Improvement Scheme No. 2 MIHAN
Sumthana-Kotewada-Sondapar-Jamtha-Parsodi, Nagpur

Part – 2
Development Control Regulations

Sanctioned u/s 45(1)(a) of NIT Act 1936 vide Government Notification No. NIT-2015/CN-37/UD 26, date 27 February 2015

Nagpur Improvement Trust (NIT)
Station Road, Kingsway, Sadar, Nagpur-440001
Contents

Part I Administration

1 Short Title, Extent and Commencement ............................................................................. 1
2 Definitions .......................................................................................................................... 2
3 Applicability of Regulations ........................................................................................... 19
4 Interpretation ................................................................................................................. 20
5 Development Permission, Commencement Certificate and Other Clearances .................. 21
6 Procedure for Obtaining Development Permission and Commencement Certificate ....... 23
7 Procedure During Construction .................................................................................... 33
8 Inspection ....................................................................................................................... 34
9 Unsafe Buildings ........................................................................................................... 34
10 Offences and Penalties ................................................................................................. 35

Part II Site Planning and Layout

11 Requirement of Sites ........................................................................................................ 36
12 Means of Access to Final Plots ...................................................................................... 39
13 Sub-Division of Land and Layouts ................................................................................ 41
14 Parking .......................................................................................................................... 48
15 Requirements for Fuel Filling Stations .......................................................................... 54
16 Plantation and Maintenance of Trees .......................................................................... 55
17 Rain Water Harvesting .................................................................................................. 56
18 Easements ..................................................................................................................... 57
19 Sustainability ................................................................................................................. 58

Part III Building Controls within Plots

20 Floor Space Index ........................................................................................................... 59
21 Building Setbacks and Ground Coverage .................................................................... 61
22 Open Space, Setbacks and Height Limitations .............................................................. 62

Part IV Land Uses

23 Land Use Classification and Permissible Uses ............................................................... 68

Part V General Building Requirements

24 Parts of Buildings ......................................................................................................... 78
25 Provision of Lifts ............................................................................................................ 86
26 Exit Requirements ........................................................................................................ 86
27 Fire Protection Requirements ....................................................................................... 91
28 Special Requirements of Other Buildings ................................................................... 92
29 Installation of Solar Assisted Water Heating Systems .................................................. 94
30 Provisions of Facilities for Physically Handicapped Persons ...................................... 96

Part VI Structural Safety, Water Supply, Drainage and Sanitary Requirements

31 Structural Design ......................................................................................................... 100
32 Quality of Material and Workmanship ...................................................................... 100
33 Alternative Materials, Methods of Design and Construction and Tests ....................... 100
34 Building Services ........................................................................................................ 101
35 Water Supply Requirements ....................................................................................... 102
36 Sanitation Requirements ............................................................................................. 104
Part VII Other Regulations

37 Signs and Outdoor Display Structures .................................................................114
38 Telecommunication Cell Site / Base Station .........................................................114
39 Regulations for Gaotan Areas .............................................................................115
40 Additional Fire Protection Requirements for Buildings .......................................117
41 Regulations for Information Technology Establishments .....................................125
42 Regulations for Resorts and Amusement / Theme Parks ......................................125

APPENDICES

Appendix A-1 Form for Construction of Building or Layout of Building / Group Housing ....127
Appendix A-2 For Sub-Division of Land as Plotted Layout .........................................136
Appendix B Form for Supervision ............................................................................139
Appendix C Qualification, Competence, Duties and Responsibilities etc. of Licensed Technical Personnel or Architect for preparation of Schemes for Development Permission and Supervision ........................................140
Appendix D Form for Sanction of Building Permit & Commencement Certificate ........145
Appendix E Form for Refusal of Building Permit and Commencement Certificate ..........148
Appendix F Form of Notice for Commencement of Work ..........................................150
Appendix G Form for Intimation of Completion of Work upto Plinth Level ....................151
Appendix H Form of Approval / Disapproval of Development Work upto Plinth Level ....152
Appendix I Form for Completion Certificate ............................................................153
Appendix J Form for Granting Occupancy Certificate ..............................................154
Appendix K Form for Refusal of Occupancy Certificate ...........................................155
Appendix L Form of Indemnity for Part Occupancy Certificate ...................................156
Appendix M Example Scenarios for sub-division and layout development within the Improvement Scheme ..............................................................157
Part I Administration

1 Short Title, Extent and Commencement

1.1 These Regulations shall be called as "Development Control Regulations, 2014 for the Sumthana – Kotewada – Sondapar – Jamtha - Parsodi Improvement Scheme 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 Sumthana – Kotewada – Sondapar – Jamtha – Parsodi 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: These Regulations will not prohibit the continuance of existing land uses and buildings that have been lawfully established and have valid Non Agriculture permission from Collector, Nagpur District and final development approval from NIT or any other competent planning authority prior to the enforcement of these Regulations. This includes modifications sanctioned under Section 20(4) of the Maharashtra Regional and Town Planning Act, 1966.

However, expansion or alterations of the existing uses or activities that are non-conforming as per the proposals of the Improvement Scheme shall not be permissible.
2 Definitions

2.1 General

2.1.1 In these Regulations, unless the context otherwise requires, the definitions given hereunder 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) Maharashtra Municipal Corporations, Municipal (Amendments) Act 2011 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 Act
   The Act shall mean any of the below based on the relevant appropriate context
   a) The Nagpur Improvement Trust Act, 1936;
   b) Maharashtra Regional and Town Planning Act, 1966;
   c) Maharashtra Municipal Corporations, Municipal Councils and Maharashtra Regional Town Planning (Amendments) Act 2011 and

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 statutory space kept in any layout to be used for any of the amenities such as open spaces, parks, recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots or multi-level car parks (not exceeding 400 cars capacity) as public car parking facility, primary and secondary schools, clinics, dispensaries, nursery, health club, club house, museum, auditorium (with a maximum seating capacity of 500 persons), exhibition hall, community hall (not exceeding 2500 sq m BUA), public convenience (rest rooms), social facilities including library, sub-post office, police station, bank, fire station, telephone exchange, electric substation, bank ATM, open market, bus stop on a road with minimum ROW 15 m, garbage bin, water supply installation, electricity supply installation, sewage treatment plant and includes other utilities, services and conveniences.

Additional use as amenity space shall be allowed based on local requirements with the prior permission of the Chairman, NIT in consultation with the Divisional Head of Town Planning Department, Nagpur.

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 Atrium
An atrium is an opening connecting two or more floor levels that is closed at the top. In other words, it is considered to be an interconnected series of floor openings inside of a building that create a physical connection and a common atmosphere between floor levels of the building.

2.13 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.

2.14 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.

![Balcony – Section and Plan](image-url)
2.15 Basement
The lower storey of a building below or partly below the ground level.

2.16 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.

2.17 Builder / Developer
Means the person who is legally empowered to construct or to execute work on a plot, building or structure or where no person is empowered, the owner of the plot, building or structure.

2.18 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, shaminas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.

2.19 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.

2.20 Building Height
The vertical distance measured from the average level of the ground which is around and contiguous to the building, or building site area as decided by the NIT / SPA, to the terrace of last habitable floor of the building, in the case of flat roofs; and, upto the point where the external surface of the outer wall intersects the finished surface of the pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, in the case of pitched roofs; and, the mid-point between the eaves level and the ridge, in the case of gable end facing the road.

The entire stilt floor, when provided for parking purposes, and architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring height.

Note: The above given exclusion for entire stilt floor as part of the Building Height calculations is only applicable for the purpose of computation of marginal open spaces.

2.21 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.

2.22 Cabin
A non-residential enclosure constructed of non-load bearing, non-masonry partitions having area not exceeding 3 sq m.

