parking provisions:

Provisions for parking of vehicles in individual plots shall be as given in the Table 14-2 below.

Table 14-2: Parking provisions by building type

| Sr | Occupancy | For every | No of Cars | No of Scooters | No of Cycles |
|-----------|--|--|---|-----------------------|---------------------|
| 1a | Residential | 4 tenements with area upto 40sqm carpet area | 2 | 6 | 6 |
| 1b | | 2 tenements with area above 40 and below 60sqm carpet area | 2 | 4 | 4 |
| 1c | | 2 Tenements with carpet area above 60sqm or and below 80 sqm | 3 | 4 | 4 |
| 1d | | Tenement with carpet area above 80sqm upto 150sqm | 2 | 2 | 2 |
| 1e | | Bungalow/ tenement with 150sqm carpet area or above* | Minimum 2 and 1 additional for every 100sqm carpet area | 2 | 2 |
| 2 | Grade 1 Lodging & boarding establishments and 3 to 5 star hotels | 60sqm BUA or part thereof | 1 | 1 | 1 |
| 3a | Grade 2 and 3 Lodging & boarding establishments and hotels below 3 star | 40sqm BUA | 1 | 2 | 1 |
| 3b | Restaurant, bars and eating places – Grade I | 25sqm BUA | 1 | 2 | 0.5 |
| 3c | Restaurant, bars and eating places – Grade II and III, | 15sqm BUA | 1.5 | 2 | 1 |
| 4 | Hospitals and Medical Institutions (secondary and tertiary level facilities) | 20 beds or 150 sqm BUA | 3 | 4 | 4 |
| 5 | Theatres, cinema halls, auditoriums | 10 seats | 1 | 3 | 3 |
| 6 | Mangal karyalay, | 100sqm BUA | 2 | 8 | 1 |

| Sr | Occupancy | For every | No of Cars | No of Scooters | No of Cycles |
|----|--|---|---------------------------|----------------|--------------|
| | cultural halls | | | | |
| 7 | Educational | 100sqm carpet area admin area, staff offices etc. | 3 | 5 | 4 |
| | | 1 st to 10 th standard – for every 100sqm of classroom and lab carpet area | 1 | 4 | 20 |
| | | Standard 11 th and above including higher education levels – for every 100sqm of classroom and lab areas | 1 | 15 | 15 |
| 8 | Hostels | 300sqm carpet area | 1 | 10 | 20 |
| 9 | Govt/ Semipublic/ Institutional/ Private office/business bldgs | 100sqm carpet area | 3 | 4 | 4 |
| 10 | Mercantile/ commercial retail | 100sqm built up area | 2 | 4 | 2 |
| 11 | Wholesale | 100sqm built up area | 2 | 4 | 2 |
| 12 | Hazardous bldg | 100sqm built up area | 1 | 4 | 4 |
| 13 | Storage (any type) | 200sqm built up area | 1 | 4 | 4 |
| 14 | General (uses not covered in 1 to 13) | Plots less than 200sqm (any use) | 1 | - | 1 |
| | | Plots less than 100sqm | 1 (small car space) | | 1 |

Note 1: All parking calculation numbers should be rounded off to the next whole number.

Note 2: All calculations are for physical space calculations on a parking area provided on ground/ floor and are not applicable for mechanical parking.

Note 3: Visitor parking shall not be permissible in the front setback.

Note 3: No built structure permanent or temporary as a shed or garage shall be permissible in the mandatory open spaces within a plot except as defined in Regulation 22.7.

14.3 **Parking reservation and provision for physically handicapped persons**

Where parking requirements as a result of calculations (as per Regulation 14.2) exceed 25 car spaces, parking reservation to provide for physically handicapped persons shall be made on the basis of the provisions given in Table 14-3 below.

Table 14-3: Parking for the physically handicapped

| Calculation result as number of cars is | Minimum number of handicapped spaces out of the total result |
|---|--|
| Between 25-50 | 1 |
| Between 51-75 | 3 |
| Between 76-100 | 5 |
| Above 100 | 8 plus 1 additional space for every 25 cars |

For hospitals, or secondary and tertiary healthcare centers the above handicapped car parking spaces shall be 1.25 times the above calculations rounded off to the next whole number.

Requirements of Regulation 31 in respect of the design, location etc. for handicapped spaces shall be applicable for all handicapped parking spaces.

14.4 Off-street parking spaces shall be provided with adequate vehicular access and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in these Regulations.

14.5 If the total parking space required by these Regulations is provided by a group of property owners for their mutual benefits, such use of this space may be construed as meeting the off-street parking requirements under these Regulations subject to the approval of NIT/ SPA.

In such cases, the details of requirements of total development should be submitted. If common parking space is proposed for a group of buildings, owners of such buildings shall submit the layout showing such reservation for parking space and also a registered undertaking that the area earmarked will be developed as a parking lot for common use.

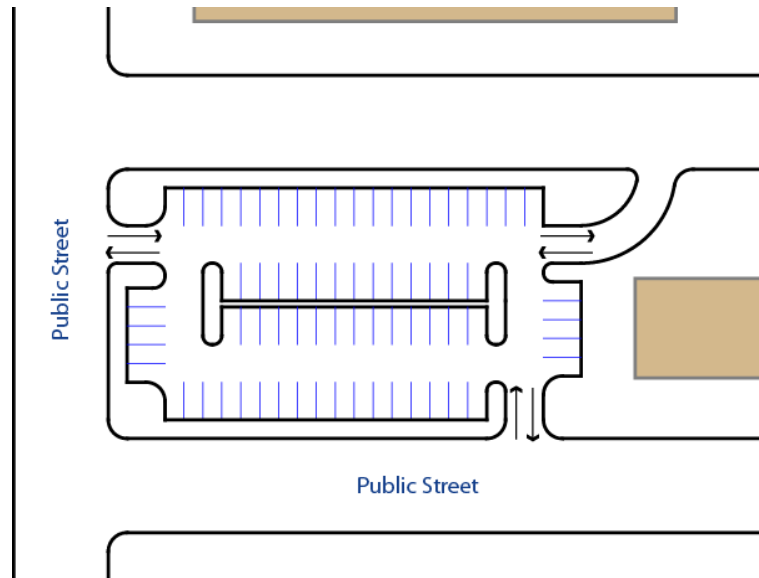
14.6 **Loading and unloading spaces**

In addition to the parking spaces required for mercantile (offices, markets, departmental stores) and industrial/storage buildings, loading and unloading spaces shall be provided at the rate of one space per 1000sqm of floor area. One additional space shall be provided for every 500sqm above 1000sqm. The minimum dimensions of each space shall be 3.75m x 7.5m.

14.7 **Parking area layout**

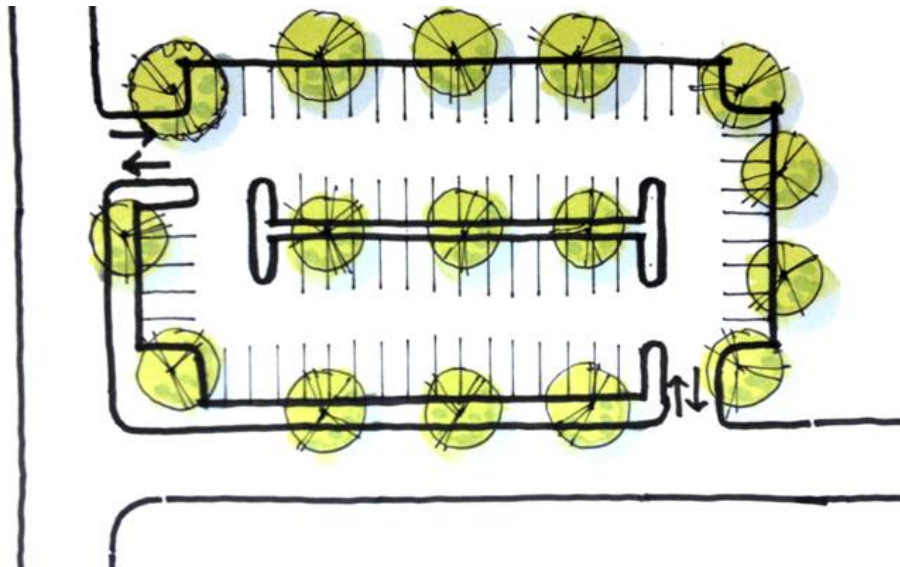
A parking area layout shall fulfil the following conditions:

- a) The minimum width of access to street from parking space shall be 3m in each direction of travel,
- b) Parking lots shall have independent ingress and egress leading to a street if the capacity of the lot exceeds 25 cars (see Figure 14-1 below); the minimum width shall be 6m for a two way driveway.
- c) If parking space is not provided at street level the gradient of ramp leading to parking space shall not be steeper than 1:10 i.e. the vertical rise shall not exceed more than 1m over a horizontal distance of 10m,
- d) For vehicle parking on sloped ramps within a parking deck (multi-level car park), the ramp slope shall not exceed 1:20,
- e) Minimum clear head way of 2.4m shall be provided on every access leading to parking space and at any point within the parking area,
- f) In case where a basement is used for parking, minimum width of the ramp to the basement shall be 4m one way, and 7m for two way; If the basement is used exclusively for two wheeler parking, minimum width of the ramp shall be 2m in each direction of travel.



14.8 Tree plantation for open parking within plots

Shade trees shall be provided in open parking lots at the rate of 1 tree for every four car parking spaces and 1 tree for every 8 two-wheeler spaces provided. The mature trees shall be of a minimum 150mm calliper. These trees shall be counted towards the total tree plantation requirements for plots.



14.9 Parking surface treatment

- 14.9.1 *Any surface parking lot with more than three car spaces or five two-wheeler spaces shall be suitably paved with asphalt, concrete, concrete paver blocks or such other material to allow the safe movement of vehicles.*
- 14.9.2 *Surface parking lots may use materials or paving that allows the percolation of rainwater into the soil.*
- 14.9.3 *Parking spaces within lots shall be suitably painted/ marked to indicate spaces for various types of vehicles including parking for handicapped persons. One-way and, two-way parking aisles shall be painted to indicate direction of travel.*

14.10 Parking under flyovers

Parking shall be allowed under flyovers and shall be managed and administered by NIT as per the policies from time to time.

15 REQUIREMENTS FOR FUEL FILLING STATIONS

The regulations given below are applicable to fuel stations with or without auto service stations. The basic principle governing these regulations is to minimise interference and conflict of vehicles with normal flow of traffic on the road.

15.1 Location

To assure satisfactory weaving distances, location of fuel filling stations shall be as per below:

- a) Fuel filling stations shall not be located on corner plots;
- b) The minimum distance of the plot edge from the nearest road junction/ traffic circle/ traffic island/ bridge/ railway level crossing shall be 90m;
- c) Fuel filling stations shall not be located opposite a break or opening in the central verge on a dual carriage road;
- d) In cases where a service road or a marginal access road is provided in addition to a main road, access to the fuel station shall be provided from the service road. Even with the presence of a service road, a fuel station shall not be located without fulfilling conditions 'a' to 'c' above.
- e) Fuel filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90m and vice versa, they may be permitted on such a convex curve.
- f) Fuel filling stations shall not be sited within a distance of 90 m. from the nearest gate of a school, hospital, theatre, place of assembly or stadium.
- g) The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed, except ancillary structures as mentioned in regulation 15.5.

15.2 Space requirements

15.2.1 a) Plot Sizes

The minimum size of plots for fuel filling stations shall be as given below:

- a) Fuel filling station: 30m x 17m (with a minimum frontage of 30m)
- b) Fuel filling cum service station: 30m x 36m (with a minimum frontage of 30m)

15.3 **Curb cuts and driveways**

Plots for fuel filling stations shall have only one single curbscut (and driveway) for incoming and outgoing vehicles, not exceeding 10m in width;

Permission for two curbscuts may be granted by the Authority on the condition that they shall be spaced minimum 40m centre to centre. In such cases, the minimum width of each driveway shall be 5m.

15.4 **Parking**

Fuel filling stations shall provide for:

- a) minimum of one car parking space, one two-wheeler parking space and two bicycle parking spaces per 100 sqm of site area
- b) Parking for ancillary commercial uses shall be calculated as per parking regulations in Regulation 14.2 in addition to (a) above. In case parking requirements exceeds 10 cars, 70% of the parking requirements as per (a) above may be considered as shared parking and may be counted towards fulfilling the parking requirement for ancillary uses.

15.5 **Ancillary commercial uses**

Ancillary commercial uses shall be permitted within plots for fuel filling stations, provided area covered under the combination of all such uses is limited to 30% of the consumable FSI of the plot. Such uses shall be limited to the following:

- a) restaurant or coffee shop up to 60sqm;
- b) book shop upto 60sqm;
- c) small scale retail for food items upto 60 sqm;
- d) sale of small motor parts upto 60sqm and
- e) ATMs (any time machine) upto 10sqm.

15.6 **Fire safety requirements**

Fuel Filling Stations present a fire hazard due to storage of explosive material and operations such as filling when fire may break out because of carelessness. Therefore, in addition to the Maharashtra Fire Prevention and Life Safety Measures Act 2006, fuel filling stations should comply with the Explosives (Temporary Provisions) Act, 1947, as amended from time to time. The storage and handling of fuel should be in conformity with the restrictions and safety standards under the said Act which regulates operations

of inflammable substances like loading, unloading, handling, storage and conveyance etc.

16 PLANTATION AND MAINTENANCE OF TREES

Plantation of trees in individual plots shall be done at the rate of 1 tree per 75sqm of gross plot area. Provisions of regulation 6.1.8 shall be applicable.

17 RAINWATER HARVESTING

All developments Regulations shall conform to the rain water harvesting regulation given in Maharashtra State Urban Development Department's Notification No. TPS-2409/191/CR-124/09/UD-9, dated 28th August 2009 published in the Maharashtra Government Gazette dated 17th September, 2009, and all subsequent revisions thereof.

The requirements of the aforementioned notification are given below for reference.

17.1 Requirement

- a) All the layout open spaces/amenity spaces of housing societies and, new constructions/ reconstruction's/ additions on plots having area not less than 300 sqm in non-gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed below.
- a) Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those, in this requirement, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- b) The owner/ society of every building mentioned in (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sqm of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

17.2 Rain Water Harvesting includes storage or recharging into ground the rain water falling on any impervious surface like building roofs and terraces, parking lots walkways, or paved surfaces within the building site or plots.

17.3 The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- 1. Open well of a minimum of 1.0m diameter and 6.0m depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for landscape irrigation, and process water for cooling, etc.
- 2. Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of

atleast 3.0m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

3. An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawoff taps suitably placed so that the rain water may be drawn off for above mentioned purposes. The storage tanks shall be provided with an overflow.
4. The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition and rainwater discharge calculations, the pits may be of the size of 1.2m width X 1.2m length X 2.0m to 2.50m depth. The trenches can be or 0.60m width X 2.0 to 6.0m length X 1.50 to 2.0m depth. Pit dimensions shall be supported by rainwater discharge calculations. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials:
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
 - d) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
 - e) Coarse sand as upper middle layer upto 20% of the depth;
 - f) A thin layer of fine sand as top layer;
 - g) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - h) A retention wall in masonry shall be constructed to line the pit. This wall will extend above the immediate surrounding ground level by 15cms.
 - i) Perforated concrete slab covers shall cover all such pits and trenches.
5. Vehicular parking may be permitted on top of recharge pits or trenches provided that the cover slabs are designed to take the load of vehicles.
6. If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand or such other absorption media to allow percolation of rain water into ground.

17.4 **The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would**

contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm diameter for a roof area of 100 sqm.

- 17.5 Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.**

- 17.6 The water so collected/recharged shall as far as possible be used for non-potable purposes.**

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

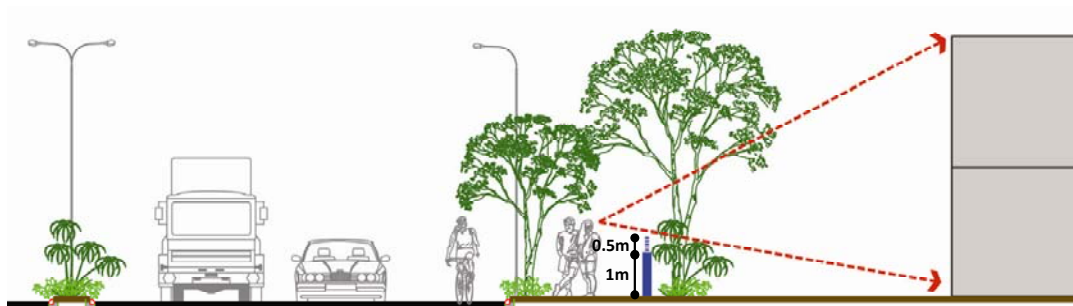
Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

18 COMPOUND WALLS AND GATES

18.1 Height of compound walls

- a) Except with the special permission of the Chairman, NIT, solid compound walls constructed on plot sides fronting a public road right of way shall have maximum height of 1.0m measured from the finished level of the sidewalk.
- b) Solid compound walls on plot sides other than those fronting a road shall have a maximum height of 1.2m.
- c) An additional screen or fenced grill erected above the wall may be permitted, provided it has a minimum of 60 percent surface perforation (open type such as railings) and a maximum height of 0.5m above the solid compound wall.

Figure 18-1: Compound wall on plot frontage



- d) However, the provisions of (a) and (b) are not applicable to boundary wall of industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings. Boundary walls of 2.4m height for these types of building may be permitted by the Chairman, NIT.

18.1.1 Compound walls at road junctions

In the case of corner plots at the junction of streets, the maximum height of the solid compound wall shall be 0.75m measured from the finished level of the sidewalk, for a length of 10m from the junction of streets. Further, balance height of 0.5 m. shall be permitted if required in accordance with (c) above.

18.1.2 *Gates*

Plot access gates shall open inward and shall be provided with a contrivance which shall prevent the gate from opening outward on the foot-path or road. The height of gates shall not be more than 1m from the finished level of the sidewalk.

In case of corner plots, gates shall be provided only on the straight edge of the plot and not on the tangent.

19 EASEMENTS

19.1 Utility easement

Easements established as per the width and locations required by the engineering or the utility department, but in no case less than 3m wide, should be provided for open or piped storm drainage, sanitary sewers, water lines and other utilities. This requirement applies to such lines installed at the time of the development and to easements for such lines which may reasonably be expected to be installed in the future.

19.2 Stream buffer easement

The stream buffer easement is applicable for plots which have one or more boundaries adjoining a natural stream. Stream buffer as per the Regulation 11.1 (b) shall be reserved as a stream buffer. The plot owner shall provide access for maintenance of the stream at all times.

The stream buffer area can be landscaped or retained in its natural condition. Construction of permanent buildings shall not be permitted. Not more than 10 percent area within the stream buffer shall be paved.

20 SUSTAINABILITY

Incentives shall be provided for development of green buildings with a view to promote sustainable development within the improvement schemes. For availing any incentives, certification from two rating agencies shall be acceptable to NIT. These are the Indian Green Building Council (www.igbc.in) and GRIHA (Green Rating Integrated Habitat Assessment) conceived by TERI and developed jointly with the Ministry of New and Renewable Energy, Government of India.

Owners shall independently apply to any one of the rating agencies and follow the processes laid down by the rating agencies including any external audits as may be necessary to obtain certification.

Incentives by NIT shall be in the form of refund of premiums charged to owners for new construction projects on the basis of the following table.

Table 20-1: Building setbacks for residential buildings

| Points Scored within the GRIHA system | GRIHA Rating (number of stars) | | Level of Certification as per IGBC norms | | Percentage of Refund from NIT |
|---------------------------------------|--------------------------------|-----------|--|-------------|-------------------------------|
| 50-60 | * | OR | Certified | THEN | 10% |
| 61-70 | ** | | Certified | | 20% |
| 71-80 | *** | | Silver | | 30% |
| 81-90 | **** | | Gold | | 40% |
| 91-100 | ***** | | Platinum | | 50% |

Refund of premiums paid to NIT shall be applicable only after the certificate is obtained from the rating agency and submitted to NIT as an attested copy duly examined against the original certificate by the designated officer within NIT along with a letter requesting a refund.

The authority from time to time may amend the percentage of refund and also reserves the right to change or modify the above on the basis of any change to the rating scale by GRIHA or IGBC to their respective rating systems.