2.23 Caliper
The caliper of the tree is the measurement of the diameter of the trunk at a height of 1.2 m 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 (FSI) 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**  
 Shall mean the congested area as shown on the Improvement Scheme / Development plan including gaathan/ abadi areas of village settlements as per revenue records.

2.30  **Control Line**  
An imaginary line on either side of a highway / road 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 area up to maximum of 10 sq m (BUA) per shop. Activities permitted under convenience shopping shall comprise of dairy/milk booth, vegetable and fruit stalls, food grain shops (ration shops), groceries, and general provisions, confectionary store or bakery, flour mills (power up to 10 HP), tea shop, medicine and chemist shops, newspaper stall, ATM, laundry, tailors, hair dressing saloon and beauty parlour, bicycle hire and repair, florist, books and stationery, photo studio, pan shops, bangles and other articles needed by women, plumbers, electricians, electronic equipment repair shops and video libraries, public telephone booths/ photocopy and printing services, cyber cafe and other equipment based communication facilities. This list may be amended or modified from time to time by Chairman, NIT in consultation with the Divisional head of Town Planning Department, Nagpur Division.

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 Density
The residential density expressed in terms of the number of dwelling units per hectare.

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

2.37 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.

2.38 Development Plan
“Development Plan” means a plan for the development of the area prepared as per the provisions of the MRTP Act, 1966 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.

2.39 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.

2.40 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.

2.41 Dwelling Unit /Tenement
An independent housing unit with separate facilities for living, cooking and sanitary requirements.
2.42 Easement
A right to cross or otherwise use someone else’s land for a specified purpose of access.

2.43 Enclosed Staircase
A stair case separated by fire resistant walls and doors from the rest of the building.

2.44 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.

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

2.46 Existing building or use
A building, structure or its authorized existing use.

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

2.47.1 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.

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

2.47.3 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.

2.48 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.

2.49 Farm House
An independent dwelling, with plinth area not more than 150 sq m, constructed on designated agriculture land as an incidental use attached to a farm. It is the residence of the farmer who owns or manages the said farm land. Any building not associated with farm activities and / or a residence of a farmer shall not be construed as a farmhouse.

Farm house shall be permitted only after the owner obtains the requisite permission from the Collector, Nagpur under the provisions of the Maharashtra Land Revenue Code, 1966 (MLRC) and an attested certified copy is attached with the application for building permission under Section 44 of the MR&TP Act, 1966.

2.50 Final Plot
The plot which is reconstituted or reshaped from the Original Plot (See 2.93) within a draft / sanctioned Improvement Scheme in a manner appropriate for development and given access from the public right of way.
2.51 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.

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

2.53 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.

2.54 Fire Resistance
The time during which it fulfills 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.

2.55 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.

2.56 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.

2.57 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/ NMC / Director of Fire Services, Maharashtra.

2.58 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.

2.59 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.

2.60 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 20 by the area of the plot.

\[
FSI = \frac{Total \ Built \ Up \ Area \ on \ All \ Floors}{Final \ Plot \ Area}
\]

2.61 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.

2.62 Foundation
That part of a structure which is in direct contact with the ground.
2.63 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.

2.64 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.

2.65 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.

2.66 Gathon
Gathon 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

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

2.68 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.

2.69 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.

2.70 Ground Level
The average level of ground in a plot (site).

2.71 Group Housing Scheme
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 with common
service facilities. Common service facilities include staircase, balcony, corridor, veranda,
lift, etc.

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

2.73 High Rise Building
A building which is 15 m or above in height 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.

2.74 Home Occupation
Shall mean 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 0.75 KW.

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

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

2.76 Information Technology Establishment (ITE)
Means an establishment which is in the business of developing either software or hardware relating to computers or computer technology.

2.77 Laying Out a New Street
Includes provision of road for leveling, formation, metalling or paving of a road and footpaths, etc., including layout of the services such as water supply, drainage and so on.

2.78 Layout Open Space, Recreational Open Space
Shall mean a statutory common open space in any layout exclusive of margins (setbacks) and approaches, at a height not more than ground level of the building unit/layout.

2.79 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.

2.80 Licensed Engineer / Structural Engineer / Supervisor
A qualified Engineer/Structural Engineer / Supervisor licensed by the Nagpur Improvement Trust/ Special Planning Authority as per the provisions of these regulations.

2.81 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.

2.81.1 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.

2.81.2 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.

2.81.3 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.

2.82 Loft
An intermediate floor between two floors or a residual space in a pitched roof, with a maximum clear height of 1.5 m above and minimum 2.1 m below the loft, which is constructed and used 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 residual space in a pitched roof, above normal floor level which is constructed and used for storage purposes.
2.83 Mall
A large enclosed shopping area.

2.84 Marginal Open Space / Setback
Minimum distance required to be left open to sky between boundary of a plot and a building, excluding court yard / chowk. Marginal Open Spaces form an integral part of the plot and are required to be left clear of any obstructions except permissible parking as per clause no. 14.8. These 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.

2.85 Masonry
An assemblage of masonry units properly bound together with mortar.

2.86 Means of Access
These shall include the road/street/vehicular access way, pathway up to the plot and to the building within a plot.

2.87 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.

2.88 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 plot.

2.89 Non Agricultural (NA) Permission
Means permission for Non – Agricultural use granted under Section 44 of the Maharashtra Land Revenue Code, 1966, to use any agricultural land for non –agricultural purposes.

2.90 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’.

2.91 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.

2.92 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 2.92.1 to 2.92.15 unless otherwise spelt out in the applicable Improvement Scheme.

2.92.1 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.
2.92.1.1 Villa/ Bungalow (detached house): means a building, the walls and roof of which are independent of any other building with open spaces on all sides, except the portion covered by a private garage, if any.

2.92.1.2 Semi-detached house: means two dwelling units on two separate plots attached by one common or adjacent wall with marginal open spaces on the remaining three sides.

2.92.1.3 Row house: Refer 2.106.

2.92.1.4 Apartment: means a part of the property intended for any type of independent use, including one or more rooms or enclosed spaces located on one or more floors (or part or parts thereof) in a building, intended to be used for residential purposes and with a direct exit to a public street, road, or highway or to a common area leading to such street, road or highway.

2.92.1.5 Multi – storey apartment building: means a building containing two or more individual apartments/ dwelling units that share common spaces such as staircase, elevator, entrance lobby and common services such as overhead/underground water tank, plumbing network etc., with each apartment on separate floor or two or more apartments on each floor of a building.
   a) Penthouse: is an apartment on the highest floor of an apartment building with private access to a terrace. Penthouses are typically differentiated from other apartments by luxury features.
   b) Studio apartment: is a small apartment which has a combined living room, bedroom and kitchenette without full height internal walls, and an enclosed bathroom/WC.
   c) Service apartment: is a furnished apartment providing all amenities for daily use and is leased out for short term or long term stays.
   d) Residential duplex apartments: Duplex apartments shall mean a residential unit / apartment divided on two floors with an internal staircase connecting the two floors.

2.92.2 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.

2.92.3 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.

2.92.4 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.

2.92.5 Public Occupancy Building or Assembly Buildings
These shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. Such buildings include the likes of 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, marriage halls, cultural
centre, places of worship, dance theatres, club and gymkhana, passenger stations and terminals of air, surface and other public transportation services, sports complexes and stadia and so on.

2.92.6 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 or similar purposes; offices, banks, professional establishments, information technology establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

2.92.7 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, bookkeeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.

2.92.8 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.

2.92.9 Commercial Retail Buildings

These shall include the following typologies:

a) Convenience retail shops up to 10 sq m BUA;
b) Individual retail shops and general stores up to 200 sq m BUA;
c) Shop line: An arrangement of individual retail shops along a public road right of way, such that each shop can be accessed from the street directly. (Also termed as high street shopping);
d) Departmental stores, specialty stores and super markets: Above 200 sq m BUA but less than 3000 sq m BUA: a retail establishment which offers a wide range of consumer goods and products including individual branded retail;
e) Hypermarkets: Above 3000 sq m BUA and 5000 sq m BUA: Large volume based merchandise stores offering a wide range of consumer goods and products including branded products for retail consumption;
f) Malls: Above 5000sqm BUA: Large retail complex containing at least one major anchor store as a department store, specialty store or super market and a variety of retail stores, restaurants and other retail establishments in a single large building;
g) Large format commercial development: A free standing retail sales facility in a single building with BUA over 20,000 sq m, generally occupied by only one major retailer. Such developments are generally located in the suburban areas and offer a variety of goods, in bulk, at wholesale prices. While most big box developments operate as a single-storey structure, they typically have a three-storey mass that stands more than 10 m tall.

2.92.10 Restaurants

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

2.92.11 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.

2.92.12 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.

2.92.13 Industrial Buildings
These shall mean and include any building or part of building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed such as assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc., designed to house various types and scales of industrial operations and provide the necessary conditions for workers and the operation of industrial equipment. These shall be categorized in the following categories:
   a) Service industries: Establishments in which small scale industrial processes carried out or the machinery installed are such that are not detrimental to surrounding residential or public amenity areas by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. Such establishments do not generally use power above 10HP.
   b) Light industries: Industries which do not employ more than 100 workers and do not use power more than 100HP, except in the case of foundries and smithies, and do not generally consume any solid fuel. The plot area requirement per unit does not normally exceed 2ha.
   c) Extensive industries: Industries which employ more than 100 workers and may use any kind of motive power or fuel subject to their noxious features. These industries usually require more than 2 ha site area per unit.
   d) Heavy and large scale industries: Industries which are highly capital intensive and also land intensive in character and they generally function as self-contained and independent units.
   e) Obnoxious or hazardous industry: Industries which are associated with such features as excessive smoke, noise, vibration, stench, unpleasant or injurious fumes, effluents, explosives, inflammable material etc., and other hazards to the health or safety of the community.

2.92.14 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.

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

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

2.94 Original Plot
A plot consisting of nearby khasras calculated as a single record in a village which is under same ownership and has the same tenure status as defined in the respective 7 x 12 documents of the khasras.
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.

2.95 Owner
The person who has legal title for land or building.

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

2.97 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.

2.98 Permit / Permission
A permission or authorization in writing by the Authority to carry out the work regulated by these Regulations.

2.99 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 300 mm above the surrounding ground level.

2.100 Podium
A continuous projecting base or pedestal under a building within the permissible building line, not exceeding a height of 15 m.

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

2.102 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.

2.103 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.

2.104 Road / Street Line / Road Right-of-Way
The line defining the side limit of a road / street.

2.105 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 measured from the floor.
2.106 Row Houses
A row of houses joined by common sidewalls and each house with only front, rear and/or interior open spaces (except for the units on either ends which have marginal spaces on one side).

2.107 Semi Detached Building
A building, comprised of two dwellings on two separate plots, attached by a common or adjoining wall on one side and marginal open spaces as specified on the remaining three sides.

2.108 Service and Repair Shops
Means service shops which cater to domestic repairs and needs provided at a ground floor level of up to maximum 10 sq m BUA per shop per use in area (unless otherwise specified below) and facing a road of width not less than 9 m. Such shops shall not employ more than 9 persons with individual motors not exceeding 1 HP and total HP not exceeding 3 HP, unless otherwise specified below. Activities permitted under service and repair shall comprise of the following:
\[ \text{a) Tailor shops, embroidery shops and button-hole making shops} \]
\[ \text{b) Goldsmiths and diamond cutting and polishing} \]
\[ \text{c) Locksmiths, watch and clock repairs, optical glass grinding and repairs} \]
\[ \text{d) Musical instrument repairs, picture framing} \]
\[ \text{e) Radio and household appliances repairs} \]
\[ \text{f) Coffee grinding with electric motive power not exceeding 1HP} \]

2.109 Service Road
A road/ lane parallel to a highway/ major road, provided for the purpose of access to adjoining plots.

2.110 Site / Plot
A parcel or piece of land enclosed by definite boundaries and approved by the NIT / Competent Authority as a building site, under these Regulations. It shall also mean a sub-divided piece of land for which the owner developer has obtained a sub-division or layout approval.

2.111 Site, Double Frontage
A site, having a frontage on two streets other than a corner plot.

2.112 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.

2.113 Site Corner
The site at the junction of and fronting on two or more intersecting streets.

2.114 Site, Depth of
The mean horizontal distance between the front and rear boundaries.

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

2.116 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.
2.117 **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, without any enclosures and not more than 3 m in clear height from the ground level.

2.118 **Storage**
A place where goods are stored.

2.119 **Store Room**
A room used as storage space.

2.120 **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.

2.121 **Telecommunication Cell Site/ Base Station**
‘Telecommunication cell site/ Base station’ shall, for each telecom operator, mean and include a tower of requisite height and dimensions, delta, single pole antennae, microwave antenna, cabin of requisite dimension for housing equipment, telecom transceiver machinery, related civil work, requisite wires and cables, power supply equipment, diesel generator set/ alternate power supply mechanism, cabins/ cupboard for housing any/ all of the aforesaid items as necessary.

2.122 **Tenement**
An independent dwelling unit with a kitchen or cooking alcove.

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

2.124 **Terrace, Double Height**
A supported terrace with railings, having minimum height equal to two floors between the terrace and the slab above.

2.125 **Tower Like Structure**
A structure in which the height of the tower like portion is at least twice the width of the broader base.

2.126 **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.

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

2.128 **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.

2.129 **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.
2.130 Vegetated Filter Strips
Filter strips are bands of dense, permanent vegetation with a uniform slope designed to provide water quality treatment for an adjacent runoff source (i.e., impervious area) by allowing pollutant filtering and settling and storm water infiltration.

2.131 Verandah
A covered area with at least one side open to the outside; when provided on any floor above the ground floor a parapet or safety railing 1 m high shall be provided on the open side.

2.132 Water Closet (WC)
A privy with arrangement for flushing the pan with water. It does not include a bathroom.

2.133 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.

2.133.1 Major Water Course
The major water courses in the Nagpur Metro Area are: Vena, Pench, Kanhan, Nag, Sur, Sand, Dora and Pora Rivers.

2.133.2 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. It can be a natural, trained or an artificial channel meant for carrying storm and waste water.

2.134 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.

2.135 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 General
These regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of use etc., as well as to the design, construction or re-construction of, and additions and alteration to a building. Further, in addition to the provisions contained in the Maharashtra Regional and Town Planning Act, 1966, Nagpur Improvement Trust Act, 1936, the Maharashtra Municipal Corporations and Maharashtra Regional and Town Planning (Amendments) Act 2010 and the National Building Code 2005 as amended from time to time, these Regulations shall apply to the building activities and development work defined in Regulation 3.2 to 3.5.

3.2 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.

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

3.4 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.

3.5 Conflict in Provisions
If there is any overlapping of provisions or any conflicts between the existing provisions and the provisions in the Development Control by the NIT / SPA, then matter shall be referred to the Director of Town Planning, Maharashtra State, Pune whose decision shall be final.

3.6 Applicability of Heritage Regulations
The heritage regulations, establishment of Heritage Conservation Committee and the list of Heritage Sites shall be applicable as previously sanctioned by the Government / concerned Competent Authority.

3.7 Draftsman’s Errors
Draftsman’s errors which are required to be corrected as per actual situation on site/ as per survey records, sanctioned layout etc., shall be corrected by the Chairman, NIT after due verifications and consultation with the Director Town Planning, Maharashtra State.