PART III BUILDING CONTROLS WITHIN PLOTS

21 FLOOR SPACE INDEX

21.1 For the purpose of FSI computation, area of the Final Plot or subdivisions of the final plot as may be applicable shall be considered.

21.1.1

Note: Example FSI computation scenarios for sub-division and layout development within the Improvement Scheme are given in Appendix N, for purposes of clarity.

21.2 Areas exempted from FSI computation

The following shall not be counted under built-up area calculations for computation of FSI:

1. open to sky rooftop terrace at any floor of the building;
2. covered parking under stilts (with a maximum clear height of 3.2m; if above this height, the stilt area will be calculated in the FSI) and parking above ground designed as a vehicular parking area with at least 10 car parking spaces;
3. covered ramps leading to parking;
4. chajja projections upto 0.6m measured from the finished surface of the external wall;
5. area occupied by the swimming pool open to sky;
6. water tanks;
7. Voids in the floor plate to create double height spaces and atriums in basements, ground and upper floors.

Such atriums and double height spaces occurring at the ground and upper floors shall be computed within FSI calculations for only the useable area on that particular floor provided that such area does not exceed 15% of the total BUA for the building between the ground and the top floor. Atrium or double height spaces within the building that exceeds the 15% limit shall be computed at 1.5 times the atrium or double height space useable floor area. Double height spaces occurring in the basement for building utilities and mechanical equipment etc. and double height terraces are exempt from the above 15% limits and shall be counted once as per their useable floor plate.

(Example: A building with total BUA of 10,000 sqm between the ground and top-most floor has an atrium from the third floor to the roof of the building. Area of the atrium at the third floor is 1800sqm. Hence the total area for FSI computation will be 15% of

10,000 sqm which is 1500sqm plus 300sqm x 1.5 = 450sqm. Thus total area consumed under the atrium space will be considered as 1950sqm.)

21.3 All other parts of the building except those mentioned in 21.2 shall be included in the built-up area for computation of FSI.

21.4 Permissible FSI

FSI of 1.5 shall be permitted for all developments in all land use zones of this Improvement Scheme.

21.5 Additional FSI on payment of premium

Additional FSI of upto a maximum of 0.5 over and above the base FSI of 1.5 can be obtained by payment of premium. However, no relaxation shall be granted in case of ground coverages, marginal distances, parking and other requirements as per these regulations so as to consume the maximum permissible FSI.

21.6 Additional FSI for Basic shelter for urban poor

Any housing scheme undertaken by the planning authority, government / semi government organisation, under the basic shelter for urban poor or similar programme / scheme of the Central / State Government, may be allowed FSI upto 2.5, without payment of premium subject to following condition:

- a) The said scheme shall be for EWS/LIG housing.
- b) No relaxation shall be granted in case of marginal distances, parking and other requirement as per these regulations.

22 BUILDING SETBACKS AND GROUND COVERAGE

22.1 Residential Buildings

The provisions as given in Table 22-1 shall apply for all residential buildings, residential with shop line on ground floor and residential buildings with other non-residential uses permissible under this DCR.

Table 22-1: Building setbacks for residential buildings

| S. No | Road | Min Plot Size (sqm) | Plot width (m) | Maximum Ground Coverage | Min. front setback (m) | Min. side setback (m) | Min. rear setback (m) |
|-------|--------------------------------|---------------------|------------------------|-------------------------|---|--------------------------------|-----------------------|
| 1 | National/ State Highway | 750 | Minimum 18 | 65% | 4.5m from road line or as per Highway Rules, whichever is greater | 4.5 | 4.5 |
| 2 | M.D.R/30m wide/ 36m wide roads | 600 | Minimum 18 | 65% | 4.5m from road line or as per Highway Rules, whichever is greater | 3 | 3 |
| 3 | 24m wide roads or ODR | 500 | Minimum 15 | 65% | 4.5 | 3 | 3 |
| 4 | 12m to 18m wide roads | 300 | Minimum 13 | No requirement | 4.5 | 3 | 3 |
| 5 | 9m wide roads | 150 | Minimum 8 | No requirement | 3 | 3 on one side | 3 |
| 6 | Row housing on 9m wide roads.* | 50 to 125 | Minimum 4 to Maximum 8 | No requirement | 3 | None subject to note (c) below | 3 |
| 7 | Row housing for L.I.G. | 50 to 125 | Minimum 4 to Maximum 8 | No requirement | 2.5m from road ROW or pedestrian pathway | None subject to note (c) below | 2 |

Notes:

*Only G+2 structure allowed as maximum development

- a) Where the height of the building exceeds 10 m. or G + 2, then side and rear marginal spaces shall be left as per Regulation No. 22.4.4 or 22.5, whichever is applicable.
- b) Subject to the condition that row-housing plot at the junction of two roads shall be larger to maintain the setback from both roads and shall be treated as front setback on both roads
- c) A continuous row of houses shall not exceed a total length of 65 meters. Adjacent continuous blocks of row housing shall be separated by 6 meters.
- d) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal open space. However steps may be permitted within 1.2m from the building line.

22.2 Other Buildings

The Provision as given in the Table 22-2 below shall apply for other buildings

Table 22-2: Building setbacks for other buildings

| No | Road | Minimum road width | Maximum Ground Coverage | Minimum Setbacks |
|----|---|---------------------------|-------------------------|------------------------------------|
| 1 | Hospital, Maternity Homes, Health Club, Public-Semipublic buildings | 15m and above | 65% | 6m all sides |
| 2 | Preprimary school | 9m and not more than 18m | 40% | 6m on all sides |
| 3 | Primary school | 12m and not more than 30m | 40% | 6m on all sides |
| 4 | Other educational buildings | 15m and above | 40% | 6m on all sides |
| 5 | Cinema theatre/ drama theater/ assembly hall/ multiplex/ shopping mall/ Mangal karyalay | 24m and above | 65% | Front – 12m; 6m on all other sides |
| 7 | Mercantile / business/ commercial buidings | 12m and above | 65% | 6m on all sides |
| 8 | Petrol/Fuel filling stations with or without service bays | 24m and above | 65% | 12m front; 6m all other sides |

22.3 Other conditions pertaining to building setbacks

22.3.1 *Buildings shall be set-back at least 3.0m from an internal means of access in a layout of buildings.*

22.3.2 *Buildings abutting on two or more streets*

When a building abuts two or more streets, the set-backs from the streets shall be such as if the building was fronting each such street.

22.3.3 *Setbacks separate for each building or wing within a plot*

The open spaces required under these regulations shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces according to these regulations for the purpose of light and ventilation of the wings.

22.4 Side or rear setbacks on ground with respect to the height and depth of the building

22.4.1 *Open spaces to be provided for the full consumption of FSI*

The setbacks to be left at the sides and rear shall conform to the height necessary to consume full FSI permissible for the occupancy in the zone.

22.4.2 *Side or rear open space in relation to the height of the building for light and ventilations*

The open spaces on all sides except the front side of a building shall be minimum (H/3) one third of the building height above ground level, subject to a minimum of 3.0m for residential building and 6.0m for commercial building.

22.4.3 *Residential and Commercial Zones:*

- a) Building with length / depth upto 40m: The setbacks on all sides except the front side of a building shall be of a width not less than one third of the height above the ground level rounded to the nearest decameter. This will be subject to a maximum of 20m, with the minimum being 3.0m for a residential building and 6.0m for a commercial building, subject to compliance with Tables 22-1 and 22-2.
- b) Building with length / depth exceeding 40m: If the length or depth of building exceeds 40m an additional setback of 10% of the required distance shall be necessary on the side and rear open space as the case may be.

Provided that no such increase in additional setback shall be necessary if it is front open margin space or when only store rooms and stairways derive light and ventilation from the open space.

Provided further that:

- a) The open space for separation between any building and a single storey accessory building shall not be less than 1.5m.
- b) The minimum distance between any two buildings with a maximum height of 15m in housing developed by government or semi-government agencies only shall be 4.5m.
- c) Except where the plot size is less than, 2500 sq.m, the setbacks in a plot abutting the amenity / recreational open space in the same layout shall not be less than 3m.
- d) Where the amenity open space being accessible from all the layout plots does not have an exclusive means of access, the rear setback shall not be less than 3m.

22.4.4 *Setbacks for tower like structures*

Notwithstanding any provision to the contrary, tower like structures may be permitted only with the following conditions (subject to meeting the minimum requirements set out in Table 22-2):

- a) For buildings with height upto 24m: A tower like structure may be permitted only with minimum 6m setback at the ground level
- b) For buildings with height between 24m and 37.5m: Minimum setback at ground level shall be 9 m and one setback at 24m on the upper level
- c) For buildings with height beyond 37.5 m: Minimum setback at ground level shall be 12 m with two setbacks at upper level. One setback shall be at 24m and the other at 37.5m height.
- d) The terrace created by the setback shall be accessible through a common passage and or common staircase only.
- e) No objection certificate shall be obtained for buildings with height more than 24m from Director of Microwave Project, Nagpur Telephone, Chief Fire Officer, NIT/ Director of Fire Services, Maharashtra and Civil Aviation Authority.

Minimum clear width of setbacks at the upper level shall be 1.5m.

22.5 **Interior open spaces**

22.5.1 *Inner chowk*

The whole of one side of every room excepting bath, W. C. and store room and not abutting on either the front, rear or side(s) setbacks shall abut on an internal open space (courtyard, inner chowk), whose minimum width shall be 3 m. Further inner

chowk shall have an area at all levels of chowk of not less than the square of the 1/4th the height, of the highest wall abutting the chowk.

Where only water closet and bathroom are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in regulation 25.11.4.

22.5.2 *Outer chowk*

The minimum width of outer chowk (as distinguished from its depth) shall be not less than 2.4m. If the width of outer chowk is less than 2.4 m. then it shall be treated as a notch and the provisions of outer chowk shall not apply. However, if the depth of outer chowk is more than the width, the provisions of regulation 22.3.3 shall apply for the open spaces to be left between the wings.

22.6 **Projections in marginal open spaces created in account of building setbacks**

22.6.1 *All marginal open spaces within plots shall be kept free from any erection thereon and shall be open to sky except:*

- a) Any chajja, cornice, roof, weather shade or balcony shall not overhang or project over the said open space beyond 0.6m so as to reduce the width to less than the minimum required. Sloping chajja provided over balcony/gallery etc. may be permitted to project 0.3m beyond balcony projections at an angle of 30 degrees from horizontal level into the said open space. In all instances, the clear height below such projections shall be maintained at 3.2m from the finished ground level.
- b) A canopy (as defined in Regulation 2.24) which does not exceed 5m in length and 2.5m in width providing a minimum clear height of 2.4m below the canopy. A minimum clearance of 2.0m between the plot boundary and a canopy shall be provided.
- c) When provided on the ground floor, balconies shall be clear of the building setbacks.
- d) A projection of 0.6m on terrace level may be allowed throughout the periphery of the building provided that the clear height below such a projection is at least 3.2 meters.

Note:

1. FSI calculations for all projections within or outside the marginal open spaces shall be as per Regulations 21.2 and 21.3.

22.7 Accessory buildings in marginal open spaces created on account of building setbacks

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

- a) Open shed as a garage not exceeding 2.4m in height shall normally be permitted in the side margin of a plot for individual semi-detached or detached plotted residential development.
- b) Open shed as a garage when attached to the main building shall be at a minimum distance of 7.5m from the access road line and shall be of such construction giving fire resistance of 2 hours.
- c) One watchman's booth adjacent to the gate with area up to 2sqm or less than 1.2m in length/ width/ diameter.

Note:

- 1. Area of one parking garage per plot shall be exempt from calculation of ground coverage for that plot.
- 2. FSI calculations for all accessory buildings within or outside the marginal open spaces shall be as per Regulations 21.2 and 21.3.

23 LENGTH AND HEIGHT LIMITATIONS

23.1 Maximum length of buildings

Maximum length of a building shall not exceed 66m without an opening at the ground and one upper level to permit through movement of emergency vehicles and pedestrians. Such an opening shall be atleast 6m wide and 6m in finished height.

23.2 Building height limitations

The maximum height of a building shall be subject to the provisions given below:

- a) Building on roads of width below 15m: Maximum height shall not exceed 1.5 times the total width of road abutting plus front open space subject to other restrictions, if any.
- b) Building on roads of width 15m and above: Maximum height shall not exceed twice the total width of road abutting plus front open space subject to other restrictions, if any.
- c) If a building abuts on two or more streets of different widths, the height of building shall be regulated by the street of greater width.
- d) For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to restrictions framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Airport.
- e) In addition to (c) for industrial chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance.
- f) Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.

23.3 Height Exemptions

The appurtenant structures such as roof tanks and their supports, ventilation, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys, mobile communication towers, and parapet walls and architectural features not exceeding 1.2 m. in height shall not be included in computation of height of building.

PART IV LAND USES

24 LAND USE CLASSIFICATION AND PERMISSIBLE USES

24.1 Improvement Scheme Residential 1 (IS-R1)

24.1.1 *Intent*

The intent in establishing a residential zone is:

- a) To promote residential development on a range of building typologies on existing undeveloped land;
- b) To provide for the development of recreational, religious and educational facilities as basic elements of a balanced community;
- c) To protect the residential communities from nuisances arising from incompatible uses.

24.1.2 *Uses Permitted*

The residential zone is primarily intended for the following residential building types

1. Residential multi-storey apartment
2. Row house and semi-detached dwellings
3. Villas /bungalow
4. Site and services /other housing schemes for the EWS
5. Pre-primary school
6. Old-age home
7. Hostels
8. Service apartments (not hotels)

24.1.3 *Accessory uses permitted*

Following accessory uses (non-residential building uses that are complimentary to the residential development) will be permitted provided that the total area for all of these either singly or combined does not exceed 25 percent of the permissible built-up area.

1. Banquet/Community hall
2. Library
3. Places for Worship, provided a No Objection Certificate shall be obtained from the concerned Police Authority and Collector before application of building permission. Commercial uses shall not be permissible to be combined with the religious building. Minimum plot area shall be 300sqm.

4. Customary home occupation (as defined in 2.71) without employing hired labour and including stitching, embroidery, button making, etc, with or without motive power. If motive power is used, the total electricity load should not exceed 1HP.
5. Medical and dental practitioner's dispensary including pathological laboratory, diagnostic clinic, polyclinic, to be permitted on any floor above. However, maternity homes, clinics, nursing home with indoor patients located on the ground or stilt floor or on first floor, shall be provided with a separate means of access of staircase from within the building or outside. Such means of access shall not be provided within the prescribed marginal open spaces in any case and with the special permission of Chairman, NIT.
6. Maternity homes in independent buildings with one doctor's residence with the special written permission of the Chairman who will take into consideration the suitability of the site, size and shape of the site, means of access, water and sanitary arrangement etc, before granting the permission; provided the plot is minimum 500sqm in area and the building has 6m setback on all sides.
7. Professional offices and studies of residents of the premises that are incidental to such residential use, not occupying a floor area exceeding 20 sqm per office.
8. Public libraries and museums in independent structures restricted to ground floor.
9. Club houses not conducted as a business.
10. Public parks which are not utilized for business purpose.
11. Bus shelters, auto rickshaw/ taxi stands.
12. Convenience shops not more than 20sqm (built up area)
13. Vegetable and fruit market place
14. Flour mill with special written permission of the Chairman, NIT if
 - It is located on ground floor
 - Adequate care has been taken in structural design
 - It does not cause any nuisance to the neighbour and residents of upper floor
 - Power requirement does not exceed 7.5kw, and horsepower upto 5HP, may be granted with special permission of Chairman, NIT.

24.1.4 *Amendments to uses permitted*

The authority may from time to time add to amend the above list with the approval of Secretary, Urban Development Department, Government of Maharashtra, Mumbai.

24.2 **Improvement Scheme Mixed Residential (IS-MR)**

24.2.1 *Intent*

The intent in establishing a Mixed Residential zone is:

- a) To promote mixed-use development on existing undeveloped land
- b) To achieve higher levels of access in the zone and choice for residents and visitors to access employment centres, services and recreational activities;
- c) To achieve high residential density

24.2.2 *Special conditions for use premises with shop lines*

A building or premises with a shop line along a street may be used only for the purposes indicated in 24.2.3 below subject to the following conditions:

- a) It is located on a road with minimum width of 18m
- b) The additional uses permissible here under shall be restricted to a depth of 12.00m. measured from the building line and only on the ground floor of the building in the front portion abutting the street
- c) Such additional uses shall in no case consume FSI of more than 0.5 except in buildings on independent plots. Notwithstanding anything contained above a pedestrian shopping precinct extending to a depth of more than 12m may be provided subject to the condition that no shop in such pedestrian precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3m clear of all step or projections and bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the NIT
- d) All goods offered for sale and brought for repair shall be displayed and kept within the building and shall not be kept in the passages or footpaths or roads.
- e) No trade and business involving any danger of fire, explosion offensive noise, vibrations, smoke, dust glare heat or other objectionable influence may be allowed.

24.2.3 *Uses Permitted*

1. All uses permitted in IS-R1 under regulation 24.1.2 and 24.1.3
2. 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 concerned authority.
3. Personal service establishments: professional offices
4. Frozen food lockers, fast food and vending stalls
5. 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 HP and total HP not exceeding 3HP.

6. 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 HP and total HP not exceeding 3 HP
7. Coffee grinding with electric motive power not exceeding 1 HP
8. Auto part stores and show rooms for motor vehicles and machinery
9. Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature)
10. Club houses or other recreational activities, conducted as business
11. Storage of furniture and household goods
12. Repairs to all household articles (excluding auto vehicle)
13. Veterinary dispensaries and hospitals
14. 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 on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 HP
15. Accessory uses customarily incidental to any permitted principal use including storage space, upto 50 percent of the total floor area used for the principal use.
16. Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 HP and area not more than 50 sqm.
17. 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.
18. Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
19. Commercial halls, exhibition halls, community halls, welfare centre, gymnasias, etc.
20. Art galleries, aquariums
21. 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.
22. Restaurants, eating houses, cafeteria, ice - cream bar.

23. 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 in area not more than 25sqm and employing not more than 6 persons and power not exceeding 1.5 H.P.
24. Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable influences;
25. Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
26. Battery charging and repairing, not employing more than 6 persons with an area not more than 25sqm and not more than 2 chargers with power not exceeding 5 KW.
27. Photographic studios and laboratories with not more than 50 sqm. area, not employing more than 9 persons and not using power more than 3 H. P
28. Showroom for distribution and sale of LPG; and coal and firewood shops
29. Polyclinics on separate floors, preferably ground floor, pathology laboratories
30. Residential hotels, boarding and lodging shall be permitted in independent building or on separate floors of parts of a building
31. Book depot, medicine and chemist shops
32. Business/ corporate office on any floor.

24.2.4 *Uses permitted in independent premises/ buildings*

The following uses shall be permitted in independent premises / building:

1. Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, dance and music studios and such other places of entertainment.
2. Petrol filling and CNG service stations.
3. Colleges, Secondary Schools, Trade or other similar schools.
4. Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.
5. Bulk storage and sale of kerosene not exceeding 13000 liters in separate godowns confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the satisfaction of the Chairman, NIT.
6. Storage and sale of LPG in cylinders not exceeding 100 kg. in showrooms / distribution centre.

7. Storage and sale of LPG in cylinders not exceeding 6300 kg in a separate godown confirming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plot to the entire satisfaction of the Chairman, NIT.
8. Parking of automobiles and other light vehicles on open plots even as a business.
9. Fish or meat market place.
10. General agriculture and horticulture (including domestic poultry) upto the use of 20 birds per plot and with a space requirement of 0.25 sqm. per bird.
11. Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 15 m. (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45m from any residential premises.

24.2.5 *Amendments to uses permitted*

The authority may from time to time add to amend the above list with the approval of Secretary, Urban Development Department, Government of Maharashtra, Mumbai.