3.8 Public and Semi Public Zone
The plots designated in Public and Semi Public Zone will continue to be in this zone as long as public and semi-public user exists; otherwise the Chairman, NIT shall allow development permission on such lands considering the adjoining land use zone after due verification and prior approval of the Director Town Planning, Maharashtra State.
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 Development Permission, Commencement Certificate and Other Clearances

5.1 No person shall carry out any development, in contravention of the Improvement Scheme proposals.

5.2 No person shall carry out any development work including development of land by laying out into suitable plots or amalgamation of plots or development of any land as group housing scheme or erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate development permission / commencement certificate for each such development work / building from NIT / SPA.

5.3 No temporary construction shall be carried out without obtaining prior approval of NIT / SPA, which may be granted subject to such conditions as may be deemed necessary by NIT / SPA.

5.4 Development undertaken on behalf of Government
As per the provisions of Section 58 of the Maharashtra Regional and Town Planning Act, 1966 the office in-charge of the Government Department shall inform in writing to the NIT/SPA of its intention to carry out its purpose along with details of such development or construction as specified below:
   a) An official letter by the authorized officer of Government Department addressed to the Authority, giving full particulars of the development work on any operational construction.
   b) Ownership document and measurement plan issued by the Competent Authority of Land Records Department.
   c) Development / building plans confirming to the provisions of Improvement Scheme and these Regulations for the proposed development work to the scale specified in these Regulations.
   d) The proposals of the Development Plan or Town Planning Scheme / Improvement Scheme affecting the land.
   e) A Site Plan (as per Regulation 6.2.4) showing the plan, sections and elevations of the proposed development work to the scale.
   f) Detailed plan (with required number of copies) showing the plan, sections and elevations of the proposed development work to the scale, including existing building specified either to be retained or to be demolished.

5.4.1 The 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 exempt from the provisions of these Regulations:
   a) Railways;
   b) National highways;
   c) National waterways;
   d) Airways and aerodromes;
   e) Major ports;
   f) Posts and telegraphs, telephones, wireless, broadcasting and other like forms of communication;
   g) Regional grid for electricity;
   h) Defence authorities, and
   i) Any other service, which the State Government / Central Government may by notification, declare to be a service for the purpose of this clause, if it is of opinion that the operation maintenance development of execution of such services is essential for the community.
All such construction shall however, conform to the prescribed requirement for the provision of essential services, water supply connection, drains etc., to the satisfaction of the Chairman / NIT.

5.4.2 However, the following constructions of government departments do not come under the purview of operational construction for the purpose of exemption under Regulation 5.4.1:
   a) New residential building, roads and drains in railway colonies, hospitals, clubs, institute and school, in the case of railways;
   b) A new building, new construction or new installation or any extension thereof, in the case of any other services.

5.4.3 However, no permission shall be necessary for the following works:
   a) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force.
   b) The carrying out of work by any Authority in exercise of its powers under any law for time being in force.
   c) The carrying out of any works by the Central or State Government or any local authority:
      i) Required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street;
      ii) Required for the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or other apparatus including the breaking open of any street, or other land for the purpose.

Provided that the concerned authority shall inform the NIT / SPA, in writing, one month before carrying out such development.

   a) The excavation (including excavation of wells) made in the ordinary course of agricultural operations.
   b) The construction of a road intended to give access to land solely for agricultural purpose.
   c) Normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
   d) In case of land, normally used for one purpose and occasionally used for any other purpose, for the use of land for that other purpose on occasions.
6 Procedure for Obtaining Development Permission 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 NIT / SPA of his said intention in the prescribed form (See Appendix A1 or A2) and such notice shall be accompanied by the payment receipt of required scrutiny fee and any other fee / charges prescribed by the NIT/ SPA from time to time and the plans and statements in sufficient copies (see Regulation No. 6.1.1), as required under Regulation No. 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 NIT / SPA for record after the issue or permit of a refusal. For the sake of scrutiny, the plans shall also be submitted in an electronic format as specified by NIT /SPA from time to time.

6.1.1 Copies of Plans and Statements
Minimum four copies of plans and statements shall be made available along with the notice. In case of building schemes, where clearance is required (No Objection Certificate) from any agencies like, any one of the Chief Fire Officer, NIT /NMC, Director of Fire Services, Maharashtra, number of copies of plans required shall be as decided by the Chief Fire Officer of the relevant authority. Once approved, additional copies of corrected plans shall be submitted to NIT. These corrected plans shall also be submitted in an electronic format.

6.1.2 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.

6.1.3 For the layout sanctioned, security deposit and nominal supervision charges shall be payable by land owner at the time of development agreement. The security deposit and the supervision charge shall be decided by NIT / SPA from time to time.

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

6.1.5 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 No. 1. In addition, electronic version of all drawings shall be submitted to NIT in AutoCAD format.

Table No.1: Drawing Sheet Sizes

<table>
<thead>
<tr>
<th>No.</th>
<th>Designation</th>
<th>Trimmed Size (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A0</td>
<td>841 x 1189</td>
</tr>
<tr>
<td>2</td>
<td>A1</td>
<td>594 x 841</td>
</tr>
<tr>
<td>3</td>
<td>A2</td>
<td>420 x 594</td>
</tr>
<tr>
<td>4</td>
<td>A3</td>
<td>297 x 420</td>
</tr>
<tr>
<td>5</td>
<td>A4</td>
<td>210 x 297</td>
</tr>
<tr>
<td>6</td>
<td>A5</td>
<td>148 x 210</td>
</tr>
</tbody>
</table>
6.2.1.2 Colouring notations for plans: The plans shall be coloured as specified in Table No.2, further prints of plans shall be on one side of paper only.

Table No. 2: Colouring of plans

<table>
<thead>
<tr>
<th>No</th>
<th>Item</th>
<th>Site Plan</th>
<th>Building Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>White Plan</td>
<td>Blue Print</td>
</tr>
<tr>
<td>1</td>
<td>Plot lines</td>
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<tr>
<td></td>
<td></td>
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<tr>
<td>2</td>
<td>Existing Street</td>
<td>Green</td>
<td>Green</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Green</td>
<td>Green</td>
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<tr>
<td>3</td>
<td>Future Street if any</td>
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<td>Green</td>
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<td>4</td>
<td>Permissible Building</td>
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<td>Thick</td>
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<td></td>
<td></td>
<td>Thick</td>
<td>-</td>
</tr>
<tr>
<td>5</td>
<td>Open Spaces</td>
<td>No colour</td>
<td>-</td>
</tr>
<tr>
<td>6</td>
<td>Existing work (outline)</td>
<td>Black</td>
<td>White</td>
</tr>
<tr>
<td>7</td>
<td>Work proposed to be demolished</td>
<td>Yellow</td>
<td>Yellow</td>
</tr>
<tr>
<td></td>
<td></td>
<td>hatched</td>
<td>hatched</td>
</tr>
<tr>
<td>8</td>
<td>Proposed work</td>
<td>Red</td>
<td>Red</td>
</tr>
<tr>
<td></td>
<td></td>
<td>filled</td>
<td>Red</td>
</tr>
<tr>
<td>9</td>
<td>Drainage and sewerage work</td>
<td>Red</td>
<td>Red</td>
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<td>dotted</td>
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<td>Water supply work</td>
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<td>Recreation ground</td>
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<td>wash</td>
</tr>
</tbody>
</table>

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

6.2.1.3 Dimensions: All dimensions shall be in metric units.

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:

a) Attested copy of original sale/ lease – deed / power of attorney / enabling ownership document where applicable;

b) 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;

c) Statement of area of the holding by triangulation method from a qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Chairman, NIT.

d) Any other document prescribed by the Chairman, NIT;

e) Wherever third party interest is created by way of agreement to sale or mortgage etc., the registered consent of such interested persons shall be submitted with the application;

f) A certified copy of approved sub-division/ amalgamation / layout of land from the concerned authority;

g) In the case of land leased by the government or local authorities, clearance/No Objection Certificate from 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 Permission and Commencement Certificate showing the boundary
locations of the site with respect to neighbourhood land marks or with respect to the area within the radius of 200 m from the site, whichever is more.

6.2.4 Site Plan
The site plan sent with an application for permission duly shall be authenticated by the appropriate Officer of the Department of Land Records. The site plan shall be drawn to a scale of 1:500 and indicate the following details:

a) Boundaries of the site and of any contiguous land belonging to the neighbouring owners;

b) Position of the site in relation to neighbouring streets;

c) Name of the street, if any, from which the building is proposed to derive access;

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 12 m of the work site and of the contiguous land (if any) referred to in (a), and if there is no street within a distance of 12 m of the site, the nearest existing street with its name;

h) Means of access from the street to the building and to all others buildings (if any) which the applicant intends to erect upon;

i) Building setbacks/ marginal open spaces to be left around the building to secure free circulations of air, admission of light and access for scavenging purposes;

j) Width of the street (if any) in front and width of the street (if any) at the side of near the building and the proposed street width as defined in the Improvement Scheme, if any;

k) Direction of the north line relative to the plan of the building;

l) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line or trees etc.;

m) The ground area of the whole property and the break-up of the covered area on each floor;

n) A plan indicating parking spaces as required under these regulations;

o) Overhead electric supply lines including space for electrical substation according to the requirements of the electric distribution licenses, water supply and drainage line;

p) Such other particulars as may be prescribed by the Chairman, NIT.

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 ha 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 setbacks with dimensions within each plot;

d) The location of drains of sewers, public facilities and services and electrical lines and so on;

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 for parks, play grounds, recreation spaces and 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;

i) Contour plan of site, wherever necessary.
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;

j) In case of building plans for multi-storeyed, public occupancy and special buildings such as:
   i) Multi-storeyed buildings which are more than 15 m height;
   ii) Special buildings like educational, assembly/ public occupancy, mercantile, institutional and industrial, storage and hazardous buildings;
   iii) Mixed occupancies with any of the aforesaid occupancies having area more than 500 sq m.

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:

i) Access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;

ii) Size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;

iii) Location and details of lift enclosures;

iv) Location and size of fire lift;

v) Smoke stop lobby/door, where provided;

vi) Refuse chutes, refuse chamber, service duct, etc.;

vii) Vehicular parking spaces;

vii) Refuge area, if any;

viii) Details of building services: Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,

ix) Details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures;

x) Location of generator, transformer and switch gear room;

xi) Smoke exhaust system, if any;

xii) Details of fire alarm system network;

xiii) Location of centralized control, connecting all fire alarm systems, built-in fire protection arrangements and public address system etc;

xiv) Location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;

xv) Location and details of fixed fire protection installations such as sprinklers, wet Risers, hose reels, drenchers, CO2 installation etc;

xvi) Location and details of first aid, fire-fighting equipments/ installations.

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

a) Multi-storied buildings which are more than 15m height;

b) Special buildings like educational, assembly/ public occupancy, mercantile, institutional and industrial, storage and hazardous buildings;
c) 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) Refuge area, if any;

i) Details of building services:- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,

j) Details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures;

k) Location of generator, transformer and switch gear room;

l) Smoke exhauter 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 along with fire service inlets for mobile pump and water storage tank;

p) Location and details of fixed fire protection installations such as sprinklers, wet

q) Risers, hose reels, drenchers, C02 installation etc;

r) 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 Specifications
General specification of the proposed constructions, giving type and grade of materials to be used in the form given in Appendix A1, duly signed by licensed Architect as the case may be shall accompany the notice.

6.2.9 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 new) is made available.

6.2.10 Building Permission Fee
The notice shall be accompanied by an attested copy of the receipt of payment of the Building Permission Application Fee. The Building Permission fee and layout / subdivision of land fees shall be as decided by the Chairman, NIT from time to time, subject to government orders, if any.

6.2.11 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 Chairman, NIT. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the Chairman, NIT.

6.2.12 No Objection Certificate (NOC)
In the case of development/ construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Authorities, Police Department, Department of Explosives, Archeological Department, State Environmental Impact Assessment Authority (SEIAA) or any other authority prescribed in these Regulations, the relevant No Objection Certificates applicable to occupancy, shall also accompany the application.

In case of a building identified in Regulation No.6.2.6 (j), the building scheme shall also be cleared by the Fire Officer of the Local Authority or in absence of such officer, from the Directorate of Maharashtra Fire Services:

a) NOC from Chief Fire Officer, NIT / NMC / Director, Fire Services, Government of Maharashtra shall be mandatory for the following:
   i) Any building with height 15 m and above;
   ii) For any mixed use residential and commercial retail or any mixed occupancy building with built-up area over 500 sq m;
   iii) For all buildings mentioned in 6.2.6 (j); and
   iv) For all fuel filling stations.

b) NOC from Civil Aviation Authority shall be mandatory for the following:
   i) For buildings with height more than 24 m; and
   ii) For microwave wireless mobile towers of any height

6.2.13 Development Charges
Development charges as per the provisions of chapter vi-A Section 124A and 124B of the MR&TP Act, 1966 shall be deposited with the NIT / SPA before issue of development permission / commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered.
6.2.14 Premium Charges

Premium charges as may be required to be recovered under these regulations shall be paid to the NIT / SPA before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilized for development of civic amenities and infrastructure.

Premium charges shall be as follows:
- a) Industrial uses 70% of Ready Reckoner rate
- b) Commercial uses 80% of Ready Reckoner rate
- c) Residential uses 60% of Ready Reckoner rate

6.2.15 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.

6.2.16 Structural Stability Certificate and Structural Design Sufficiency Certificate

For all buildings, Structural Design Sufficiency Certificate shall be submitted to NIT at the time of submission of building plans. Structural Stability Certificate shall be submitted to NIT before obtaining the Occupation Certificate. For purposes of record, structural drawings shall be submitted to NIT for all buildings above height 24 m and buildings covered under Regulation 6.2.6 (j).

6.3 Signing the Plans

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 Chairman, NIT.

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

Architect/ Engineer/Structural Engineer Supervisor referred an under Regulation 6.3 shall be registered / licensed by the Chairman, NIT as competent to plan and carry out the various works as given in Appendix C. The qualification and procedure for registration and licensing of the Engineer/ structural engineer / supervisor shall be as given in Appendix C.

6.5 Delegation of Powers and Discretionary Powers

6.5.1 Discretionary Powers

6.5.1.1 In conformity with the intent and spirit of these regulations the Chairman, NIT may, in consultation with the Divisional Head of the Nagpur division of the Town Planning Department:

- 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) Authorize the erection of building or use of premises for a public service undertaking for public utility purposes only, where he finds such an authorization to be reasonable, necessary for the public convenience and welfare even if it is not permitted in any land use classification.

6.5.1.2 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 permission may be given by him for the construction of the following, namely:
i) Structures for protection from the rain or covering of the terraces during the monsoon only;
ii) Pandals for fairs, ceremonies, religious function, etc;
iii) Structures for godowns/storage of construction materials within the site;
iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building;
v) Structures of exhibitions/ circuses etc;
vi) Structures for storage of machinery, before installation, for factories in industrial lands within the site;
vii) Structures for ancillary works for quarrying operations in conforming zones;
viii) MAFCO stalls, milk booths and telephone booths;
ix) Transit accommodation for persons to be rehabilitated in a new construction;
x) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings;
x) Structures for protection from the rain or covering of the terraces during the monsoon only;

Provided that, temporary constructions for structures etc., mentioned at (iii), (iv), (vi), (ix) and (x) 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 (vii) may be continued on annual renewals basis by Chairman, NIT beyond a period of one year.