24.3 **Commercial Zone (IS-C3)**

24.3.1 *Intent*

The intent in establishing a Commercial zone is:

- a) To encourage setting up of business, trading enterprises
- b) To promote concentration and mixture of commercial office and retail along with institutional, health, and civic uses
- c) To create a vibrant urban environment through achieving a balance in the share of land between the public and private realm, providing opportunities for the creation of pedestrian friendly streetscape and public plazas

24.3.2 *Special conditions for commercial uses*

- a) all goods offered for sale shall be displayed within the building excluding passages
- b) when the commercial zone boundary falls short of a street, the frontage along such street shall not be permitted to be developed for uses which would not be permissible along such streets and
- c) when uses other than those permissible in the Improvement Scheme Residential 1 (IS-R1) have and access from the side or rear open spaces, the width of such open spaces shall not be less than 7 m.

24.3.3 *Uses permissible*

- a) Any use permitted in residential zone without area and floor restrictions
- b) Club, business houses, veterinary- dispensaries, testing labs, paper and plastic packing bags and boxes manufacturing, mattress making
- c) Business offices and exchanges
- d) Whole -sale establishments with storage area not exceeding 200 sq. m. subject to fire protection requirements
- e) Public utility buildings
- f) Headquarters of organizations/institutes
- g) Cinema hall, multiplex, mall
- h) Commercial complex
- i) Office park/ business park
- j) Radio station

24.3.4 *Amendments to uses permitted*

The authority may from time to time add to amend the above list with the approval of Secretary, Urban Development Department, Government of Maharashtra, Mumbai.

24.4 **Public/ Semi-public Zone (IS-PS3)**

24.4.5 *Intent*

The intent in establishing a Public/Semi-public zone is to promote development of use premises or facilities meant for use by the general public, well distributed and easily accessible to people located in all parts of the Improvement Scheme.

24.4.1 *Permissible uses*

The following uses shall be permissible:

- 1. Pre-primary, Primary Schools, High Schools, Technical / Trade Schools, Colleges, Educational Complex, Hostel for students and essential staff quarters.
- 2. Hospital, Sanatoria, Dispensary, Maternity Homes, Health Centre, Complex of such uses, essential staff quarters,
- 3. Dharmashala
- 4. Veterinary hospital
- 5. Training institutions, Home for aged, essential quarters.
- 6. Government/ Semi -Government/ Local self Government offices, Court buildings, essential staff quarters.

7. Post Office, Telegraph office, Telephone Exchange, Complex of such uses, Staff quarters and similar public /Semi-public uses.
8. Mangal Karyalaya, Community hall, Religious Structures, Water tanks,
9. Museums, art galleries, libraries, exhibition halls, auditoriums
10. Sports facilities such as stadia, gymkhana, gymnasia and so on
11. Combination of uses as mentioned below may be permissible even if the reservation is for a specific purpose:
 - a) Playground – In playground reservation, minimum 90% area shall be kept open for open play activities. In addition, covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, watchman quarter, small restaurant to the extent of 20sqm; not exceeding 10% of the playground area.
 - b) Stadium - In addition to the uses permissible in playground mentioned above, shops below the spectators' tiered gallery.
 - c) Garden – In addition to the main use of garden, open swimming pool and allied construction, water tank, rain water harvesting system, gardener / watchman quarter, small restaurant or food stalls to the extent of 20sqm.
 - d) Weekly Market – Weekly vegetable market with open ottas, cattle market and ancillary petty convenience shops.
 - e) Vegetable Market – Open or covered ottas along with petty convenient shops, fruit stalls.
 - f) Shopping Centre / Market – Shopping, Vegetable market, departmental stores, offices, banks / community hall on upper floors.
 - g) Town-hall – Town hall, exhibition hall, art gallery, meeting / conference hall, library, small restaurant to the extent of 20sqm.
 - h) Drama Theatre / Natyagriha – Drama theatre / natyagriha, art gallery, exhibition hall, library, small restaurant to the extent of 20sqm., allied users such as guest rooms for the artists.
 - i) Cultural Hall – Cultural hall, marriage hall, socio-cultural activities, art gallery, exhibition hall, performing arts activities, small restaurant to the extent of 20sqm., allied users such as guest rooms, yoga centre.
 - j) Primary School – Primary & pre-primary schools and allied activities.

- k) Secondary / High School – Junior college, secondary / high school and primary-preprimary school and allied activities.
 - l) Library – In addition to library, nursery school, balwadi.
 - m) Health Centre / hospital / maternity Home / dispensary – Any sort of medical facilities along with ancillary construction such as staff quarters, chemist shop, restaurant, ATM, PCO, cyber café of not more than 20 sqm., etc. Sleeping accommodation for guests in case of bigger hospitals of built up area not less than 6000 sq.m. may be permissible.
 - n) Truck Terminus – In addition to minimum 60% area for parking of trucks, restaurant, hotel, motel, lodging facility for drivers, auto repair centre, auto service centre, shops for auto spare parts, shops for daily needs, ATM, PCO, primary health centre / first aid centre, provision for loading-unloading.
12. The uses permissible in reserved sites shall be conforming to the use for which it is reserved. The required parking, public toilets and separate place for garbage bins shall also be provided in the reserved site itself.

24.4.2 *Conditional uses permissible*

1. Commercial use upto 15 percent of the permissible built-up area shall be permissible subject to following conditions:
 - a) Convenient shopping, etc. shall be permitted.
However, hotels/shops for liquor, pan, cigarette, tobacco, lottery tickets and such others which do not serve public purpose, similarly domestic gas, kerosene shops/ godowns which are dangerous to public health shall not be permitted.
 - b) For parking, sufficient area shall be kept in the plot.
 - c) Chairman, NIT shall not allow sub - division of survey number/ Gat No. / Plot number on which such a Development which may cause/ has taken place/ would take place.
 - d) The commercial use is permitted upto a depth of 12m from the building line having public road frontage
2. The plots in which there is an existing development; such commercial use shall be restricted to maximum 15 percent of the existing and proposed development taken together.
3. The landowner / developer / institution shall give guarantee in writing to the Chairman, NIT for following all the stipulated conditions scrupulously.

Note: With prior approval of the Secretary, Urban Development, Government of Maharashtra, Mumbai, the Chairman, NIT shall include other items of public interest in the list which are not covered in the above list.

24.5 Open Space (IS-OS)

24.5.1 Intent

The intent in establishing an Open Space land use is to reserve land for public recreation purpose, either in its natural state or as a landscaped garden, park, playground etc.

24.5.2 Permissible uses

The following uses shall be permissible:

- a) Park, garden,
- b) Botanical Garden or Nature Park
- c) Playground
- d) Plant nursery
- e) Open to sky amphitheatre
- f) Childrens park/play area

24.5.3 Conditional accessory uses permitted

The following uses may be permitted as an accessory to any of the above principal uses, provided the total BUA under these uses does not exceed the specified percentage of site area given below:

- a) Office and/or green room with attached toilet: not exceeding 10 percent of site area,
- b) Green house: not exceeding 10 percent of the site area,
- c) Kiosks: not exceeding 5 percent of the site area,
- d) Detached toilet block: not exceeding 5 percent of the site area,
- e) Restaurants or cafés, each not exceeding 100sqm BUA or 5 percent of the site area, whichever is smaller,
- f) Community hall: not exceeding 1500sqm BUA or 15 percent of the site area, whichever is smaller.

Further, the total covered areas provided under a combination of accessory uses (a) to (f) above shall not exceed 15 percent site area with number of storeys limited to ground + 1.

24.5.4 *Parking*

Open air parking spaces, provided as per the requirements given in Regulation 14 can be permitted with special approval from NIT.

24.6 **No building or premises shall be changed or converted to a use which is not in conformity with the provisions of these Regulations.**

24.7 **Uses to be in conformity with the zone**

Where the use of buildings or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall. Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue upto a period as may be specified in the Development Plan; provided further that a non-conforming use shall not be extended or enlarged except as provided in Regulation No. 14.4 and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations.

24.8 **Non-Conforming Uses**

Where non-conforming users existing prior to the date of enforcement of these regulations are allowed to be continued in the Development Plan, and additions to such non-conforming use not exceeding the permissible FSI / total permissible built up area for the zone or the normal floor area ratio for the non-conforming user, whichever is less, may be permitted subject to the following terms and conditions, namely:

- a) The whole building is owned and occupied by the one establishment only;
- b) The proposed additions are for preventing undue loss or for improving working efficiency or conditions of existing user;
- c) The additions and alternations are meant for the existing user and not proposed to be let out; and
- d) Open spaces and parking spaces required under these Development Control Regulations shall be provided.

PART V GENERAL BUILDING REQUIREMENTS

25 PARTS OF BUILDINGS

25.1 Plinth

25.1.1 Main building

The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 45 cm above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm. above the high flood level.

25.1.2 Courtyards:

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

25.2 Habitable Rooms

25.2.1 Size:

No habitable room shall have a carpet area of less than 9.50sqm. except those in the hostels attached to recognized educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5sqm; the minimum width of a habitable room shall be 2.4m. One full side of a habitable room shall abut on the open space. Where there is more than one room one shall be not less than 9.5m² and other 7.5m².

The size of the room in a single room tenement shall not be less than 12.5sqm with a minimum width of 2.4m.

25.2.2 Height

The height of all rooms for human habitation shall not be less than 2.75m measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear head room under beam shall be 2.4m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling.

- a) In the case of pitched roof, the average height shall not be less than 2.75m and the minimum height at eaves level shall not be less than 2.1m.
- b) In case of double height spaces in residential villas or portions common to two floors of duplex flats, the maximum height shall be 5.65m.

- c) Height of room for I. T. E. for any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

Table 25-1: Maximum internal room heights in buildings

| Sr No | Occupancy type | Maximum internal height of rooms (meters) |
|--------------|--|---|
| 1 | Residential | 3.6 |
| 2 | Educational or Institutional (including govt. offices) | 4.5 |
| 3 | Public occupancy or assembly buildings | 4.5 |
| 4 | Business premises – commercial offices | 4.2 |
| 5 | Mercantile - Retail | 5.5 |
| 6 | Mercantile - wholesale | 5.5 |
| 7 | Auditoriums, cinema halls and theatres with capacity less than 200 persons | 14 |
| 8 | Auditoriums, cinema halls and theatres with capacity more than 200 persons | 11 |
| 9 | Banquet halls and convention halls less than 1000 sqm | 9 |
| 10 | Banquet halls and convention halls more than 1000 sqm | 14 |
| 11 | Industrial buildings | As per industry requirement for process buildings; 4.2m for all other buildings |
| 12 | Storage buildings | 15m in case of warehouses; 4.2m for all other buildings |
| 13 | Hazardous buildings | As per industry requirement for process building; 4.2m for all other buildings |

25.3 **Kitchen**

25.3.1 *Kitchen size*

The area of the kitchen shall not be less than 3.3sqm with a minimum width of 1.5m.

In the case of EWS housing as one room tenements provision for a kitchen is not necessary. Where alcoves (a cooking space having direct access from the main room without any inter communicating door) for cooking are provided, the size shall not be less than 2.4sqm with a minimum width of 1.2m.

25.3.2 *Height*

The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m., subject to provisions of 25.2.2.

25.3.3 *Other Requirement:*

Every room to be used as kitchen shall have

- a) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
- b) Impermeable floor;
- c) Window of not less than 1.0sqm area, opening directly on to an interior or exterior open space, but not into a ventilation shaft;
- d) In case multi-storeyed residential buildings more than 15m in height provision for refuse chutes shall be necessary.

25.4 **Bath Rooms, Water Closets, combined bath room plus water closet**

25.4.1 *Size:*

The minimum size shall be as under

- a) Independent Bathroom 1.00 x 1.2 m.
- b) Independent Water Closet 0.9 m. x 1.2 m.
- c) Combined bath room and water closet. 1.80 sq. m. with minimum width of 1.20 m.

25.4.2 *Height:*

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

25.4.3 *Other Requirements:*

Every bathroom or water closet shall

- a) be so situated that at least one of its wall shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq. m. in area and side not less than 0.3 m. (See Regulation No. 25.11.3);
- b) have the platform or seat made of water tight not absorbent material;
- c) be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room; and
- d) be provided with an impervious floor covering, slopping towards the drain with a suitable grade and not towards verandah or any other room.

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

25.5 **Loft**

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

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

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

25.6 **Mezzanine floor**

25.6.1 *Size*

The aggregate area of the mezzanine floor shall not exceed 50 % of the built up area of that floor. The minimum size of a mezzanine floor if it is used as a habitable room shall not be less than 9.00 sq.m.

25.6.2 *Height*

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

25.6.3 *Other Requirements:*

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

25.7 **Store Room**

25.7.1 *Size*

The floor area of a store room in a residential building where light, ventilation and height are provided at special standards lower than as required for habitable room shall not be more than 3 sq. m.

25.7.2 *Height*

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

25.8 **Garage**

The area of parking lock up garage shall be included in FSI calculations.

25.8.1 *Garage*

The size of a garage in individual residential building shall be not less than 2.5 m. X 5 m. and not more than 3 m. X 6 m.

25.8.2 *Height*

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

25.8.3 *The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.*

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

25.8.5 *Corner Site*

When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the open spaces) shall be placed at the farthest possible part of the plot away from the intersection.

25.9 **Roofs**

25.9.1 *The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from by means of sufficient rain water pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain water is*

carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building.

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

25.9.3 *Rainwater pipes shall be affixed to the outside of the walls of the building or in such other manner as may be approved by the Chairman, NIT.*

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

25.10 Basement

25.10.1 *Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two levels and may be put to only following uses:*

- a) Air conditioning equipment and other machine used for services and utilities of the building;
- b) Parking spaces and
- c) Strong room, bank cellars etc.
- d) Storage of household or other goods of ordinarily noncombustible material and
- e) Storage incidental to principal user.

25.10.2 *The basement shall not be used for habitation, shopping or any uses other than those mentioned above.*

25.10.3 *The basement shall have the following requirements*

- a) Every basement shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.
- b) Portion of basement beyond the building line shall not be within 1.5m of the plot boundary and the top of this shall align with ground level of the site.
- c) The minimum height of the ceiling of any basement shall be 0.9 m. and maximum of 1.2 m. above the average surrounding ground level. However it does not apply to the lower level of the basement in cases where two levels are proposed.
- d) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.
- e) Adequate arrangement shall be made such that surface drainage does not enter the basement.

- f) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and
- g) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors [see Regulation No. 27.3.3 (m)] Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d).
- h) In any circumstances, a basement shall not be used for commercial use or storage of any kind or any such uses which may pose risk to life in case of an emergency.

25.11 Lighting and Ventilation of Rooms

- 25.11.1 *The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area.*
- 25.11.2 *No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.*
- 25.11.3 *Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.*
- 25.11.4 *Ventilation Shaft*

For ventilating the space for water closets and bath room, if not opening on the exterior side of a building, open on the ventilation shaft, the size of which shall not be less than the values given below in Table 25-2.

Table 25-2: Ventilation shaft dimensions by height of buildings

| Height of building (m) | Size of ventilation shaft area (sq.m) | Minimum width of shaft (m) |
|------------------------|---------------------------------------|----------------------------|
| Upto 10 | 1.2 | 0.90 |
| Upto 12 | 3.0 | 1.50 |

| Height of building (m) | Size of ventilation shaft area (sq.m) | Minimum width of shaft (m) |
|-------------------------|---------------------------------------|----------------------------|
| Upto 18 | 4.5 | 1.80 |
| Upto 24 | 5.4 | 1.80 |
| Upto 30 | 8.0 | 2.40 |
| For every 10m above 30m | 8.0 + 1.0 (maximum 12sqm) | 3m |

25.11.5 *In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 25.11.3, the size of ventilation shaft may be relaxed by the Chairman, NIT.*

25.12 Parapet

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

25.13 Wells

Wells intended for supply of water for human consumption or domestic purposes where provided, shall comply with the requirements of Regulation No. 25.13.1 and 25.13.2.

25.13.1 Location:

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

25.13.2 Requirements:

The well shall:

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

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

25.14 **Septic Tanks**

Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of 25.14.1 and 25.14.2.

25.14.1 *Location of septic tanks and subsurface absorption system*

A subsoil dispersion system shall not be closer than 12.00 m. of any source of drinking water, so as to avoid the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

25.14.2 *Requirements:*

- a) Dimensions of septic tanks: Septic tanks shall have minimum width of 75 cm, minimum depth of 1 m. below the water level and a minimum liquid capacity of 1 cu.m. Length of tanks shall be 2 to 4 times the width.
- b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by the Chairman, NIT.
- c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- d) Minimum nominal diameter of pipe shall be 100 mm. further, at junctions of pipes in manholes, direction' of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe.
- e) The gradients of land drains under drainage as well as the bottom of dispersion trenches and soak way should be between 1:300 and 1:400.
- f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height, which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m.
- g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm. in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet

level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm. from the top as an anti mosquito measure.

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

25.14.3 *Septic Tank Requirements:*

Requirements specified by State and Central Government, public Health Institutes such as NEERI, for modern methods of disposal, may also be permissible.

25.15 **Office-cum-Letter Box Room**

In the case of multi-storeyed multi-family dwelling apartments constructed by existing or proposed Cooperative Housing Societies or Apartment Owners Associations, limited companies and proposed societies, an office-cum-letter box room of maximum dimension 3.6 m. x 3 m. shall be provided on the ground floor. In case the number of flats is more than 20, maximum size of the office-cum-letter box shall be 20 sq.m.

25.16 **Meter Rooms**

Meter room size shall be of minimum 3.00 m x 5.00m. Depending upon the requirements, the size shall be increased in consultation with M.S.E.D.C.L.

- 25.16.1 *The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L.*

25.17 Chimneys

- 25.17.1 *Chimneys, where provided shall conform the requirements of IS 145-1960 of latest version.*
- 25.17.2 *Notwithstanding the provisions of Regulation No. 25.17.1, the Chimneys shall be built at least 0.9 m. parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0.6 m. above the ridge of the roof in which the chimney penetrates.*

26 PROVISION OF LIFTS

- 26.1 Provision of lift shall be made for all buildings more than 16 m. in height (See Regulation No. 27.3.9).**

27 EXIT REQUIREMENTS

27.1 General

The following general requirement shall apply to exits.

- (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency;
- (b) In every building, exits shall comply with the minimum requirements of this part, except those not accessible for general public use;
- (c) All exits shall be free of obstructions;
- (d) No building shall be altered to reduce the number, width or protection of exits to less than that required;
- (e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the occupants to the floor concerned;
- (f) All exit ways shall be properly illuminated;
- (g) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way;
- (h) Alarm devices shall be installed for buildings above 15 m. in height, to insure prompt evacuation of the occupants concerned through the exits;
- (i) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street and;
- (j) Exits shall be so arranged that they shall be reached without passing through another occupied unit.

27.2 Types of exits

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

Number and Size of Exits

The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No. 27.2.1, 27.2.2 to 27.2.3.

27.2.1 Arrangement of Exits

Exits shall be so located so that the travel distance on the floor shall not exceed as given in Table 27-1 below.

Table 27-1: Maximum travel distance to an exit

| Type of Building | Travel Distance |
|---|-----------------|
| 1) Residential, educational, institutional and hazardous occupancies | 22.5 m |
| 2) Assembly, business, mercantile, industrial and storage occupancies | 30.0 m |

Note: For sprinklered buildings, the maximum travel distance to an exit shall be 1.5 times the distance given above.

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

27.2.2 Occupant Load:

For determining the exits required the number of persons within any floor area or the occupant load shall be based on the actual number of occupants but in no case, less than that specified in Table 27-2.

Table 27-2: Occupant Load

| Sr. No. | Group of Occupancy | Occupant Load Gross Area *in sq.m. per person |
|---------|---|---|
| 1 | Residential | 12.5 |
| 2 | Educational | 04.00 |
| 3 | Institutional | 15 (see Note-1) |
| 4 | Assembly | |
| | (a) with fixed or loose seats and dance | 0.6 (see Note-2) |

| Sr. No. | Group of Occupancy | Occupant Load Gross Area *in sq.m. per person |
|---------|---------------------------------|---|
| | floors | |
| | (b) without seating facilities | 1.5 (see Note-2) |
| 5 | Mercantile | |
| | Street floor and sales basement | 3 |
| | Upper sale floors | 6 |
| 6 | Business and industrial | 10 |
| 7 | Storage | 30 |
| 8 | Hazardous | 10 |

* The gross area shall mean plinth area or covered area

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

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

27.2.3 Capacity of Exits

The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm. shall be as given in Table 27-3.

Table 27-3: Occupants per Unit Exit Width

| Sr. No. | Group of Occupancy | Number of persons per Stairways of 50cm width | Number of persons per Ramp of 50cm width | Number of persons per doorway of 50cm width |
|---------|--------------------|---|--|---|
| 1 | Residential | 25 | 50 | 75 |
| 2 | Educational | 25 | 50 | 75 |
| 3 | Institutional | 25 | 50 | 75 |

| | | | | |
|---|------------|----|----|----|
| 4 | Assembly | 40 | 50 | 60 |
| 5 | Business | 50 | 60 | 75 |
| 6 | Mercantile | 50 | 60 | 75 |
| 7 | Industrial | 50 | 60 | 75 |
| 8 | Storage | 50 | 60 | 75 |
| 9 | Hazardous | 25 | 30 | 40 |

27.2.4 *For all buildings identified in Regulation No. 6.2.6.1 there shall be a minimum of two staircases. They shall be of an enclosed type stairway. At least one of them shall be on the external walls of buildings and shall open directly to the exterior, interior open space or to any open place of safety.*

27.2.5 *The following minimum width provisions shall be made for stairways:*

- | | | |
|-----|--|--------|
| (a) | Residential Buildings (multi-storey) | 1.2 m |
| | Note: For Individual House and Row housing with G+2 storeys | 0.75 m |
| (b) | Hotel (with accommodation) | 1.50 m |
| (c) | Assembly buildings like auditoria, theatres, Cinemas etc., mangal karyalaya, marriage halls. | 2.00 m |
| (d) | Institutional Buildings like hospitals & Educational | 2.00 m |
| (e) | All other buildings | 1.50 m |

27.3 **Other Requirements of Individual Exits**

The detailed requirements of individual exits are given in regulation No. 27.3.1 to 27.3.10.

27.3.1 *Doorways*

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passage way providing continuous and protected means of egress.
- (b) No exit doorway shall be less than 90 cm in width in case of residential and 100 cm. in width in case of other buildings. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 75 cm. wide.
- (c) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when open, shall reduce the required width of stairway or landing to less than 90 cm. Over head or sliding doors shall not be installed.

- (d) Exit door shall not open immediately upon a flight of stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- (e) Exit doorways shall be openable from the side which they serve without the use of a key.

27.3.2 *Revolving Doors*

- (a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width;
- (b) When revolving doors are considered as required exit way the following assumptions shall be made;
 - (i) Each revolving door shall be credited one half a unit exit width; and
 - (ii) Revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

27.3.3 *Stairways*

- (a) Interior stair shall be constructed of non-combustible materials throughout;
- (b) Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed;
- (c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of required fire- resistance rating. For buildings more than 16 m. in height, the staircase location shall be to the satisfaction of the Chief Fire Officer, Fire Brigade Authority
- (d) Hollow combustible construction shall not be permitted.
- (e) The minimum width of an internal staircase shall be as per the provisions of regulation No. 27.2.5
- (f) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential buildings. In the case of other buildings, the minimum treads shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- (g) The maximum height of riser shall be 20 cm. in the case of residential buildings and 15 cm. in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.
- (h) Handrails shall be provided with a minimum height of 90 cm. from the tread.
- (i) The minimum unobstructed headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.

- (j) No living space, store or other fire risk spaces shall open directly into the external staircase or staircases.
- (k) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through a large lobby.
- (l) In the case of assembly, institutional, residential, hotels, industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escape route shall be provided on the wall / floor and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indication boards indicating the floor number. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of appropriate size.
- (m) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase, one of the staircases may lead to basement levels, provided the same is separated at ground level by either a ventilated lobby or cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement areas at various basement levels by a protected and ventilated lobby / lobbies. The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open spaces shall be 0.3 sq. m. per landing.

27.3.4 *Fire escape or external stairs*

For buildings above 15 m. in height fire escape stairs shall be provided subject to the following conditions:

- (a) Fire escape shall not be taken into account in calculating the evacuation time of building;
- (b) All fire escapes shall be directly connected to the ground;
- (c) Entrance to fire escape shall be separate and remote from the internal staircase;
- (d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required fire resistance;
- (e) Fire escape shall be constructed of non-combustible materials;
- (f) Fire escape stairs shall have straight flights not less than 75 cm. wide with 25 cm. treads and risers not more than 20 cm. The number of risers shall be limited to 16 per flight.
- (g) Handrail shall be of height not less than 90 cm.

- (h) Fire escape staircase shall be connected to other staircases through common passage at every floor.
- (i) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 hours will be accepted as means of access.

27.3.5 *Spiral stairs (fire escape)*

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

27.3.6 *Ramps*

- (1) Ramps for pedestrians:
 - (a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material;
 - (b) The minimum width of the ramps in hospitals shall be 2.25 m;
 - (c) Handrails shall be provided on both sides of the ramp.
- (2) Ramps for basement or storeyed parking: For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m. width and slope of not steeper than 1:10, shall be provided preferably to the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space required for movement of firefighting vehicles. Provided that when a building is abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view.

27.3.7 *Corridors*

- (a) The minimum width of a corridor shall not be less than 90cm in case of 2 storey row housing residential building and 150/200 cm in case of other buildings. Actual width shall be calculated based on the provisions of a regulation No. 27.2.1 to 27.2.5 as per the corresponding width of staircase;
- (b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases; and

- (c) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

27.3.8 *Refuge Area*

For buildings more than 24 m in height, refuge area of 15 sq.m or an area equivalent to 0.3 sq.m per person to accommodate the occupants of two consecutive floors whichever is higher shall be provided as under:

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

- a) For floors above 24 m and upto 39 m – One refuge area on the floor immediately above 24 m.
- b) For floors above 39 m – One refuge area on the floor immediately above 39 m and so on after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI.

Note: Residential flats on multi-storeyed buildings with balcony, need not be provided with refuge area. However, flats without balcony or with enclosed balconies shall be provided with refuge area as given above. All refuge areas shall be accessible from common passages/staircases.

27.3.9 *Lifts*

- (a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.
- (b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided.
- (c) The lift machine room shall be separate and no other machinery shall be installed therein.

27.3.10 *Fire Lift*

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

28 FIRE PROTECTION REQUIREMENTS

All buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the regulations mentioned in Part IV of Fire Protection of National Building Code of India, unless otherwise specified in these regulations. In case of buildings identified in Regulation No. 6.2.6.1 the building schemes shall also be cleared by the Chief Fire Officer, NIT/ Director of Fire Services, Maharashtra.

29 SPECIAL REQUIREMENTS OF OTHER BUILDINGS

29.1 Educational buildings

- 29.1.1 Educational buildings shall not be permissible within 60 m. from the existing assembly building and 90 m. from the existing petrol pump.
- 29.1.2 No classroom shall admeasure less than 38 sq. m. with a minimum dimension of 5.50 m
- 29.1.3 The height of any classroom shall not be less than 3.60 m
- 29.1.4 Exit Requirements -This shall conform to Regulation No. 27
- 29.1.5 Requirements of Water Supply, Drainage and Sanitation:- This shall conform to requirements of Regulation 30
- 29.1.6 Parking spaces - This shall conform to regulation No.14.

29.2 Institutional Buildings (Hospital, Maternity Homes and Health Centre, Sanatoria)

- 29.2.1 Hospitals and Sanatoria shall be constructed on independent plot.
- 29.2.2 Any Special ward in the hospital building shall not admeasure less than 9.0sq.m. in area with no side less than 3 m.
- 29.2.3 Area of the general wards shall not admeasure less than 40sq. m. with no side less than 5.5m, and minimum internal room height of 3.3m.
- 29.2.4 Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall not be allowed in marginal open spaces. Modern method of incineration of the refuge may be adopted.
- 29.2.5 Exit Requirements-This shall conform to regulation No. 27.
- 29.2.6 Institutional buildings other than hospitals shall have a minimum internal room height of 3.6m
- 29.2.7 Requirements of Water Supply, Drainage and Sanitation - This shall conform to requirements of Regulation 30
- 29.2.8 Parking Spaces - This shall conform to Regulation No.14.

29.3 Cinema Theatre (Assembly Halls)

- 29.3.1 Cinema theatres shall not be located within a distance of 60 m. from existing school and hospital building.
- 29.3.2 They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.
- 29.3.3 Exit Requirements -This shall conform to regulations No. 27.
- 29.3.4 Requirements of Water Supply Drainage and Sanitation -This shall conform to the requirements of Section 30
- 29.3.5 Parking Spaces - This shall conform to regulation No. 14.

29.4 Industrial Buildings

- 29.5.1 In addition of provisions of these regulations, regulations prescribed under the Factory Act shall be applicable.
- 29.5.2 In the case of industrial buildings with different operations/processes, the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Prevention of Water Pollution Control Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out in to the air, ground or water course.
- 29.5.3 Exit Requirements -This shall conform to Regulation No. 27.
- 29.5.4 Requirements of Water Supply, Drainage and Sanitation- This shall conform Regulation 30
- 29.5.5 Parking spaces/Loading and unloading spaces- This shall conform to regulation No. 14.
- 29.5.6 For construction of industrial building, buffer zone of 24 m. wide shall be left from residential zone, wherever necessary.

30 INSTALLATION OF SOLAR WATER HEATING SYSTEMS

30.1 General

- 30.1.1 *All building premises with hot water requirements of a capacity exceeding 100 litres per day shall install and use solar water heating (SWH) system, for at least 50 percent of their annual water heating requirement.*

Notwithstanding the above, SWH system should be installed in the following buildings where hot water is required continuously:

- a) Hospitals
- b) Hotels and guest houses
- c) Hostels
- d) Police/ Army Barracks
- e) Canteens
- f) Laboratories and research institutions
- g) Other institutions

30.1.2 *Electrical backup system*

The installation of back-up heater systems utilizing traditional fuels, that is, electricity, gas, or similar fuels, shall be optional depending upon the nature of requirement of hot water. The backup systems may be integrated into SWH system or be separate.

30.1.3 *Maintenance and repair*

An owner or occupier of premises installed with SWH shall use and carry out operation, maintenance and repairs required to keep the installation in good and efficient working condition.

30.2 Buildings to have suitable provisions

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

- a) Open to sky rooftop area
- b) Adequate roof loading criteria adopted in the structural design
- c) Insulated solar water distribution pipelines to each point where hot water is required in the building

- d) If solar heating devices are integrated within the building design, suitable provision shall be made on the parapet walls or south facing vertical walls of the building. Solar collectors should always face southwards.

Note: In order to optimise regular use throughout the year, the best inclination for solar collectors is equal to the local latitude of the place. In winters, the optimum inclination of the solar collector is latitude + 15 degrees south.

30.3 Occupancy norms

Capacity of the solar water heating system shall be based upon the building occupancy norms as given in Table 30-1 below.

Table 30-1: Occupancy norms for solar water heating system

| Sr No | Type of use | 100 liters per day shall be provided for every |
|-------|--|--|
| 1 | Restaurants serving food and drinks with seating / serving area of more than 100 sq. m and above | 40 sq. m. of seating or serving area |
| 2 | Lodging establishments and Tourist Homes | 3 rooms |
| 3 | Hostel and guest houses | 6 beds / persons capacity |
| 4 | Industrial canteens | 50 workers |
| 5 | Nursing homes and hospitals | 4 beds |
| 6 | Kalyana Mandira, Community Hall and Conventional hall (with dining hall and kitchen) | 30 sq. m of floor area |
| 7 | Recreational clubs | 100 sq. m of floor area |
| 8 | Residential buildings | Single dwelling unit measuring 200 sq.m of floor area or site area of more than 400 sq.m whichever is more |

31 PROVISIONS IN BUILDINGS FOR THE PHYSICALLY CHALLENGED

31.1 Definitions

31.1.1 *Non-ambulatory Disabilities*

Impairments that, regardless of cause or manifestation, for all practical purposes confine individuals to wheelchairs.

31.1.2 *Semi - ambulatory Disabilities*

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

31.1.3 *Hearing Disabilities*

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

31.1.4 *Sight Disabilities*

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

31.1.5 *Wheel Chair*

Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

31.2 Scope

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

31.3 Site development

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

31.3.1 *Access Path / Walk Way*

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or

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

31.3.2 *Parking*

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

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

31.4 **Building requirements**

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

- a) Approach to plinth level
- b) Corridor connecting the entrance/exit for the handicapped.
- c) Stair-ways
- d) Lift
- e) Toilet
- f) Drinking Water

31.4.1 *Approach to plinth level*

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

31.4.2 *Ramped Approach*

Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

31.4.3 *Stepped Approach*

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

31.4.4 *Exit/Entrance Door*

Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

31.4.5 *Entrance Landing*

Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

31.4.6 *Corridor connecting the entrance / exit for the handicapped:*

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

- a) 'Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.
- b) The minimum width shall be 1500mm.
- c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d) Hand rails shall be provided for ramps/slope ways.

31.4.7 *Stairways*

One of the stairways – 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 300mm. 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 the top and bottom of each flight of steps.

31.4.8 *Lifts*

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

- Clear internal width - 1100 mm
 - Clear internal length - 2000 mm
 - Entrance door width - 900 mm
- a) A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.
 - b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or
 - c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/ sec.
 - d) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance/exit is either open or closed.

31.4.9 *Toilets*

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

- a) The minimum size shall be 1500 mm x 1750 mm.
- b) Minimum clear opening of the door shall be 900mm 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 500mm from the floor.

31.4.10 *Drinking Water*

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

31.4.11 *Designing for Children*

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

31.5 **Explanatory notes:**

31.5.1 *Guiding / Warning Floor Material:*

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

- a) The access path to the building and to the parking area.
- b) The landing lobby towards the information board, reception, lifts, staircases 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.

31.5.2 *Proper signage*

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking.

Public address system may also be provided in busy public areas. The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours.

International symbol mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the handicapped.

PART VI STRUCTURAL SAFETY, WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS

32 STRUCTURAL DESIGN

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

33 QUALITY OF MATERIALS AND WORKMANSHIP

- 33.1 All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part V Building Materials and Part VII Construction Practices and Safety of National Building Code of India.
- 33.2 All burrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated burrow pit which is likely to cause accumulation of water which may breed mosquitoes.

34 ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS

- 34.1 The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations provided any such alternative has been approved.
- 34.1.1 The provision of these regulations are also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.
- 34.2 The authority may approve any such alternative provided it is found that the proposed alternative is satisfactory and conforms to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire and rate resistance, durability and safety.
- 34.3 **Tests:** Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not

conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Authority may require tests carried out sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.

- 34.3.1 Test methods shall be as specified by the regulations for the materials or design or construction in question preferably the relevant IS Codes. If there are no appropriate test methods specified in the regulations, the Authority shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given the National Building Code of India, published by the Indian Standards Institution. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.
- 34.3.2 Copies of the results of all such tests shall be retained by the authority and the owner for a period of not less than two year after the acceptance of the alternative material.

35 BUILDING SERVICES

- 35.1 The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part VIII Building Services Section 2-Electrical Installations, Section 3-Air- conditioning and Heating of National Building Code of India.
- 35.2 The planning, design including the number of lifts, type of lifts, and capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section - 5 Installation of Lifts and Escalators, National Building Code of India. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.
- 35.2.1 Maintenance of lift in working order: the lifts shall be maintained in working order in line with provisions of Regulation 40.

36 PLUMBING SERVICES

36.1 The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part IX Plumbing Services- Section 1 Water Supply, Section 2 Drainage and sanitation and Section-3 Gas supply of National Building Code of India.

36.2 Requirements of water supply in building

The total requirements of water supply shall be calculated based on the occupancy norms as given in Table 36-1 below.

Table 36-1: Occupancy norms for water supply

| Occupancy | Basis |
|----------------------|---|
| Residential Building | 5 persons tenement |
| Other Buildings | No. of persons on occupant load and area of floors given in Table 14-2. |

36.2.1 The requirements of water supply for various occupancies shall be as given in Tables 36-2, 36-3, and 36-4 or as specified by the Authority from time to time.

Table 36-2: Per capita water requirements for various occupancies / uses

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

| Sr. No. | Occupancy | Consumption per head per day (in litres) |
|---------|---|--|
| 5 | Government of Semi-public business. | 45 |
| 6 | Mercantile (Commercial): (a) Restaurants (per seat) (b) Other business buildings. | 70 45 |
| 7 | Industrial : (a) Factories where bath-rooms are to be provided (b) Factories where no bath-rooms are required to be provided. | 45 30 |
| 8 | Storage (including warehousing) | 30 |
| 9 | Hazardous. | 30 |
| 10 | Intermediate / Stations (excluding mail and express stops). | 45(25)* |
| 11 | Junction Stations | 70(45)* |
| 12 | Terminal / Stations. | 45 |
| 13 | International and domestic Airports. | 70 |

*The values in parenthesis are for stations where bathing facilities are not provided.

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

Table 36-3: Flushing Storage Capacities

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

Table 36-4: Domestic Storage Capacities

| Sr No. | No. of Floors | Storage Capacity | Remarks |
|--|--------------------------------------|--------------------------|--|
| For premises occupied as tenements with common conveniences | | | |
| 1 | Floor (Ground) | NIL | Provided no downtake fittings are installed. |
| 2 | Floors 1,2, 3, 4, 5 and upper floors | 500 litres* per tenement | |
| For premises occupied as Flats or blocks | | | |
| 1 | Floor (Ground) | NIL | Provided no downtake fittings are installed. |
| 2 | Floors 1,2,3,4,5 and upper floors | 500* litres. | |

Note 1: If the premises are situated at a place higher than the road level in the front of the premises, storage at ground level shall be provided on the same line as on floor 1.

Note 2: The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculation on the number of downtake fittings according to the scales given.

| | |
|---------------|-----------------|
| Downtake taps | 70 litres each |
| Showers | 135 litres each |
| Bathtubs | 200 litres each |

** Subject to provisions of water supply and drainage rules.*

- 36.3 Requirements of Sanitary Fittings - The sanitary fittings and installations for different occupancies shall be as given in Tables 36-5 to 36-16. The total requirements shall be calculated based on the occupancy norms as per table 36-2.