Provided further that for any structure accommodating more than 50 persons, No Objection Certificate from any one of the Chief Fire Officer, NIT / NMC/ Director of Fire Services, Maharashtra shall be obtained prior to issuing permission, wherever necessary.

6.5.1.2 In specific cases, where a clearly demonstrable hardship is caused, the Chairman, NIT, consultation with the Divisional Head of the Nagpur division of the Town Planning Department, may by special written permission:
a) permit any of the dimensions / provisions 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 setbacks required from the road boundary or FSI or parking requirement shall be granted under any circumstances.

While granting permission under (a), conditions may be imposed on: size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance.

6.5.2 Delegations of Powers
Any of the powers, duties or functions conferred or imposed upon or vested in the Chairman NIT by any of these regulations 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 on 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 decision of the officer to whom such powers have been delegated shall be subject to review, if necessary, by the Chairman, NIT.

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

6.6 Grant of Development Permission 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 necessary charges as per 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 a) The building plans for buildings identified in Regulation No. 6.2.6. (j) 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.

b) 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 shall examine the provision laid down in Regulation No.6.8 and grant final approval if it is in accordance with the layout recommended for demarcation and confirming to the regulations. This shall also be mandatory to Group Housing Scheme.

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 Regulation 6.2.10, 6.2.11, 6.2.13 and 6.2.14, 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 authorize any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

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 unauthorized development for purposes of sections 52 to 57 of MR&TP Act, 1966 and other relevant Acts.

Provided further that upon receipt of intimation of any claim for deemed permission, the NIT/SPA shall within fifteen days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter.

Provided further that necessary explanation shall be called from the concerned officer of the NIT/ SPA for not processing and disposing of the proposal within 60 days.

6.6.4 After the plan has been scrutinized 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 Board of Appeal
Any person aggrieved by an order / communication made by the NIT / SPA under these Regulations may, within a period of 30 days from the date of the receipt of such an order, prefer an appeal before Hon. NIT Chairman / State Government.

6.8 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, NIT 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:

<table>
<thead>
<tr>
<th>a</th>
<th>For a building work including additions and alterations</th>
<th>Upto plinth level</th>
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<tbody>
<tr>
<td>b</td>
<td>For bridges and overhead tanks</td>
<td>Foundation and construction work upto the base floor</td>
</tr>
<tr>
<td>c</td>
<td>For underground works</td>
<td>Foundation and construction work upto floor of underground floor</td>
</tr>
<tr>
<td>d</td>
<td>For layout, sub-division and amalgamation proposals</td>
<td>Final demarcation and provision of water bound macadam roads complete.</td>
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6.9 Responsibility of Constructing Infrastructure
In case of land subdivision / group housing schemes, it shall be the responsibility of the owner / developer to construct all infrastructure including roads, storm water drains, sewer lines, water supply lines, development of open spaces etc. In case of land subdivision, these works shall be completed within two years and phase wise building permission shall be granted after release of plots depending upon the percentage of infrastructure work completed. In case of group housing schemes, these works shall be completed before completion of project.

6.10 Development Agreement
It shall be mandatory for the applicant / owner / developer to enter into a development agreement with NIT / SPA. It shall be the responsibility of the applicant / owner / developer to construct all infrastructure including roads, storm water drains, sewer lines, water supply lines, development of open space, septic tank, sewage treatment plant as per the development agreement with NIT / SPA. The plots / flats shall be released for construction / sale after release of the same as per the terms and conditions of the Development Agreement.

6.11 Revocation of Development Permission
a) 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:
i) 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;
ii) 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.

b) 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 51 MR&TP Act) to the owner as it thinks fit.

c) 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.
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, NIT 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 and safety norms as prescribed by the Bureau of Indian Standards.

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
The following documents shall be maintained on the construction site during the entire duration of construction:

a) 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, NIT.

b) Development Permission: The person to whom development permission is issued shall during the period of construction, keep:
   i) A copy of a development permission placed in a conspicuous place on the site for which permission has been issued, and
   ii) A copy of the approved drawings and specifications referred to in Regulation 6 on the site for which the permit was issued.

c) Display board: Display board mentioning name of the owner, name of architects, name of structural engineer, except for small individual plot holders

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 NIT on completion of work upto plinth level enabling the Chairman to ensure that the work conforms to the sanctioned plans. The Chairman NIT 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 Construction
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, NIT 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, NIT shall be deemed as unauthorized.

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 I. This certificate shall be accompanied by three sets of plans of the completed development, one of which shall be cloth mounted for office record.

These ‘as built’ plans shall also be made available in an electronic format, as specified by NIT / SPA from time to time. In addition to the Completion Certificate and drawings of the completed development, the owner shall submit the following plans / documents to NIT /SPA:

a) Sewer connection plan;
b) Final NOC/Clearance from the Chief Fire Officer, NIT / NMC / Director of Fire Services Government of Maharashtra, wherever necessary;
c) Environment clearance as per the Environment Protection Act 1986, wherever necessary; and
d) Structural Stability Certificate from a competent structural engineer;
e) Release letter from NIT for dwelling units/ tenements in case of group housing.

7.7 Occupancy Certificate
The Chairman, NIT after inspection of the work, scrutiny of the submitted documents and after satisfying himself that there is no deviation from the sanctioned plans and after requisite fees are paid, issue the Occupancy Certificate in the form given in Appendix J or refuse to sanction the Occupancy Certificate in the form given in Appendix K 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 NIT, 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 NIT 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 NIT, in the form of Appendix L.

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

9 Unsafe Buildings
All unsafe buildings shall be considered to constitute danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the NIT / SPA.
Reconstruction in whole or in part of any user which existed prior to these Regulations which has ceased to exist in consequence of accidental fire/ natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of the Chairman shall be allowed under these Regulations subject to the following conditions:
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% 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 of the provisions of these Regulations/ any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:

a) Be punished with a fine as fixed by the Authority and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966 and the relevant section of NIT Act;
b) Further the Authority may take suitable actions including demolition of unauthorized works as decided by the Authority as stipulated under Section 53 of The Maharashtra Regional and Town Planning 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 him which may include cancellation of license and debarring him from further practice / business for a period extending upto five years;
d) In case of registered architects, the planning authority may take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.

10.2 Revocation of Development Permission:

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

10.3 Regularization of Unauthorized Developments
Regularization of unauthorized developments can be done as per norms established by the Government of Maharashtra from time to time.
Part II Site Planning and Layout

11 Requirements of Sites

11.1 No piece of land shall be used as a site for the construction of building
   a) If the NIT / SPA consider that the site is insanitary or that it is dangerous to construct a building on it;
   b) If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nala) and 15 m from the edge of water mark of a major water course (like river) shown on Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the Chairman, NIT to restrict and or to re-align the same within the same land along with cross section as determined by the Chairman NIT, 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) If the site is not drained properly or is incapable of being well drained;
   d) If 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) If the building is for assembly uses, for cinemas and theatres as well as for public worship which has not been previously approved by the Chairman, NIT;
   f) If the building is proposed on any area filled up with carcasses, excreta, filth 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 concerned authority to the effect that it is safe from the health and sanitary point of view, to be built upon;
   g) If the use of the site is for the purpose, which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;
   h) If the plot has not been approved as a building site by the Chairman NIT;
   i) If the proposed occupancy of the building on the site does not conform to the land use zoning proposals in the Improvement Scheme Plans,
   j) If the level of the site is less than prescribed datum level depending on topography and drainage aspects, and there is no proper drainage or plan for drainage in place during or after construction
   k) If it doesn’t derive access from an authorized street / means of access described in these Regulations,
   l) If it is within the river/lake boundary and blue flood line of the river (prohibitive zone),
   m) If the site is not developable by virtue of restrictions imposed under any law or guidelines of any government department.
   n) If the site is hilly and having gradient more than 1:5 when measured across contour intervals of 5 m.