Table 36-5: Sanitation requirements for shops and commercial offices

| Sl No | Fixtures | Public Toilets | | Staff Toilets | |
|-------|--|---|-----------|------------------------------|-----------|
| | | Male | Females | Male | Females |
| (1) | (2) | (3) | (4) | (5) | (6) |
| i) | Executive Rooms and Conference Halls in Office Buildings | | | | |
| | Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement | Unit could be common for Male/Female or separate depending on the number of user of each facility | | For individual officer rooms | |
| ii) | Main Office Toilets for Staff and Visitors | | | | |
| a) | Water-closets | 1 per 25 | 1 per 15 | 1 per 25 | 1 per 15 |
| b) | Ablution tap with each water-closet | 1 in each water-closet | | | |
| c) | Urinals | Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 101-200 Over 200 | — | Nil up to 6 | — |
| | Add @ 3% for Add @ 2.5 % | | | | |
| d) | Washbasins | 1 per 25 | 1 per 25 | 1 per 25 | 1 per 25 |
| e) | Drinking water fountain | 1 per 100 | 1 per 100 | 1 per 100 | 1 per 100 |
| f) | Cleaner's sink | 1 per floor | | | |

Table 36-6: Sanitation Requirements for Hotels

| Sl No | Fixtures | Offices/Visitors | | Workers | |
|-------|--|---|--|---|--|
| | | Male | Female | Male | Female |
| (1) | (2) | (3) | (4) | (5) | (6) |
| i) | Water-closets (Workers & Staff) | 1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100 | 1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 | 1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100 | 1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 |
| | For persons 101-200 add | 3% | 5% | 3% | 5% |
| | For persons over 200 add | 2.5% | 4% | 2.50% | 4% |
| ii) | Ablution tap | 1 in each water-closet | 1 in each water-closet | 1 in each water-closet | 1 in each water-closet |
| iii) | Urinals | Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 | — | Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 | — |
| | For persons 101-200 add | 3% | | 3% | |
| | For persons over 200 add | 2.50% | | 2.50% | |
| iv) | Washbasins | 1 per 25 or part thereof | 1 per 25 or part thereof | 1 per 25 or part thereof | 1 per 25 or part thereof |
| | Washbasins in rows or troughs and taps spaced 750 mm c/c | | | | |
| v) | Drinking water fountain | 1 per every 100 or part thereof with minimum one on each floor | | 1 per every 100 or part thereof with minimum one on each floor | |
| vi) | Cleaner's sink | 1 on each floor | 1 on each floor | 1 on each floor | 1 on each floor |
| vii) | Showers/Bathing rooms | As per trade requirements | | | |
| viii) | Emergency shower and eye wash fountain | — | — | 1 per every shop floor per 500 persons | |

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

Table 36-7: Sanitation Requirements for Educational Occupancy

| Sl No. | Fixtures | Nursery School | Non-Residential | | Residential | |
|--------|---------------------------------|--|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| | | | Boys | Girls | Boys | Girls |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) |
| i) | Water-closets | 1 per 15 pupils or part thereof | 1 per 40 pupils or part thereof | 1 per 25 pupils or part thereof | 1 per 8 pupils or part thereof | 1 per 6 pupils or part thereof |
| ii) | Ablution tap | One in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals | One in each water-closet | One in each water-closet | One in each water-closet | One in each water-closet |
| iii) | Urinals | — | 1 per 20 pupils or part thereof | — | 1 per 25 pupils or part thereof | — |
| iv) | Washbasins | 1 per 15 pupils or part thereof | 1 per 60 pupils or part thereof | 1 per 40 pupils or part thereof | 1 per 8 pupils or part thereof | 1 per 6 pupils or part thereof |
| v) | Bath/Showers | 1 per 40 pupils or part thereof | — | — | 1 per 8 pupils or part thereof | 1 per 6 pupils or part thereof |
| vi) | Drinking water fountain or taps | 1 per 50 pupils or part thereof | 1 per 50 pupils or part thereof | 1 per 50 pupils or part thereof | 1 per 50 pupils or part thereof | 1 per 50 pupils or part thereof |
| vii) | Cleaner's sink | | | | 1 per each floor | |

NOTES

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

2 For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.

Table 36-8: Sanitation Requirements for Institutional (Medical) Occupancy (Hospitals)

| Sl No. | Fixtures | Patient Toilets | | Staff Toilets | |
|--|---|--|------------------------------|---|-------------------------------|
| | | Male (3) | Female (4) | Male (5) | Female (6) |
| (1) | (2) | | | | |
| i) | Toilet suite comprising one WC and one washbasin and shower stall | Private room with up to 4 patients | | For individual doctor's/officer's rooms | |
| For General Wards, Hospital Staff and Visitors | | | | | |
| ii) | Water-closets | 1 per 8 beds or part thereof | 1 per 8 beds or part thereof | 1 for up to 15 2 for 16-35 | 1 for up to 12 2 for 13-25 |
| iii) | Ablution tap | One in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals | One in each water-closet | One in each water-closet | One in each water-closet |
| iv) | Urinals | 1 per 30 beds | — | Nil up to 6 1 for 7 to 20 2 for 21-45 | — |
| v) | Washbasins | 2 for every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof | | 1 for up to 15 2 for 16-35 | 1 for up to 12 2 for 13-25 |
| vi) | Drinking water fountain | 1 per ward | | 1 per 100 persons or part thereof | |
| vii) | Cleaner's sink | 1 per ward | | — | |
| viii) | Bed pan sink | 1 per ward | | — | |
| ix) | Kitchen sink | 1 per ward | | — | |
| NOTES | | | | | |
| 1 Some WC's may be European style if desired. | | | | | |
| 2 Male population may be assumed as two-third and female population as one-third. | | | | | |
| 3 Provision for additional and special hospital fittings where required shall be made. | | | | | |

Table 36-9: Sanitation Requirements for Institutional (Medical) Occupancy (Staff Quarters and Hostels)

| Sl No. | Fixtures | Staff Quarters | | Nurses Homes | |
|---|-------------------------|--|---------------------------------|---|--|
| | | Male | Female | Male | Female |
| (1) | (2) | (3) | (4) | (5) | (6) |
| i) | Water-closets | 1 per 4 persons or part thereof | 1 per 4 persons or part thereof | 1 per 4 persons or part thereof 2 for 16-35 | 1 per 4 persons or part thereof 2 for 13-25 |
| ii) | Ablution tap | One in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals | One in each water-closet | One in each water-closet | One in each water-closet |
| iii) | Washbasins | 1 per 8 persons or part thereof | | 1 per 8 persons or part thereof | |
| iv) | Bath (Showers) | 1 per 4 persons or part thereof | | 1 per 4 to 6 persons or part thereof | |
| v) | Drinking water fountain | 1 per 100 persons or part thereof, minimum 1 per floor | | 1 per 100 persons or part thereof, minimum 1 per floor | |
| vi) | Cleaner's sink | 1 per Floor | | 1 per Floor | |
| NOTES | | | | | |
| 1 Some WC's may be European style if desired. | | | | | |
| 2 For independent housing units fixtures shall be provided as for residences. | | | | | |

Table 36-10: Sanitation Requirements for Government and Public Business Occupancies and Offices

| Sl No | Fixtures | Public Toilets | | Staff Toilets | |
|-------|---|---|-----------|------------------------------|-----------|
| | | Male | Females | Male | Females |
| (1) | (2) | (3) | (4) | (5) | (6) |
| i) | Executive Rooms and Conference Halls in Office Buildings Toilet suite comprising one WC, one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement | Unit could be common for Male/Female or separate depending on the number of user of each facility | | For individual officer rooms | |
| ii) | Main Office Toilets for Staff and Visitors | | | | |
| a) | Water-closets | 1 per 25 | 1 per 15 | 1 per 25 | 1 per 15 |
| b) | Ablution tap with each water-closet | 1 in each water-closet | | | |
| c) | Urinals | Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 101-200 Over 200 | — | Nil up to 6 | — |
| | Add @ 3% for Add @ 2.5 % | | | | |
| d) | Washbasins | 1 per 25 | 1 per 25 | 1 per 25 | 1 per 25 |
| e) | Drinking water fountain | 1 per 100 | 1 per 100 | 1 per 100 | 1 per 100 |
| f) | Cleaner's sink | 1 per floor | | | |

Table 36-11: Sanitation Requirements for Residences

| Sr | Fitments | Dwellings with Individual Conveniences | Dwellings without Individual Conveniences |
|-----|---------------|--|--|
| (1) | (2) | (3) | (4) |
| 1 | Bath Room | 1 Provided with water tap | 1 for every two tenements |
| 2 | Water-Closet | 1 Provided with water tap | 1 for every two tenements |
| 3 | Sink (Nahani) | 1 Provided with water tap | ----- |
| 4 | Water Tap | ----- | 1 with draining arrangements in each tenement 1 in common bathrooms and common water- closets |

Note: Where only one water closet is provided in a dwelling, the bath and the water closet shall be separately accommodated.

Table 36-12: Sanitation Requirements for Assembly Occupancy Buildings (Cinemas, Theatres and Auditoria)

| Sl No. | Fixtures | Public | | Staff | |
|---|-------------------------|--|--|--|-------------------------------|
| | | Male | Female | Male | Female |
| (1) | (2) | (3) | (4) | (5) | (6) |
| i) | Water-closets | 1 per 100 up to 400 Over 400 add at 1 per 250 or part thereof | 3 per 100 up to 200 Over 200 add at 2 per 100 or part thereof | 1 for up to 15 | 1 for up to 12 |
| ii) | Ablution tap | 1 in each water-closet | 1 in each water-closet | 1 in each water-closet | 1 in each water-closet |
| | | 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals | | | |
| iii) | Urinals | 1 per 25 or part thereof | — | Nil up to 6 1 for 7-20 2 for 21-45 | — |
| iv) | Washbasins | 1 per 200 or part thereof | | 1 for up to 15 2 for 16-35 | 1 for up to 12 2 for 13-25 |
| v) | Drinking water fountain | ← 1 per 100 persons or part thereof → | | | |
| vi) | Cleaner's sink | ← 1 per floor → | | | |
| vii) | Showers/Bathing rooms | ← As per trade requirements → | | | |
| NOTES | | | | | |
| 1 Some WCs may be European style if desired. | | | | | |
| 2 Male population may be assumed as two-third and female population as one-third. | | | | | |

Table 36-13: Sanitation Requirements for Public Occupancy Buildings (Art Galleries, Libraries and Museums)

| Sl No. | Fixtures | Public | | Staff | |
|---|-------------------------|--|---|---|-------------------------------|
| | | Male | Female | Male | Female |
| (1) | (2) | (3) | (4) | (5) | (6) |
| i) | Water-closets | 1 per 200 up to 400 Over 400 add at 1 per 250 or part thereof | 1 per 100 up to 200 Over 200 add at 1 per 150 or part thereof | 1 for up to 15 2 for 16-35 | 1 for up to 12 2 for 13-25 |
| ii) | Ablution tap | One in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals | One in each water-closet | One in each water-closet | One in each water-closet |
| iii) | Urinals | 1 per 50 | — | Nil up to 6 1 per 7 to 20 2 per 21-45 | — |
| iv) | Washbasins | 1 for every 200 or part thereof. For over 400, add at 1 per 250 persons or part thereof | 1 for every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof | 1 for up to 15 2 for 16-35 | 1 for up to 12 2 for 13-25 |
| v) | Drinking water fountain | ← 1 per 100 persons or part thereof → | | | |
| vi) | Cleaner's sink | ← 1 per floor, <i>Min</i> → | | | |
| vii) | Showers/Bathing rooms | ← As per requirements → | | | |
| NOTES | | | | | |
| 1 Some WC's may be European style if desired. | | | | | |
| 2 Male population may be assumed as two-third and female population as one-third. | | | | | |

Table 36-14: Sanitation Requirements for Restaurants

| Sl No. | Fixtures | Public Rooms | | Non-Residential Staff | |
|---|--------------------------|--|--|--|--|
| | | Male | Female | Male | Female |
| (1) | (2) | (3) | (4) | (5) | (6) |
| i) | Water-closets | 1 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof | 2 per 50 seats up to 200 Over 200 add at 1 per 100 or part thereof | 1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100 | 1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 |
| ii) | Ablution tap | One in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals | One in each water-closet | One in each water-closet | One in each water-closet |
| iii) | Urinals | 1 per 50 persons or part thereof | — | Nil up to 6 1 for 7 to 20 2 for 21-45 3 for 46-70 4 for 71-100 | — |
| iv) | Washbasins | 1 per WC | 1 per WC | 1 per WC | 1 per WC |
| v) | Cleaner's sink | | 1 per each restaurant | | |
| vi) | Kitchen sink/Dish washer | | 1 per kitchen | | |
| NOTES | | | | | |
| 1 Some WC's may be European style if desired. | | | | | |
| 2 Male population may be assumed as two-third and female population as one-third. | | | | | |
| 3 Provision for additional and special fittings where required shall be made. | | | | | |

Table 36-15: Sanitation Requirements for Factories

| Sl No | Fixtures | Offices/Visitors | | Workers | |
|-------|--|---|--|---|--|
| | | Male (3) | Female (4) | Male (5) | Female (6) |
| i) | Water-closets (Workers & Staff) | 1 for up to 25 2 for 16-35 3 for 36-65 4 for 66-100 | 1 for up to 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 | 1 for up to 15 2 for 16-35 3 for 36-65 4 for 66-100 | 1 for up to 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 |
| | For persons 101-200 add | 3% | 5% | 3% | 5% |
| | For persons over 200 add | 2.5% | 4% | 2.50% | 4% |
| ii) | Ablution tap | 1 in each water-closet | 1 in each water-closet | 1 in each water-closet | 1 in each water-closet |
| iii) | Urinals | Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 | — | Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 | — |
| | For persons 101-200 add | 3% | | 3% | |
| | For persons over 200 add | 2.50% | | 2.50% | |
| iv) | Washbasins | 1 per 25 or part thereof | 1 per 25 or part thereof | 1 per 25 or part thereof | 1 per 25 or part thereof |
| | Washbasins in rows or troughs and taps spaced 750 mm c/c | | | | |
| v) | Drinking water fountain | 1 per every 100 or part thereof with minimum one on each floor | | 1 per every 100 or part thereof with minimum one on each floor | |
| vi) | Cleaner's sink | 1 on each floor | 1 on each floor | 1 on each floor | 1 on each floor |
| vii) | Showers/Bathing rooms | As per trade requirements | | | |
| viii) | Emergency shower and eye wash fountain | — | — | 1 per every shop floor per 500 persons | |

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

Table 36-16: Sanitation Arrangements for Large Stations and Airports

| Sl No. | Fixtures | Junction Stations, Intermediate Stations and Bus Stations | | Terminal Railway and Bus Stations | | Domestic and International Airports | |
|--------|---|--|---|---|---|---|--|
| | | Males | Females | Males | Females | Males | Females |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| i) | Water-closets | 3 for up to 1 000 Add 1 per additional 1 000 or part thereof | 4 for up to 1 000 Add 1 per additional 1 000 or part thereof | 4 for up to 1 000 Add 1 per additional 1 000 or part thereof | 5 for up to 1 000 Add 1 per additional 1 000 or part thereof | Minimum 2 For 200 5 For 400 9 For 600 12 For 800 16 For 1 000 18 | Minimum 2 For 200 8 For 400 15 For 600 20 For 800 26 For 1 000 29 |
| ii) | Ablution tap | One in each water-closet | One in each water-closet | One in each water-closet | One in each water-closet | One in each water-closet | One in each water-closet |
| | | 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals | | | | | |
| iii) | Urinals | 4 for up to 1 000 Add 1 per additional 1 000 | — | 6 for up to 1 000 Add 1 per additional 1 000 | — | 1 per 40 or part thereof | — |
| iv) | Washbasins | 1 per WC/Urinal | 1 per WC | 1 per WC/Urinal | 1 per WC | 1 per WC/Urinal | 1 per WC |
| v) | Bath/Showers | 2 per 1 000 | | 3 per 1 000 | | 4 per 1 000 | |
| vi) | Drinking water fountain or taps (in common lobby for male/female) | 2 per 1 000 or part thereof | | 3 per 1 000 or part thereof | | 4 per 1 000 or part thereof | |
| vii) | Cleaner's sink | 1 per toilet compartment with 3 WC's | 1 per toilet compartment with 3 WC's | 1 per toilet compartment with 3 WC's | 1 per toilet compartment with 3 WC's | 1 per toilet compartment with 3 WC's | 1 per toilet compartment with 3 WC's |
| viii) | Toilet for Disabled | 1 per 4 000 | 1 per 4 000 | 1 per 4 000 | 1 per 4 000 | 1 per 4 000 (Minimum 1) | 1 per 4 000 (Minimum 1) |

NOTES

- 1 Some WC's may be European style if desired.
- 2 Male population may be assumed as three-fifth and female population as two-fifth.
- 3 Separate provision shall be made for staff and workers.

PART VII OTHER REGULATIONS

37 SIGNS AND OUTDOOR DISPLAY STRUCTURES

- 37.1 **The display of advertising signs on buildings and land shall be in accordance with Part X "Signs and outdoor display structures" of National Building Code of India as amended from time to time.**

In addition to provisions of Regulation No. 37.1 the following provisions shall be complied with for permitting advertising signs.

37.1.1 *Roof Signs*

Roof signs shall not be permissible.

37.1.2 *Wall Signs*

Wall signs shall be below the level of the roof slab of the ground floor.

a) Any sign attached to the wall shall not project more than 7.5cm from the wall.

b) Lighting reflections may project maximum 50 cm beyond the wall surface.

37.1.3 *Project sign shall not project beyond 0.90m from the wall*

37.1.4 *The overhead clearance from the ground level shall not be less than 2.50m.*

37.1.5 *No project sign shall be above the ground floor roof slab level.*

37.1.6 *Projecting signs shall include polls signs.*

37.1.7 *Marquee signs*

They shall not project beyond the chajja in the building and shall not be above the ground floor roof slab height. They shall be above 2.50m height from ground level.

37.1.8 *Sky signs shall not be permitted within the boundaries of the Improvement Scheme.*

37.1.9 *Prohibition of advertising signs and outdoor display structure in certain cases*

Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Chairman, or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said building's own purposes or related programmes.

38 ERECTION OF MOBILE TOWERS

38.1 Mobile towers may be allowed to be erected, subject to following conditions:

- a) Mobile towers may be allowed to be erected only within the commercial land use zone on ground. Mobile towers are not permitted to be constructed on top of buildings
- b) Approach road of minimum 12m width shall be necessary.
- c) The area of the cabin should not be more than 20sqm.
- d) The use of the cabin is for keeping the instruments used for Cellular Mobile Phone.
- e) Any change made by the Government in this respect is binding.
- f) On termination of service of mobile phone, the applicant/land owner /agency should demolish the cabin and tower at his own cost.
- g) The structural stability of the tower or building should be certified by the appropriate authorities.
- h) License should be produced from the telecommunication authorities.
- i) If the land comes under Aviation Zone, no objection certificate should be produced from the aviation authorities.
- j) Entire responsibilities will be fixed on the concerned applicant agency / land owner for any mishap occurred during erection of tower.
- k) The consents from the owner, co-owner and tenement owner are necessary.
- l) Development Charges under Chapter VI-A of the Maharashtra Regional and Town Planning Act, 1966 shall be levied as decided by the Government from time to time.
- m) Any directions in this regard issued by the Government from time to time or policies framed by the Government shall prevail over these Regulations.

39 REGULATIONS FOR GAOTHAN AREAS

39.1 Uses permitted

Development in gaothan areas shall be intended mainly for residential purpose excepting areas reserved for public purpose or municipal purposes in the Improvement Scheme plan. All other uses as listed out under Residential use (IS R1) and Mixed Residential use (IS-MR) in Regulation 24 shall be permitted in the gaothan areas.

39.2 Floor space index

39.2.1 *Applicable FSI for residential, mixed residential and commercial developments within gaothan areas shall be as given below:*

- a) Plots with area up to 1000sqm: 1.00
- b) Plots with area more than 1000sqm: 1.25

39.2.2 *In case of redevelopment scheme of a residential property*

- a) The size of the tenements shall be minimum 15sqm
- b) Where the existing tenement density exceeds 250 tenements per hectare, the development scheme should accommodate all the existing tenements, as far as possible subject to the condition that proposed FSI does not exceed 25% above the permissible FSI of 1.00
- c) Where the existing tenement density is less than 250 tenements per hectare, the redevelopment scheme may accommodate the number of tenements so that the FSI does not exceed 1.00 and the tenement density does not exceed 250 per Ha.

39.2.3 *Education, public health and charitable buildings*

Normally, the FSI permissible for above buildings would be 1.00. However, in special circumstances additional FSI up to 50% subject to maximum of 2.50 may be permitted in consultation with Secretary, Urban Development, Government of Maharashtra, Mumbai.

39.3 Building setbacks

39.3.1 *The minimum front set back from the existing or proposed roads shall be as under:*

- (i) Plots on streets with width 7.5m to 12m: 2.0m
- (ii) Plots on streets with width 12m and above: 3.0m

39.3.2 *Side and rear setbacks for streets above 7.5m wide shall be as below:*

| Residential Plot Area | Sides | Rear |
|------------------------------|--------------|-------------|
| Below 180sqm | 1.00 m | 1.00 m |
| Between 180 and 270sqm | 2.00 m | 2.00 m |
| Above 270sqm | 3.00 m | 3.00 m |

For common wall construction depth or/ and width shall not be more than 8 mts.

39.3.3 *Setbacks for plots on streets below 7.5m wide*

For properties which have access from streets between 4.5 and 7.5m wide, setbacks shall not be required subject to condition that the street shall be clear of any structural projection from the building.

Properties which have access from lanes less than 4.5m wide, a setback of 2.25m shall be provided from the centre line of such lane.

Streets less than 4.5m wide shall be treated as lanes only when they serve as access to the properties fronting on them. Where the streets, despite their narrowness, form part of traffic circulation system, widening shall be proposed and normal setback mentioned above shall be applicable.

39.3.4 *Permissible projections in the marginal open spaces resulting from building setbacks*

Structural projections such as balconies, cornices, weather sheds, roof shall be allowed only up to width of 0.6m within the marginal open space, as given in regulation 21.

39.3.5 *Setbacks for education, public health and charitable buildings*

Buildings related to education, public health and charitable institutions shall have a setback of 3m on all sides.