11.2 Distance of Site from Electric Lines

No structure including veranda or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 3 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line.
Table No.3: Distances from Electric Lines

<table>
<thead>
<tr>
<th>No</th>
<th>Voltage level (KV)</th>
<th>Vertical Distance (m)</th>
<th>Horizontal Distance (m)*</th>
<th>Corridor requirement (m)**</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Low and medium voltage lines and service lines</td>
<td>2.5</td>
<td>1.2</td>
<td>2.4</td>
</tr>
<tr>
<td>2</td>
<td>33</td>
<td>3.7</td>
<td>2</td>
<td>15</td>
</tr>
<tr>
<td>3</td>
<td>66</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>110/100</td>
<td>3.7 plus 0.3m for every additional 33 kv or part thereof</td>
<td>2 plus 0.3m for every additional 33 kv or part thereof</td>
<td>18</td>
</tr>
<tr>
<td>5</td>
<td>132</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>220</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>500 HVDC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>800</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
* Horizontal distance is the clear distance required for any projections or parts of the building from the electric overhead transmission line corridor.
** Corridor is the space under overhead transmission lines required to be clear of any buildings or structures by concerned authority.

11.3 Construction within Blue and Red Flood Line
The construction within blue and red flood line along the river side may be permitted at a height of 0.50 m above the level of red flood line (high flood line).

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

11.5 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 No. 4 below. The above shall be subject to the provisions of the State Highways Act, 1965 and the National Highway Act, 1956 and its amendments from time to time.

Table No. 4: Building Line and Control Line

<table>
<thead>
<tr>
<th>Type of Road</th>
<th>Building Line</th>
<th>Control Line (For industries, godowns, cinema halls, markets and such other crowded public places)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Urban areas¹</td>
<td>Rural areas²</td>
</tr>
<tr>
<td></td>
<td>(1)</td>
<td>(2)</td>
</tr>
<tr>
<td>Expressway/ Outer Ring Road</td>
<td>60 m from centre line or 15 m from ROW, whichever is greater</td>
<td>60 m from centre line or 15 m from edge of ROW, whichever is greater</td>
</tr>
<tr>
<td>National Highway³</td>
<td>3 to 6 m from ROW</td>
<td>40 m from centre line</td>
</tr>
<tr>
<td>State Highway, Major State Highway³</td>
<td>20 m from centre line or 4.5 m from ROW, whichever is greater</td>
<td>40 m from centre line</td>
</tr>
<tr>
<td>Major District Road³</td>
<td>15 m from centre line or 4.5m from ROW, whichever is greater</td>
<td>30 m from centre line</td>
</tr>
<tr>
<td>Other District Road</td>
<td>12 m from centre line or 4.5m from ROW, whichever is greater</td>
<td>15 m from centre line</td>
</tr>
<tr>
<td>Village Road</td>
<td>10 m from centre line or 3 m from ROW, whichever is greater</td>
<td>12 m from centre line</td>
</tr>
</tbody>
</table>
Notes:
*as amended in the relevant Act from time to time.
1) Urban areas: All developable zones in the Gondkhairy Improvement Scheme viz., IS Logistic, IS Mixed Residential, IS Public and Semi Public and IS Open Space
   Rural areas: All non developable zones in the Gondkhairy Improvement Scheme viz., IS Forest and Jhudpi

11.6 Storm Water Drainage

11.6.1 Discharge of storm water 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 or shall follow the natural drainage course in case no storm water drains are provided along public road right of ways. Under no circumstances, shall the storm water be discharged on the public road right of ways.

11.7 Site Planning for the Physically Challenged
Sites shall conform to the requirements given for physically challenged persons as provided in Regulation 30. Sites/ plots for all buildings shall be made accessible to physically challenged 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 can be facilitated. Further, provisions given in Part 3 Annex D, Section 3 of the National Building Code 2005, as amended from time to time shall be referred to as guidance.
12 Means of Access to Final Plots

12.1 Every plot / 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 Means of Access

12.3.1 Width

a) Residential Development

The plots shall abut on a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / subdivision / group housing shall be as given in Table No. 5. In the interest of general development of an area, the NIT / SPA may require the means of access to be of larger width than that required below:

Table No. 5: Length and Width of Access, Residential Development

<table>
<thead>
<tr>
<th>No.</th>
<th>Length of Means of Access (m)</th>
<th>Width of Means of Access (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Less than 75 m</td>
<td>9</td>
</tr>
<tr>
<td>2</td>
<td>75 to 150</td>
<td>12</td>
</tr>
<tr>
<td>3</td>
<td>Above 150</td>
<td>15</td>
</tr>
</tbody>
</table>

b) Other than Residential Development

The minimum width of access / layout road / internal road in any development proposal in for logistic / industrial use shall be as given in Table No. 6:

Table No. 6: Length and Width of Access, Other than Residential Development

<table>
<thead>
<tr>
<th>No.</th>
<th>Length of Means of Access (m)</th>
<th>Width of Means of Access (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Less than 75 m</td>
<td>12</td>
</tr>
<tr>
<td>2</td>
<td>75 to 150</td>
<td>15</td>
</tr>
<tr>
<td>3</td>
<td>Above 150</td>
<td>18 or more</td>
</tr>
</tbody>
</table>

Notes:

i) The means of access shall be clear of required marginal open spaces from the existing building line.

ii) In no case, development on plots shall be permitted unless it is accessible by the authorized public street existing prior to coming in to force of these Regulations or road from the layout sanctioned prior to these Regulations.

12.3.2 Pathways

A pedestrian approach to the buildings from road / street / internal means of access wherever necessary, shall be through paved pathway of width not less than 1.5 m, 2.0 and 4.5 m provided its length measured from exit way of the building is not more than 20 m, 40 m and 60 m respectively from the main / internal means of access. If the length is more than 60 m, then a regular street as provided in Table No.6 shall be necessary. This provision shall also apply to group housing scheme or layout of building for other uses, except development under Development / Redevelopment of Housing Schemes of MHADA / NIT.

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

b) In the interest of general development of an area, the Chairman, NIT may require the means of access to be of larger width than that required under Regulation No. 12.3.

c) In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m to a numbers of plots, the Chairman,
NIT may take steps including improvement under, the provision of relevant Act to declare it as a public street.

d) In gaothans in the case of plots facing street / means of access less than 4.5 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the central line of the street/ means of access way to give rise to a new street / means of access way of width of 4.5 m. clear from the structural projections.

12.4 Means of access shall be leveled, metalled, flagged, paved, sewer, drained, channeled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of the Authority, free of encroachment and shall be maintained in a condition to the satisfaction of the Chairman, NIT.

If any private street or any other means of access to a building is not constructed and maintained as specified above, the authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the NIT / SPA shall direct. If the owner or owners fail to comply with this direction, the NIT / SPA may arrange for its execution and recover the expenses incurred from the owner / owners.

12.5 Access from the Highways / Classified Roads

Generally the plot / building along Highway and important roads with width (right of way) 30 m or more shall derive access from service road. However, highway amenities like petrol pump; hotel etc. may have an access direct from such road categories mentioned above or more. The above shall be subject to the provisions of State Highways Act, 1965 and National Highway Act 1956. Provided that in suitable cases, the NIT / SPA may suspend the operation of this rule till service roads are provided.