39.4 **Permissible height**

The height of the building shall not be more than 18m and shall also be governed by the width the road in front as per regulation No. 23.2.

39.5 **Ground coverage**

The maximum ground coverage shall be 2/3rd of the plot area.

39.6 Pathway for access to the internal building or interior part of the building

The pathway shall not be less than 3.6m. (12 ft) in width and no portion of any building shall overhang or project below a height of 3.6m from the surface of such passage. Subject to the condition that if in the opinion of the Chairman, the length of such passage or the number of buildings served by such passage requires extra width or clear height than given above.

39.7 Parking

| Sr | Occupancy | For every | No of Cars | No of Scooters | No of Cycles |
|----|---|--|------------|----------------|--------------|
| 1 | Residential | 1 tenement with carpet area upto 80sqm | 1 | 2 | 2 |
| | | 2 tenements with carpet area 40 to 80sqm | 0 | 2 | 4 |
| | | 4 tenements with carpet area upto 40sqm | 0 | 4 | 8 |
| 2 | Public health (hospital/ nursing home/ clinic) | Carpet area of 80sqm or 20 beds | 3 | 2 | 4 |
| 3 | Educational | Carpet area 100sqm – administration/ public service area | 2 | 2 | 4 |
| 4 | Government or Semi-public (library, auditorium, place of worship, community hall) | Carpet area 100sqm | 2 | 2 | 4 |
| 5 | Commercial/ Mercantile | Carpet area 100sqm | 2 | 2 | 4 |

39.8 Relaxations

The provisions of 39.2 to 39.7 may be relaxed by the Chairman in special circumstances. However, if the width of property is less than 3.6m (12 ft) the entire ground floor shall be on stilts.

40 ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR BUILDINGS

40.1 General

In addition to the provisions of Part IV Fire Protection of National building Code of India, the Chief Fire Officer, NIT/ Director of Fire Services, Maharashtra may insist on suitable provisions in buildings from fire safety and fire fighting point of view for buildings more than 15m in height and buildings covered by Regulation no 6.2.6.1

40.2 Construction

- a) 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 panelling, floor covering 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 on non - combustible or of plasterboard.
- b) Stairways and corridors shall not contain combustible materials.
- c) Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceilings 2 hours to 4 hours.
- d) Internal walls and partitions separating corridors from areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than one hour. There shall be no openings in such walls other than for doors or delivery hatches with fire resistance not less than half an hour to one hour. Fire sections (fire walls) subdividing the building to prevent fire spread, shall have a fire resistance rating not less than two hours.
- e) Facades shall consist of non - combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

40.3 Staircase enclosures for buildings more than 15m in height

- a) The internal enclosing walls of staircase shall be of brick or R.C.C. Construction having fire resistance of not less than two hours. All enclosed staircase shall be reached via ventilated lobby and shall have access through self closing doors of at least half hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action door closers.
- b) The staircase enclosures on external walls of the building shall be ventilated to atmosphere at each' landing.
- c) Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and open able sashes at each landing level with area not less than 0.5 sq.m shall be provided on the external wall. 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.

- d) 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.

40.4 **Lift enclosures**

- a) 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. mm. (0.2 sq. m.) in clear area. Lift motor rooms shall preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.
- b) Exit from the lift, lobby if located in the core of the, building, shall be through a self closing smoke stop door of half hour fire resistance.
- c) Lift shall not normally communicate with the basement. However, one of the lifts may be permitted to reach the basement levels provided the lift lobby at each basement level is pressurised and separated from the rest of the basement areas, by smoke actuated fire resisting door of two hours fire resistance. These doors can also be kept in hold open position by an electro magnet device to be linked with smoke detector.

40.5 **External windows**

Areas 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.)

40.6 **Basements**

- a) Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level, Inlets and exhausts may be terminated at ground level with stall boards or pavement lights as above but ducts to convey fresh air to the basement floor level have to be laid. Stall boards and pavement lights should be in positions easily accessible to the Fire Brigade and clearly marked ' SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

- b) The staircase of basements shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement 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 storage of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors for one hours fire resistance. If the travel distance exceeds 18.50 m. additional staircases at proper places shall be provided.
- c) Mechanical extractors for smoke venting system from lower basement level 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.
- d) Kitchens working on gas fuel, departmental stores, and shops shall not be permitted in basement.

40.7 **Compartmentation (Fire Sections)**

If the un-compartmented floor space on a floor exceeds 750 sq.m it shall be separated in compartments each not exceeding 750 sq.m: by means of fire walls of not less than two hours fire resistance. In extended buildings, fire walls should be erected at distances not exceeding 40 m. For floors with sprinklers, the area mentioned above may be increased by 50 percent.

40.8 **Service Ducts**

- a) Service ducts shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection of access shall also have a fire resistance not less than two hours.
- b) If the cross sectional area exceeds 1 sq. m., it shall be sealed where it passes a floor by carrying the floor through the duct. 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.
- c) 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.

40.9 **Refuse Chutes and Refuse Chambers**

- a) Hoppers to refuse chutes shall be situated in well ventilated position 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.

- b) 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.
- c) Refuse chutes shall not be provided in staircase walls, air conditioning shafts etc.
- d) 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 exist routes.

40.10 **Building Services**

40.10.1 *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, inter-com 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 and blowers for pressurising system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others. Master switches controlling essential services circuits shall be clearly labelled.
- 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 false ceiling shall run in metal conduit.
- f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensee service and alternate supply cables. 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 licensee's cables shall be aggregated from consumer cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside.
- h) PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.

40.10.2 *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 interconnection of this shaft with the rest of the floors. Gas meters shall be housed in a suitably constructed metal cup - board located at well ventilated space at ground level.

40.10.3 *Staircase and Corridor Lightings*

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on
- b) The ground floor easily accessible of fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- c) 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.
- d) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the stair case 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.
- e) Emergency lights shall be provided in the staircase corridor for assembly, and institutional buildings.

40.10.4 *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, pressurization fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously: If the stand by pump is driven by diesel engine, the generator supply need not be connected to the stand - by pump. Where parallel HV / LV supply from a separate substation is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Chief Fire Officer, Nagpur Fire Brigade.

40.10.5 *Transformers*

- a) If transformers are housed in the building below the ground level, it shall be necessarily in the first basement in separate fire resisting room of four hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with steel door of two hours fire rating. A curve (sill) of a suitable height shall be provided with at the entrance in order to prevent the flow of oil from ruptured transformer into other parts of the

basement. The direct access to the transformer room shall be provided preferably from outside. The 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 of transformers housed in the basements totally segregated from other areas of tile basements by four hours fire resisting walls with an access directly from outside it may be protected by carbon dioxide 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 the premises by fire resisting walls of four 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, 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.

40.10.6 *Air - conditioning*

- a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as a return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with IS. 655-1963 metal air ducts (Revised) :
- c) Wherever the ducts pass through firs walls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete glass wool 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 materials such as glass wool, spun glass with neoprene facing.
- 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 walls. The fire dampers shall be capable of operating manually.
- g) Air ducts serving main floor areas, corridor etc. shall not pass through the staircase enclosure.
- h) The air handling unit shall as far as possible be separate for each floor and air, ducts for every floor shall be separate and in no way interconnected with the ducting on 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 below. -
- 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 on every floor.
- m) Automatic fire damper shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operation of a smoke detector.
- n) The air filters of the air handling units shall be of non - combustible materials.
- o) The air handling unit shall not be used for storage of any combustible materials.
- p) Inspection panels shall be provided in main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- q) No combustible material shall be fixed nearer than 15 cm. to any duct unless such duct is properly enclosed and protected with non - combustible material (Glass wool or spun glass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2 mm. thick and which would not readily conduct heat.

40.10.7 *Boiler Room*

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 escape routes.
- b) The boiler shall be installed in a fire resisting room of four 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 two 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 four 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 services to use foam in case of fire.

40.11 Provision of first aid fire fighting appliances

- a) The first aid fire fighting equipments shall be provided on all floor including basements, lift rooms etc. in accordance with IS: 2217, 1963 Recommendations for providing First aid Fire Fighting Arrangements in Public Buildings in consultation with the Chief Fire Officer, Nagpur fire Brigade
- b) The fire fighting appliance shall be distributed over the building in accordance with IS: 2190. 1971 Code of practice for selection, installation and maintenance of portable first aid fire appliances.

40.12 Fixed Fire Fighting Installations

Buildings above 15 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 details given in (a) to (h).

- a) The wet riser installations shall conform to IS: 3844.1966 Code of practice for installation of internal fire hydrants in multi-storeyed buildings. In addition, Wet Riser shall be designed for zonal distribution ensuring that unduly high pressures are not developed in risers and hose pipes.
- b) 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 storage tank with capacity specified for each building with arrangements of replenishment by main or alternative source of supply a 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 service. Provision of suitable number of manholes shall be made available for inspection, repairs and inspection of suction hose 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 of discharging 225 litres per minute to a visible drain point from which by a separate conduits, the overflow shall be conveyed to a storm water drain.
- c) 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 (Fig.40-2).
- d) The static water storage tank shall be provided with a fire brigade collecting branching with 4 Nos. 63 mm. dia. (2 Nos. 63 mm diameter for pump with capacity

1400 litres / minute) instantaneous main inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitably fixed pipe not less than 15 cm. dia., to discharge water into the tank when required at a rate of 2250 litres per minute.

- e) Automatic Sprinklers: Automatic sprinklers shall be installed
 - (i) In basement used as car parks, if the area exceeds 500 sq.m.
 - (ii) In multi-storey basements used as car parks, and for housing essential services ancillary to a particular occupancy
 - (iii) Any room or other compartment of a building exceeding 500 sq.m area
 - (iv) Departmental stores or shops that totally exceed 750 sq.m area
 - (v) All non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independent of the remainder of a building
 - (vi) Godown and warehouses as considered necessary,
 - (vii) On all floors of the buildings other than apartment buildings, if the height of the building exceeds 60 m.
 - (viii) Dressing rooms, scenery docks, stages and stage basement of theatre.
- f) Automatic high pressure water sprays (mulsifyre system). This system shall be provided for protection of indoor transformers of a substation in a basement area.
- g) Foam generating system: This system shall be provided for protection of boiler rooms with its ancillary storage of furnace oils in basement.
- h) Carbon dioxide Fire Extinguishing system: Fixed Co2 fire extinguishing installation shall be provided as per IS : 6382, 1971 code of practice for design and installation of fixed Co2 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 building / areas to be protected. Where possible BCF (Bromochloride Fluoromethane) installation may be provided instead of Co2 installation.

Figure 40-1: Arrangement for providing combined fire fighting and domestic water storage tank as per rule no 40.12 (d)

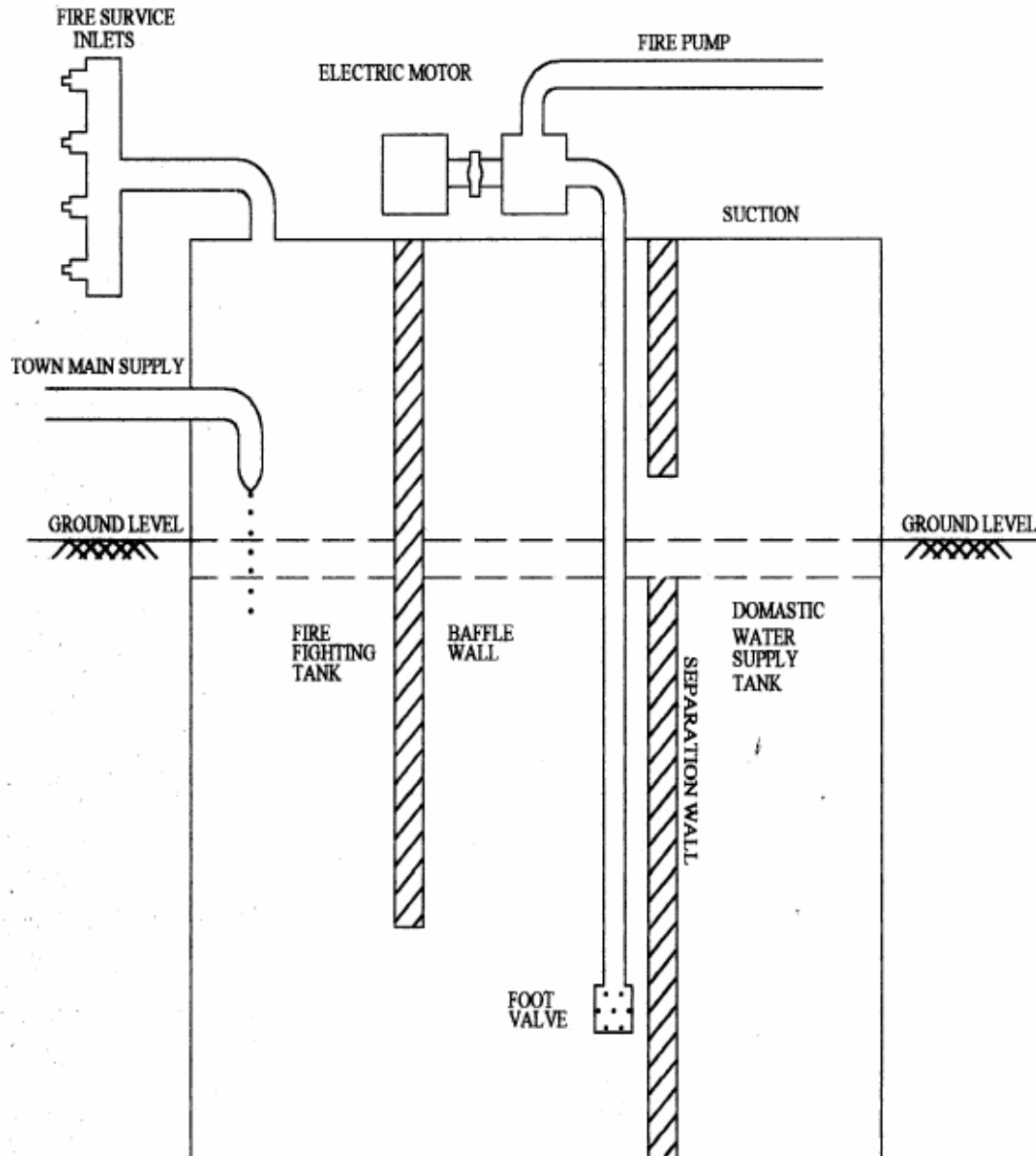


Figure 40-2: Apartment buildings exceeding 16m

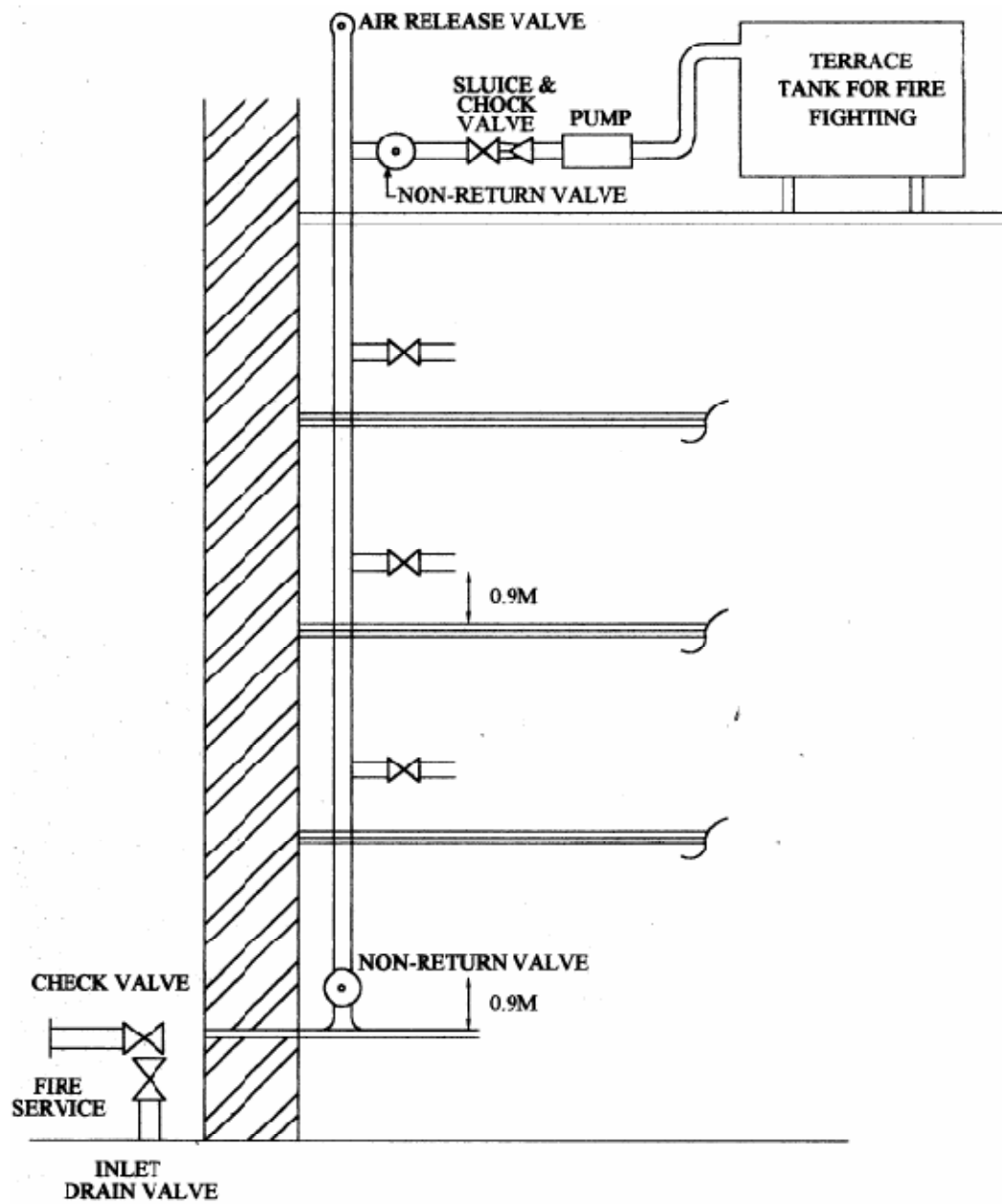
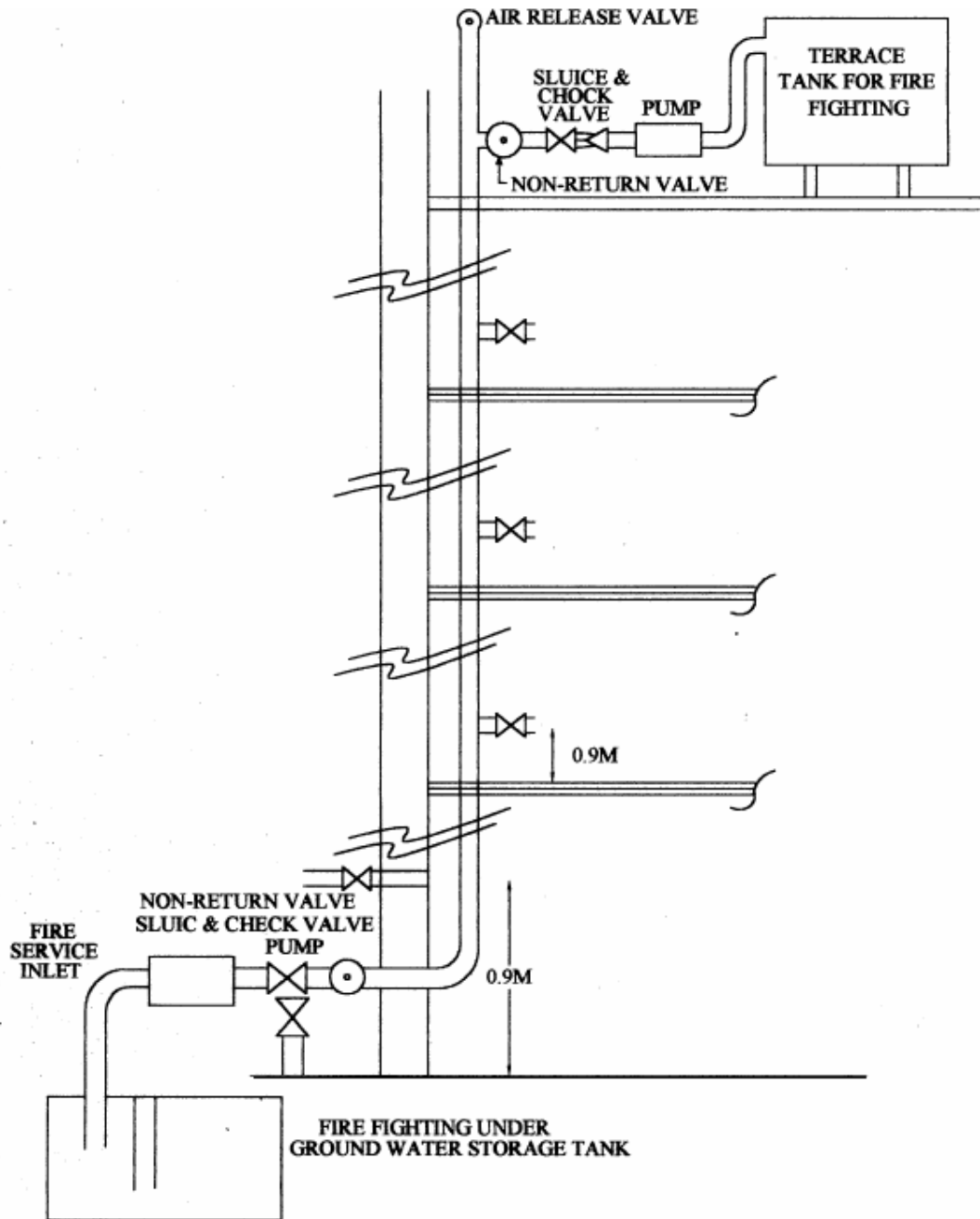


Figure 40-3: Apartment buildings exceeding 13m



40.13 Lightening Protection of Buildings

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

40.14 House Keeping

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

40.15 Fire Drills and Fire Orders

- a) Fire notices/order shall be prepared to fulfil 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 notices should be displayed prominently broad lettering.
- b) The wet riser/wet riser-cum-down comer's installations with capacity of water storage tanks and fire pumps shall conform to the requirements as specified in Table 30.

Table 40-1: Fire Fighting Installation / Requirements

| Sr No | Type of Building /Occupancy | Requirements | | | | |
|-------|---|--|-------------------------|--------------|----------------------------------|--|
| | | Type of Installation | Water supply | | Pump Capacity | |
| | | | Underground Static Tank | Terrace Tank | Near the underground Static Tank | at the Terrace Level |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1 | Apartment Building below 15 m. in height | Nil | Nil | Nil | Nil | Nil |
| 2 | Apartment Buildings a) above 15 m. but not exceeding 24 m. | Wet riser Cum-down comer with provision of fire service inlet only near ground level | Nil | 10,000 litre | Nil | 100 litres per minute giving a pressure not less than 1.5 kg./cm ² at the topmost hydrant |

| Sr No | Type of Building /Occupancy | Requirements | | | | |
|-------|--|--------------------------|-------------------------|---------------|--|---|
| | | Type of Installation | Water supply | | Pump Capacity | |
| | | | Underground Static Tank | Terrace Tank | Near the underground Static Tank | at the Terrace Level |
| 3 | Non-apartment building : (a) Industrial, storage and Hazardous upto 15 m. in height | Nil | 50,000 | Nil | Nil | Nil |
| | (b) above 15 m. in height but not exceeding 24 m. excepting educational buildings | Wet riser Cum-down comer | 50,000 litres | 10,000 litres | 1,350 litres per minute giving a pressure not less not than 3.2 kg/Cm ² at the top most hydrant except for institutional, Business and educational Building | 450 litres per minute giving pressure not less than 2.1 kg/Cm ² at the topmost hydrant |
| | (c) Educational building above 15m. but not exceeding 24 m. in height | Wet riser Cum-down comer | Nil | 10,000 litres | Nil | Nil |

NOTE:

- Any of the above categories may incorporate and automatic sprinkle / drencher system, if the risk is Such that it requires installation of such protective methods.
- Minimum of two hydrants shall be provided within the courtyard.
- Wet riser - cum - down comer is an arrangement for firefighting within the building by means of vertical rising mains not less than 10.00 cm. internal dia. with hydrant outlets and hose reel on each floor /landing connected to an over head water Storage tank for firefighting purpose, through a booster pump check value and non return valve near the tank and a fire pump gate the non - return valve, over the underground static tank. A fire service inlet at ground level fitted with non - return valve, shall also be provided to the rising main for charging it by fire service pump in case of failure static fire pump over the underground static tanks.

4. The performance of pumps specified above shall be at R. P. M. not seeding 2,000.
5. The above quantities of water shall be exclusively for fire fighting and shall not be utilized for domestic or other use. The layout of underground water static tank shall be as per sketch attached.
6. Size of the riser shall be as under (internal diameter)
 - a. Apartment buildings: Upto 24 m. 10 cm. with single hydrant outlet and hose reel on each floor.
 - b. Non - apartment building: Upto 24 m. 10 cm. with hydrant outlet and hose reel on each floor.
7. A facility to boost up water pressure in the riser directly from the mobile pump shall also be provided to the wet riser system with a suitable fire service inlets (collecting breaching with 2 numbers of 63 mm inlets for 10 cm. rising main and numbers of 63 mm. inlets with check valve for 15 cm. dia. Rising main) and a non - return valve and gate valve.
8. Hose Reel - Internal diameter of rubber hose for hose reel shall be minimum 19 mm. A shun off branch with nozzle of 4.8 mm. size be provided.

41 REGULATIONS FOR INFORMATION TECHNOLOGY ESTABLISHMENTS

41.1 Not with standing anything contained in these regulations, following regulations shall apply to the building to be used for information technology establishment

- a) Definition -Information Technology Establishment (ITE) means an establishment which is in the business of developing either software or hardware.
- a) Height of the room for ITE: Any telemetric equipment storage erection facility can have a height as required for effective functioning of that system.
- b) Any covered antenna/ dish antenna/ communication tower will be allowed to be erected free of FSI if, it is used for telecom (basic cellular or satellite telephone) or ITE purpose which shall include equipment relating to earth station, V-sat, routes transponders and similar ITE related structures or equipments.
- c) ITE (pertaining software only) may be permitted in IS R1 zone on the plots / premises fronting on roads having width 9.0 mt and above.
- d) ITE shall be permitted in service industries zone and industrial zone on all roads having width more than 12m.
- e) ITE (pertaining to software only) with ancillary residential development shall be allowed in no development zone subject to the following conditions:
 - i. The total FSI shall not exceed 0.5.
 - ii. Residential development shall not have FSI of more than 0.15.
 - iii. Construction of ITE /Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 15% on 50% of the area of plot. On remaining 50% plot, trees shall be planted at the rate of 500 trees per hectare.
 - iv. Subdivision of land shall be permitted with the area of plot to be subdivided being not less than 400 sq. mt.

APPENDICES

APPENDIX A
(Regulation 6)

Form for first application for development under section 44/45/58/89 of the Maharashtra Regional and Town Planning Act, 1966 and to erect a building under section _____ of the Nagpur Improvement Trust Act, 1936.

To,
The Chairman,
Nagpur Improvement Trust

Sir,

I hereby give notice that I intend to carry out development in the site/to erect, to re-erect/to demolish/to make material alterations in the building _____ on/in plot No _____ Town and Revenue No _____ C.T.S. No _____ situated at Road/Street _____ City No _____ and in accordance with Section 44/45/58/89 of Maharashtra Regional and Town Planning Act, 1966 and Section _____ of the Nagpur Improvement Trust Act, 1936.

I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate signed by me and (Name in block letters) _____, the Architect / Licensed Engineer / Structural Engineer / Supervisor, the License No _____ who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

- (1) Key Plan (Location Plan)
- (2) Site Plan
- (3) Sub-Division/Layout Plan
- (4) Building Plan
- (5) Service Plan
- (6) Particulars of Development
- (7) Ownership Title
- (8) Attested copy of Receipt for payment of Building Permission
- (9) Clearance Certificate of Tax Arrears
- (10) No Objection Certificate, where required.

I request that the proposed development/ construction may be approved and permission accorded to me to execute the work.

Signature of Owner _____

Name of Owner _____

Address of Owner _____

Dated _____

**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX A, ITEM 6)**

- 1 a (i) Full Name of Applicant : _____
- (ii) Address of applicant : _____
- b Name and address of Architect/ licensed Engineer/
Structural Engineer/ Supervisor employed : _____
- c Number and date of issue of License : _____
- 2 Is the plot affected by any reservations or road lines? If
yes, are these correctly and clearly marked on the block
plan? : _____
- 3 a What is the total area of the Final Plot according to
the document?* : _____
- b Does it tally with the Revenue/CTS Record* : _____
- c What is the actual area available on site measured
by the Architect/licensed Engineer/ Structural
Engineer / Supervisor.* : _____
- d Is there any deduction in the original area of the
plot on account of road lines or reservation? Please
state the total area of such deductions. : _____
- e If so, what is the net area? : _____
- * The permission shall be based on the area
whichever is minimum. : _____

Note : INDICATE DETAILS ON THE SITE/BUILDING PLAN AS IN PROFORMA

- 4 Are all plans as required under Rule No. 6.2 enclosed? : _____
- 5 a What is the Final Plot Number of the Improvement
Scheme? Also give name of the Improvement
Scheme. : _____
- b Please state sanction number and date of sub-
division/layout : _____
- 6 a In what land use zone does the plot fall? : _____
- b What is the permissible FSI? : _____
- c What is the number of the tenements per hectare
permissible in the zone? : _____

- 7 a Is the use of every room in the proposed work marked on the plans? : _____
- b Is it in accordance with the rules? : _____
- c Does the use of the building fall in the category of special / public occupancy buildings like cinema halls, theatres, assembly halls, stadia, religious buildings, hospitals, educational buildings, markets and exhibition halls etc? : _____
- 8 If the work is in connection with an industry: :
- a Please briefly describe the main and accessory process : _____
- b Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory : _____
- c Under what industrial classification does it fall (Reference to relevant regulation should be given) : _____
- d Is the proposal for relocation of an existing industry, if so give the name and address of existing industry : _____
- e Will the building be at 10 m. away from the boundary of a residential and commercial zone? : _____
- f Is the proposal for a scenic industrial estate on a plot reserved for service industry? : _____
- g Nature and quantum, of industrial waste/effluents and method of disposal : _____
- 9 a What is the average
- (i) Prescribed width? : _____
- (ii) Existing width of the street? : _____

(If the plots abuts on two or more streets, the above information in respect of all streets should be given)

- b What is the height of the building?
- (i) Above the center of the street : _____
- (ii) Above the average ground level of the plot : _____

- c Does it comply with the Rule No. 23.2? : _____
- 10 a If there are existing structures on the plot:
- (i) Are they correctly marked and numbered on the site plan? : _____
- (ii) Are those proposed to be demolished immediately and colored yellow? : _____
- (iii) What is the plinth area and total floor area of all existing structures to be retained?
(Please append statement I giving details) : _____
- (iv) What is the number of existing tenements in the structure to be retained? : _____
- b What is the plinth area and total floor area of the proposed work?
(Please append statement II giving details) : _____
- c What is the number of tenements proposed? : _____

NOTE: TO INDICATE DETAILS ON THE BUILDING PLAN AS IN PROFORMA I

- 11 a Please state the plinth area and total floor area, existing and proposed (total of Item No. 10 (a) (iii) and 10 (c) : _____
- b Please state the overall FSI (Item 11 (a) divided by Item 3 (e) : _____
- c Does the work consume the full FSI of the plot, as given in Item 6 (b)? If not, why not? : _____
- d Does the proposed building have setbacks on upper floors? : _____
- e What is the total number of tenements? (Item 10 (a) plus Item 10 (c) : _____

NOTE: TO INDICATE DETAILS ON THE BUILDING PLAN AS IN PROFORMA I

- 12 a What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Rule No. 22.2.2? : _____
- b Please state which of the following rules is applicable for the front open spaces:
Table 22-1 (1 to 8), Table 22-2 (1 to 8)
Does that front open space comply with that rule? : _____

- _____
- 13 a What is :
- (i) The width of the side open space (s)? : _____
- (ii) The width of the rear open space (s)? : _____
- (iii) The distance between buildings? : _____
- b Are there two or more wings to the buildings? If so, are the open spaces separate or distinct for each wing as required under Rule No. 22.3.3? : _____
- 14 a What are the dimensions of the inner or outer chowk? : _____
- b (i) Are any rooms dependent for its light and ventilation on the chowk? If so, are the dimensions as required for each wing of the building? : _____
- If not, is the area equal as per Rule No. 22.5? : _____
- 15 If the area of the building is greater than 16 meters above the average ground level, is provision for lifts made? : _____
- a If so, give details of the lift
- | Type
(1) | Passenger Capacity
(2) | No. of the lifts
(3) | Type of Doors
(4) |
|------------------------------------|---------------------------|-------------------------|----------------------|
| b Details of the fire lift : _____ | | | |
- 16 a Does the building fall under purview of Rule No. 6.2.6.1? : _____
- b If so, does the proposed fire protection requirements confirm to Regulation No. 40? : _____
- c If not, give reasons for non conformity : _____
- 17 a (i) What are the requirements for parking spaces under Regulation No. 14? : _____
- (ii) How many are proposed? : _____
- (iii) How many lock up garages are proposed? : _____

- b (i) Are loading / unloading spaces necessary under Rule No. 14.6? : _____
- (ii) If so, what is the requirement? : _____
- (iii) How many are proposed? : _____

NOTE: INDICATE DETAILS ON BUILDING PLANS AS IN PROFORMA I

- 18 a (i) What is the maximum width of the balconies? : _____
- (ii) Will they reduce the required building setbacks/ marginal open spaces to less than the provisions of Rules? : _____
- (iii) Do they serve as a passage to any part of the building? : _____
- (iv) What is their total area? : _____
- b What is the maximum width of weather frames, sunshades (chajja), sun breakers, cornice, eaves or other projections? : _____
- c (i) Are any porches / canopies proposed? : _____
- (ii) Are they in compliance with Rule No. 22.6 : _____
- 19 a What is the width of the means of access? : _____
- b What is its clear height? : _____
- c Will it be paved, drained and kept free of encroachment? : _____
- 20 Is recreational or amenity open space provided as required under Rule No. 13.6? : _____
- a Are any accessory buildings proposed? If so, for what purpose? : _____
- b What are their heights? : _____
- c Are they 7.5 m away from the street or front boundary and if located within the open spaces 1.5m from other buildings in the plot? : _____
- d Is their area calculated in the FSI? : _____

- 21 a What is the proposed height of the compound boundary wall : _____
- Is it on a road junction/ corner plot? : _____
- b Is it in compliance with Rule No. 18? : _____
- 22 a Is the proposal in the Air Port Zone? : _____
- b Is a “No Objection Certificate” for height and character of smoke from chimneys obtained in compliance with Rule No. 23.2? : _____
- 23 Does the proposal fall in any of the restricted zones? : _____
- 24 a Does any natural water source pass through the land under development? : _____
- b Is the necessary setback provided as per Rule No. 11.1? : _____
- 25 Is the plinth level proposed to be above the surrounding ground level? : _____
- 26 The details of the materials to be used in construction with specification are as below:
- a Roofs : _____
- b Floors : _____
- c Walls : _____
- d Columns : _____
- e Any other material : _____
- 27 The number of water closet, urinals, kitchens, baths to be provided are as follows:
- | | Water closets | Baths | Urinals | Kitchens |
|----------|---------------|-------|---------|----------|
| Existing | | | | |
| Proposed | | | | |
- 28 Details of the source of water to be used in the construction : _____
- 29 Distance from the sewer : _____
- 30 Area of municipal land that will be used for stacking building material? : _____

31 Please explain in detail in what respect the proposal does not comply with the applicable Development Control Rules and the reasons thereof, attaching a separate sheet if necessary.

: _____

I hereby declare that I am the owner / lessee / mortgagee in possession of the plot on which the work is proposed and that the statements made in this form are true and correct to the best of my knowledge.

Date:

Address:

Signature of the Applicant

Form of certificate to be signed by the Architect / Licensed Engineer / Structural Engineer / Supervisor employed by the Applicant

I (Name _____) have been employed by the applicant as his Architect / Licensed Engineer / Structural Engineer / Supervisor. I have examined the boundaries and the area* of the plot and I do hereby certify that I have personally verified and checked all the statements made by the applicant who is the owner/lessee/ mortgagee in possession of the plot as in the above form and the attached statement 1 and 2 and found them to be correct.

Date:

Signature of Architect / Licensed
Engineer/Structural Engineer /
Supervisor

Address :

**NOTE: TO INDICATE ON BUILDING PLANAS IN FORM II*

FORM OF STATEMENT 1

[Sr. No. 10 (a) (III)]

Existing Building to be retained

| Existing Building No. | Floor No. | Plinth Area | Total Floor Area of Existing Building | Use occupancy of Floors |
|-----------------------|-----------|-------------|---------------------------------------|-------------------------|
| (1) | (2) | (3) | (4) | (5) |
| | | | | |

OR

FORM OF STATEMENT 2

[Sr. No. 10 (b)] Proposed

Building

| Existing Building No. | Floor No. | Plinth Area | Total Floor Area of Existing Building | Use occupancy of Floors |
|-----------------------|-----------|-------------|---------------------------------------|-------------------------|
| (1) | (2) | (3) | (4) | (5) |
| | | | | |

OR

PROFORMA I

(At Right Hand Top Corners of Site / Building Plan at Floor Level)

| | | | | |
|---|-----------------|---|---|-----------|
| A | AREA STATEMENTS | | | |
| | | | | |
| | 1 | Area of plot | : | _____ sqm |
| | | | | |
| | 2 | Deductions for | | |
| | | | | |
| | | a) Road acquisition area | : | _____ |
| | | | | |
| | | b) Proposed road | : | _____ |
| | | | | |
| | | c) Any reservation | : | _____ |
| | | | | |
| | | Total (a + b + c) | : | _____ |
| | | | | |
| | 3 | Net gross area of plot (1 - 2) | : | _____ |
| | | | | |
| | 4 | Deduction for | | |
| | | | | |
| | | a) Recreation open space as per Rule No. 13.7.1 | : | _____ |
| | | | | |
| | | b) Internal roads | : | _____ |
| | | | | |
| | | c) Total (a + b) | : | _____ |
| | | | | |
| | 5 | Net area of plots (3 - 4c) | : | _____ |
| | | | | |
| | 6 | Additional for FSI (2a) | : | _____ |
| | | | | |
| | | Total built up area (2b) | : | _____ |
| | | | | |
| | | Purpose + For (2c) | : | _____ |
| | | | | |
| | 7 | Total area (5 + 6) | : | _____ |
| | | | | |
| | 8 | FSI permissible | : | _____ |
| | | | | |
| | 9 | Permissible floor area (7 x 8) | : | _____ |
| | | | | |
| | 10 | Existing floor area | : | _____ |
| | | | | |
| | 11 | Proposed areas | : | _____ |
| | | | | |

| | | | |
|----|--|---|-----------|
| | Area statement | : | _____ sqm |
| | | | |
| 12 | Excess balcony area taken in FSI (As per B(c) below) | : | _____ |
| | | | |
| 13 | Total built up area (10 + 11 + 12) | : | _____ |
| | | | |
| 14 | FSI consumed (13 ÷ 7) | : | _____ |
| | | | |
| B | BALCONY AREA STATEMENT | | |
| | | | |
| a | Proposed balcony area per floor | : | _____ |
| | | | |
| C | TENEMENT STATEMENT | | |
| | | | |
| a | Net area of plot Item Agreed (7) above | : | _____ |
| | | | |
| b | Less deduction of non-residential area (shops etc.) | : | _____ |
| | | | |
| c | Area of tenements (a - b) | : | _____ |
| | | | |
| d | Tenements permissible | : | _____ |
| | | | |
| e | Tenements proposed | : | _____ |
| | | | |
| | Total tenements (d + c) | : | _____ |
| | | | |
| D | PARKING STATEMENT | | |
| | | | |
| a | Parking required for : (by Rule 14) | | |
| | Cars | : | _____ |
| | Scooters / Motor Cycles | : | _____ |
| | Cycles | : | _____ |
| | | | |
| b | Garages permissible | : | _____ |
| | | | |
| c | Garages proposed for: | | |
| | Cars | : | _____ |
| | Scooter / Motor Cycles | : | _____ |
| | Cycles | : | _____ |
| | | | |
| d | Total parking provided | : | _____ |
| | | | |
| E | LOADING / UNLOADING SPACES | | |
| | | | |
| | Loading / Unloading provided | : | _____ |
| | Total Loading / Unloading provided | : | _____ |

PROFORMA II

(At Right Hand Bottom Corner of Plans / Below Performa I) Contents of Sheet

Stamps of Date of Receipt of Plans

Stamps of Approval of Plans

| Revision | Description | Date | Signature |
|----------|-------------|------|-----------|
| | | | |

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / Improvement Scheme Records

Signature of Architect / Licensed
Engineer / Structural Engineer / Supervisor

Description of Proposal and Property _____

Name of Owner _____

| | | | | | |
|---------|----------|-------|----------|------------|------------|
| Job No. | Drg. No. | Scale | Drawn By | Checked By | North Line |
| | | | | | |

Signature, Name and Address of Architect /
Licensed Engineer / Structural Engineer / Supervisor

APPENDIX B

(Regulation No. 6.2.9)

FORM FOR SUPERVISION

To
The Building Engineer, NIT
Nagpur

Sir,

I hereby certify I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No on / in Plot No _____ in Block No _____ situated at Road / street City No _____ shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with, and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature of the Architect or Licensed Engineer/Structural Engineer/ Supervisor

Name of Architect or Licensed Engineer/ Structural Engineer/ Supervisor (in block letter)

Licensee No. of Architect or Licensed Engineer/ Structural Engineer / Supervisor

Address of Architect of Licensed Engineer/ Structural Engineer / Supervisor

Date:

APPENDIX C

(Regulation No. 6.4)

Qualification, Competence, Duties and Responsibilities etc. of Licensed Technical Personnel or Architect for preparation of Schemes for Development Permission and Supervision

C-1 GENERAL

- C-1.1 The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in regulation No. C-2 to C-6. The procedures for licensing the technical personnel is given in regulation No. C-6.

C-2 ARCHITECT

- C-2.1 *Qualifications*- The Qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall be registered under the Council of Architecture as per Architects Act, 1972.
- C-2.2 Competence of Architect:- To carry out work related to development permission as given below and to submit.
- (a) All plans and information connected with development permission.
 - (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11m height and
 - (c) Certificate of supervision and completion for all building.

C-3 ENGINEER

- C-3.1 *Qualifications*-The qualifications for a licensed engineer will be the corporate membership (civil) of the Institution of Engineers or such Degree or Diploma in Civil or Structural Engineering.
- C-3.2 Competence- To carry out work related to development permission as given below and to submit.
- (a) All plans and related information connected with development permission.
 - (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 5 storeys or 16 mt. height, and
 - (c) Certificate of supervision and completion for all building.

C-4 STRUCTURAL ENGINEER

- C-4.1 Qualifications- Qualifications for licensing of structural engineers shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work;

- (a) Graduate in Civil Engineering of recognised Indian or Foreign University and 'Chartered Engineer or Associated Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and
- (b) Associate member in Civil Engineering Division of institution of Engineers (India) or equivalent overseas : Institution possessing exceptional merits.

The 3 years experience shall be relaxed to 2 years in the case of Post-graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.

C-4.2 Competence - To submit the structural details and calculations for all building and supervision.

C-4.2.1 Complicated buildings and sophisticated structures, as decided by Chairman, N.I.T., which are within the horizontal areas and vertical limits under C-2.2 (b), C-3.2 (b) & C-5.2 (a) (i) shall be designed only by structural Engineer.

C-5 SUPERVISOR

C-5.1 Qualification

- (a) For Supervisor 1 :-
 - (i) Three years architectural assistantship or intermediate in architecture with two years experience, or
 - (ii) Diploma in Civil engineering with two year's experience.
- (b) For Supervision 2 :-
 - (i) Draftsman in Civil Engineering from ITI with five year's experience under Architect / Engineer.

C-5.2 COMPETENCE

- (a) For Supervisor-1 : To submit,
 - (i) All plans and related information connected with development permission on plot upto 200 sq. m. and upto 2 storeys; and
 - (ii) Certificate as supervision of buildings on plot upto 200 sq. m. and upto 2 storeys and completion thereof.
- (b) For Supervisor-2 : To submit,
 - (i) All plans and related information upto 50 sq. m. built up area and upto 2 storeys, and
 - (ii) Certificate of supervision for limits at (i) above and completion thereof.

C-6. LICENSING

C-6.1 Technical personnel to be licensed :-

The qualified technical personnel or group as given in regulations; No C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for one calendar year ending 31st December after which it shall be renewed annually.

C-6.2 Fees for licensing- The annual licensing fees shall be as follows:-

For Engineer and structural Engineer: Rs. 250 per annum.

For supervisor (I) Rs. 100 per annum

For supervisor (II) Rs. 50 per annum

C-6.3 Duties and Responsibilities of a licensed technical personnel:-

The duties and responsibilities of licensed technical Personnel shall be as follows:-

- (1) It will be incumbent on every licensed technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Chairman, NIT and other Officers in carrying out and enforcing the provisions of NIT Act, and of any regulations for the time being in force under the same.
- (2) Every licensed technical personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional, connection with such case extends, for due compliance with the provisions of Chapter XV of the NIT Act, and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Mistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
- (3) In every case in which a licensed technical personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set-back has accrued or is about to accrue to the Chairman under, the provisions of relevant Acts or any of them it will be incumbent on such licensed technical personnel to ascertain whether " the regular line of the street" has been prescribed under the provisions of relevant Act; and whether any portion of the said premises is required for the street and no licensed technical personnel must, on any account or under any pretext whatever, be a part to any evasion or attempted evasion of the set-back (if any that may be required).
- (4) In every case in which a licensed technical personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Chairman is prescribed by the said Act at a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such licensed technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect of premises designed or intended to be applied to such use, are duly fulfilled or provided for.

- (5) A licensed technical personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Municipal corporation /NIT in contravention of any term or condition of the lease or agreement for lease.
- (6) When licensed technical personnel to be in the employment for the development work, he shall report the fact forthwith to the authority.

APPENDIX D

(Regulation No. 6.6.1)

FORM FOR SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No _____ dated _____ for the grant of sanction of Commencement Certificate under Sections 45 and 69 of Maharashtra Regional and Town Planning Act, 1966;

In order to carry out development work / and building permit under Section ____ of the NIT Act to erect building in Building No _____ on / in plot No _____ Block No _____ situated at Road / Street _____ City Survey No _____ village _____. The commencement certificate / building permit is granted subject to the following conditions:

- 1 The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
- 2 No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3 The commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
- 4 This permission does not entitle you to develop the land which does not vest in you.

Office No

Office Stamp

Date:

Yours faithfully,

Building Engineer
NIT

APPENDIX E

(Regulation No. 6.6.1)

FORM FOR REFUSAL OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No _____ dated _____ for the grant of sanction for the development work / the erection of a building / execution of work in Building No _____ plot No _____ situated at _____ Road / Street _____ City Survey No _____ village _____. I have inform you that the sanction has been refused, on the following grounds and also as mentioned on the reverse page.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Yours faithfully,

Building Engineer
NIT

Office Memo No. BE/

Office Stamp

Date:

OBJECTIONS:

1. Application form
2. Plans and Statement
3. Architect
4. Ownership
5. Plinth Area

6. Marginal Space
 - i) Front Margin
 - ii) Side Margin's
 - iii) Rear Margin
7. Floor Areas
 - a) Bed room; dining room, hall
 - b) Bath-room
 - c) Kitchen
 - d) Any other room
8. Ventilation
9. Detached / Semi-detached
10. Projection / Balcony
11. Stair Case / Stair Case Landing
12. Enclosure / Compound wall
13. Well
14. Porch
15. Canopy
16. Color code is not as per building regulations
17. Miscellaneous

Assistant Engineer II / Junior Engineer / Sectional Engineer

Building Section

NIT

APPENDIX F

[Regulation No. 7 (2)]

FORM OF NOTICE FOR COMMENCEMENT OF WORK

To,

The Chairman
Nagpur Improvement Trust
Nagpur

Sir,

The development work / erection / re-erection / demolition or material alteration of Building No _____ on / in plot No / C.S No. / C.T.S No. _____ Division / Village / Town Planning Scheme No _____ situated at _____ Road / Street _____ Ward _____ will start on _____ in accordance with your permission No _____ dated _____ under the supervision of _____ (name of Architect) Architect or Licensed Engineer / Structural Engineer / Supervisor bearing License No _____ and in accordance with the plan sanctioned.

Yours faithfully,

Signature of owner

Name of the owner
(In Block Letters)

Address of Owner

Date:

APPENDIX G

[Regulation No. 7 (4)]

FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL

To,

The Chairman
Nagpur Improvement Trust
Nagpur

Sir,

The construction upto plinth / column upto plinth level has been completed in Building No _____ on
/ in plot No / C.S No. / C.T.S No. _____ Division / Village / Town Planning Scheme No
_____ situated at _____ Road / Street _____ Ward _____ in accordance with your
permission No _____ dated _____ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully,

Signature of Architect
or Licensed Engineer /
Structural Engineer /
Supervisor

Name:
(In Block Letters)

Address:

Date:

APPENDIX H

[Regulation No. 7 (4)]

FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO PLINTH LEVEL

To,

Sir,

Please refer to your intimation No _____ dated _____ regarding the completion of construction work upto plinth / column upto plinth level in Building No _____ on / in plot No / C.S No. / C.T.S No. _____ Division / Village / Town Planning Scheme No _____ situated at _____ ward _____. You may / may not proceed with the further work as per sanctioned plan / as the construction upto plinth level does / does not confirm to the sanctioned plans.

Building Engineer
Nagpur Improvement Trust, Nagpur

Office No

Office Stamp

Date:

APPENDIX J

[Regulation No. 7 (6)]

FORM FOR COMPLETION CERTIFICATE

To,

The Building Engineer
NIT, Nagpur

Sir,

I hereby certify that the erection / re-erection or part / full development work in / on building / part building No _____ on / in plot No _____ situated at Road / Street _____ City Survey No _____ Village _____ has been supervised by me and has been completed on according to the plans sanctioned, vide office communication No _____ dated _____. The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & give permission for the occupation of the building.

License No. of Architect

Signature of Architect or Licensed Engineer /
Structural Engineer / Supervisor

Address of Architect or Licensed Engineer/
Structural Engineer / Supervisor

Address of Architect or Licensed Engineer
/Structural Engineer / Supervisor

Name of Architect or Licensed
Engineer/Structural Engineer / Supervisor

Encl: As above

Date:

Signature of Owner

Name of Owner (Block Letters)

APPENDIX K

[Regulation No. 7 (7)]

FORM FOR OCCUPANCY CERTIFICATE

To,

i) Owner

ii) Architect, Licensed Engineer
Structural Engineer / Supervisor

Sir,

The part / full development work / erection / re-erection / or alteration in of building / part of building No _____ on / in Plot No. _____ Block No. _____ situated at _____ Road / Street _____ City S. No. _____ Village _____ completed under the supervision of _____ Architect, Licensed Engineer / Structural Engineer / Supervisor / License No. _____ may be occupied on the following conditions.

- 1.
- 2.
- 3.
- 4.
- 5.

A set of certified completion plans is returned herewith.

Yours faithfully,

Building Engineer
Nagpur Improvement Trust, Nagpur

Office No

Office Stamp

Date:

APPENDIX L

[Regulation No. 7 (8)]

FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE

(ON STAMP PAPER)*

To,

Nagpur Improvement Trust, Nagpur

Subject:

Sir,

I thank you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in letter dated _____. Hereby, I indemnify NIT against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

Yours faithfully,

Signature of Owner

Name of the Owner (in block letters)

Witness:

(Signature and name in block letters)

Address:

Date:

** Of such value as decided by the Chairman.*

APPENDIX M
Road Cross Sections

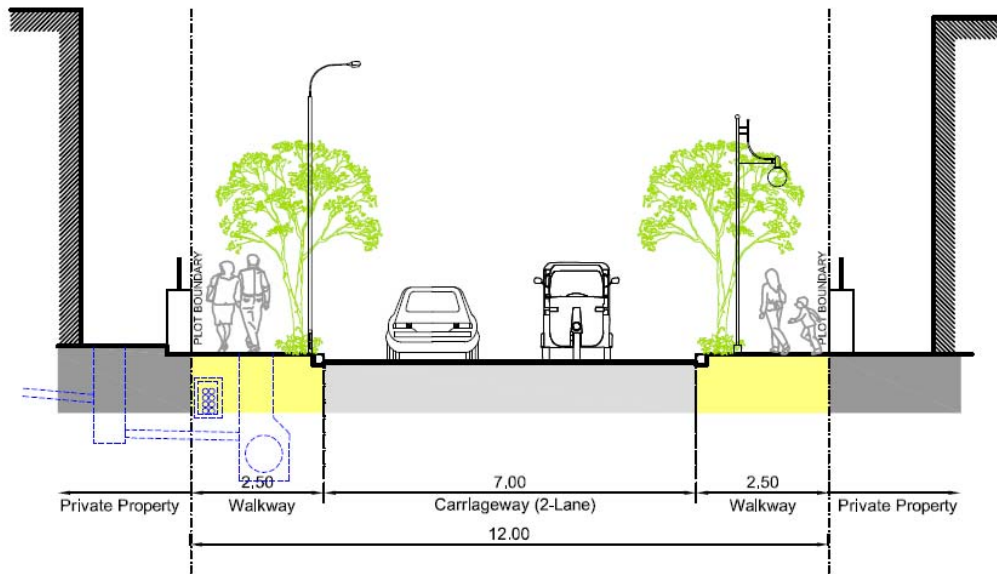


Figure: 12m wide road

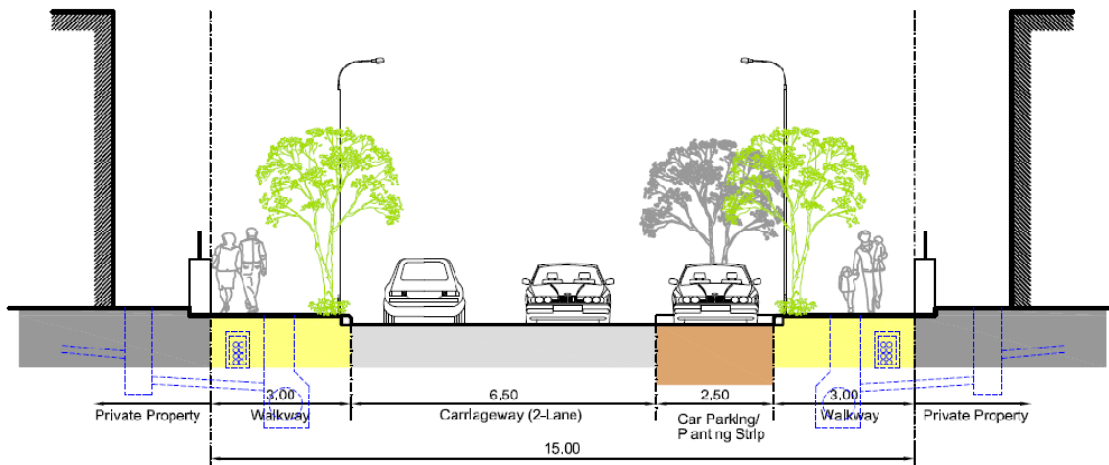


Figure: 15m wide road

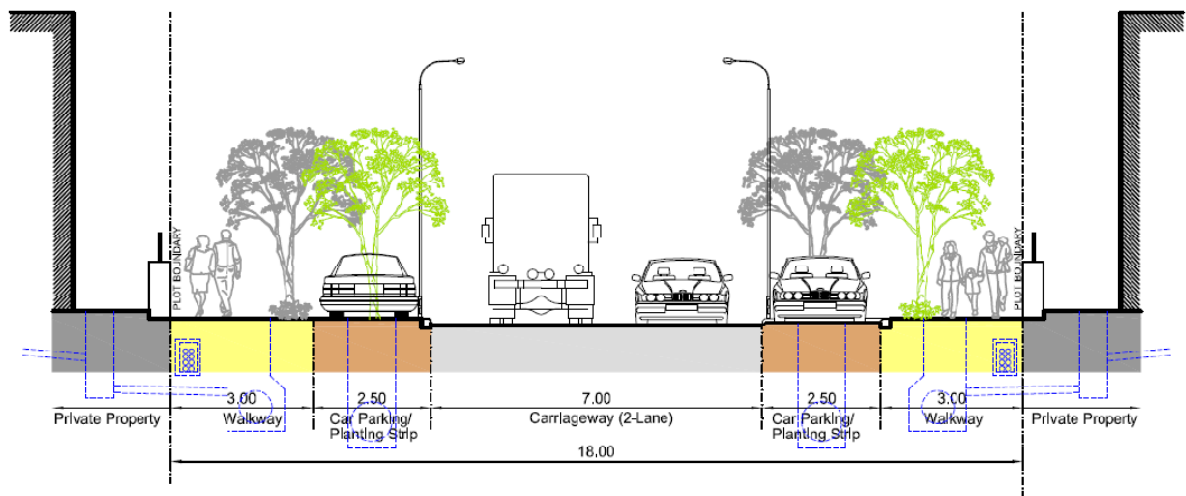


Figure: 18m wide road

APPENDIX N

Example Scenarios for sub-division and layout development within the Improvement Scheme

An owner owns 10 ha of land as a **Final Plot** within the Improvement Scheme. Two development scenarios have been outlined to illustrate FSI computation in case of the layout development.

| | | |
|--|---------|-----|
| Final Plot Area in Hectares | 10 | ha |
| Final Plot Area in sq.mts. | 100,000 | sqm |
| FSI | 1.5 | |
| Maximum permissible Built up Area with above FSI | 150,000 | sqm |

Scenario 1: The entire Final Plot Area is developed as a group housing scheme

Consider that about 15% of the final plot area in the development will be used for roads (15,000 sq.mts). Also consider that 10% of the final plot area will be reserved as recreational open space (10,000 sq.mts). Thus the available net land area for group housing will be 75,000 sqm and the net FSI for group housing will be 2.00, since land under roads and open spaces are considered valid for computation of FSI.

| | |
|--|-------------|
| Recreational open space (10%) | 10,000 sqm |
| Roads for group housing (15%) | 15,000 sqm |
| Land available for group housing development | 75,000 sqm |
| Available Developable BUA | 150,000 sqm |
| Net FSI (150,000/75,000) | 2.57 |

Scenario 2: Plotted residential development occupies 40% of the Final Plot Area and the remaining 60% is developed as a group housing scheme

Assume that the breakup of plotted development is as follows:

| | Area per plot (sqm) | Number of plots | Total land area as plot (sqm) | FSI | Total permissible BUA under FSI consumed (sq.mts.) |
|-------------------------------|---------------------|-----------------|-------------------------------|------------|--|
| Plot type 1 | 150 | 40 | 6,000 | 1.5 | 9,000 |
| Plot type 2 | 200 | 40 | 8,000 | 1.5 | 12,000 |
| Plot type 3 | 250 | 44 | 11,000 | 1.5 | 16,500 |
| Plot type 4 | 300 | 50 | 15,000 | 1.5 | 22,500 |
| Total Area under plots | | | 40,000 | 1.5 | 60,000 |

Thus, the percentage of land area under plots is $\frac{40,000}{100,000}$ which is 40%

Considering that about 15% of land area in the development will be used for roads (15,000 sq.mts). Also consider that an additional 10% will be reserved as recreational open space (10,000 sq.mts). Thus the available net land area for group housing will be 35,000 sqm. This results in the net FSI for group housing as 2.57 since land under roads and open spaces are considered valid for computation of FSI.

| | |
|--|------------|
| Remaining land for group housing after deducting area under individual plots | 60,000 sqm |
| Recreational open space (10%) | 10,000 sqm |
| Roads for group housing (15%) | 15,000 sqm |
| Land available for group housing development | 35,000 sqm |
| Available Developable BUA | 90,000 sqm |
| Net FSI (90,000/35,000) | 2.57 |

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