12.6 Access Requirements for Public Occupancy Buildings

For buildings identified in Regulation No. 6.2.6 (j), the following additional provisions of means of access for public occupancy buildings shall be ensured:

a) The width of the main street on which the building abuts shall not be less than 12 m and one end of this street shall join another street of width not less than 12 m in width subject to Regulation No.12.3.

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 weighing up to 45 tons. The said open space shall be kept free of obstructions and shall be motorable.

c) 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 4.5 m for a one way entrance and 6.5m for a two way driveway. 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 4.5 m.

d) No building shall be at a distance of more than 25 m from a means of access to a fire tender.

12.7 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 18 m and one end of this street shall join another street of width not less than 18 m in width subject to other conditions given in Regulation 15.
13 Sub-Division of Land and Layouts

13.1 Layout or Sub-Division of Land shall be submitted for the following:
   a) For every land admeasuring 0.2 ha or more, a master plan indicating a sub-division layout shall be submitted for approval.
   b) When more than one building, excepting for accessory buildings in the case of residential building, is proposed on any land, the owner of the land shall submit proposal for proper layout of building or sub-division of his entire contiguous holding.
   c) When development or redevelopment of any tract of land which includes division and sub-division occurs, proposals shall be submitted for approval.
   d) When group housing or campus / cluster planning of any use is proposed.

13.2 Roads / Streets in Land Sub-Division or Layout

13.2.1 The width of roads/ streets/ public and internal access ways including pathways shall conform to provisions of Regulation No. 12.3 to 12.7.

13.2.1.1 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.

13.2.1.2 Plots within a layout shall abut on a street/ road. Plots which do not abut on a road shall abut or front on a means of access, the width and other requirement of which shall be as given in Regulation 12. The minimum width of the means of access to individual plots within a sub-division shall adhere with the requirements given in Tables 5, 6 and 7.

13.2.1.3 In addition to the provisions of Regulation 12.3, dead end roads may be allowed only with a cul-de-sac. Cul-de-sacs may be allowed subject to the following conditions:
   a) it is used as a means of access to an individual plot;
   b) the maximum length shall normally be 150 m,
   c) the ends shall be higher in level than the level of starting point of such dead end roads,
   d) the alignment of the road is straight,
   e) The minimum right of way and internal and external radii of cul-de-sacs shall be as prescribed in Table 7 head (turning space) shall be 6m and minimum right of way of 9m.

Table No. 7: Width and Turning Radii of Cul-de-Sacs

<table>
<thead>
<tr>
<th>Activity/Area</th>
<th>Right of Way Width</th>
<th>Inner Turning Radius of Road</th>
<th>Outer Radius of Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>9 m</td>
<td>6 m</td>
<td>15 m</td>
</tr>
</tbody>
</table>

The following Figure 4 demonstrates the turning radii for dead end roads / cul-de-sacs for respective right of ways.

Figure 4: Cul-de-Sac
13.2.2 Intersection of Roads/ Road Geometry at Junctions

All road intersections shall be rounded off to allow turning radius for vehicles, unless otherwise directed by the Chairman NIT. Turning radius for all 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.

13.2.2.1 When roads of equal width intersect at right angles, tangent lengths from the point of intersection to the curve shall be equal to half the width of the roads. In cases when width of intersecting roads is not equal, both tangent lengths from the point of intersection to the curve shall be equal to half the width of wider of the two roads or full width of the narrow road, whichever is more, subject to minimum of 6m (See figure 5).

![Figure 5: Road Intersection at Right Angles](image)

Figure 5: Road Intersection at Right Angles

When roads intersect at an angle less than 60 degrees, the tangent length at obtuse angle, shall be equal to half the width of the road from which the vehicle enters. The tangent lengths at acute angle shall be equal to half the width of the roads in case widths are equal. In case widths of roads intersecting at acute angle vary, the tangent lengths shall be equal to half the width of wider of the two roads or full width of the narrow road, whichever is more, subject to minimum of 6m (as shown in figure 6).

![Figure 6: Road Intersection at an Angle less than 60 Degrees](image)

Figure 6: Road Intersection at an Angle less than 60 Degrees
13.2.2 While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands.

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

13.2.3 Sidewalks

All internal roads within a sub-division / layout with a right of way of 15 m and above shall have a designated area for sidewalks (figure 7).

a) Sidewalks on privately built roads shall have a clear walking path of a minimum 1.5 m width with no encumbrances or vertical obstructions like signage, light poles etc;

b) Sidewalks shall be constructed with a cross slope of 1:50 (2% 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 150 mm to 175 mm higher than the road level measured at the base of the curb.

13.2.4 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 4 m 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 5.5 m and a maximum of 7 m. 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 7 below.

Figure 7: Sidewalks and Curb Cuts

13.3 Recreational Open Spaces

13.3.1 Requirement

a) In any layout or subdivision of land admeasuring 0.2 ha or more, 10% of the entire Final Plot area shall be reserved as recreational open space. Such a recreational space shall, as far possible, be provided in one place.

b) In case of land admeasuring more than 0.8 ha, recreational open space may be allowed to be left at different locations provided that the size and other dimensions conform to the provisions below.

c) Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilized as play ground.
d) In case of development of land for educational purpose, 40% of the gross plot area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Area covered by the playground shall be included in the computation of plot area for calculation of FSI.

e) For educational institutions, if playground is not a part of the same plot, but the institution has a provision for an independent playground under its ownership or lease admeasuring minimum 3500sqm with a minimum dimension of 40m, located within a distance of 200 m from plot boundary, only then can the recreational open space be limited to 10% of the plot area for the plot on which the institution will come up.

13.3.2 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 recreational open space shall deem to have vested in the society / association of the residents/ occupants. In case such society or association is to be formed, the possession / custody of the common plot shall remain with the Chairman, NIT 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 NIT / SPA is convinced that there is misuse of open spaces; in such case the NIT / SPA shall take over the land of recreational open space.

13.3.3 Permission for modification in Sanctioned Layout

No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these Regulations with the consent of plot/ tenement holders/ co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.

13.3.4 The open spaces shall be exclusive of location of accesses / internal roads / designations or reservations in development plan roads and areas for road widening.

13.3.5 Measurements and dimensions

a) No such recreational spaces shall admeasure less than 200 sq m.

b) The minimum dimensions of such recreational space shall be not less than 7.5 m and if the average width of such recreational space is less than 16.6 m, the length thereof shall not exceed 2.5 times the average width.

13.3.6 Such recreational open space shall also be necessary for group housing scheme or campus/ cluster planning for any use / zone.

13.3.7 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 maximum BUA of 15 % of the recreational open space, out of which 10% built-up area shall be allowed on ground floor and remaining 5% can be consumed on first floor. In case of stilts additional floor may be allowed. However all such structures shall be included as a part of the built-up area for FSI calculations (See Regulation 20).

b) The structures used for the purpose of pavilion or gymnasium or club house or vipasana and yoga center or crèche or kindergarten or library or water tank, health out post if required by the NIT/ SPA or other structures for the purpose of sports and recreation activity may be permitted. Convenience shopping below pavilion facing on road, on payment of premium at the rate of 10% of the land rate in the Annual Schedule of Rates, with requisite side margins required for stadium may be allowed.

c) Detached toilet block or parking, either temporary or permanent shall not be permitted.

d) A swimming pool and related ancillary structures may also be permitted in such a recreational open space.

e) Elevated storage reservoir (ESR) may be permitted.

f) 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.

(g) 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.

(h) Such structures 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.

(i) 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.

13.3.8 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.

13.3.9 On the sanction of development permission, the Recreational Open Spaces in a layout or subdivision shall be handed over to the NIT/SPA after development of the same by the developer/ land owner. A nominal amount of INR 1/- shall be paid by the planning authority for the same. The NIT/ SPA may permit the owner/ developer to undertake development of the open spaces for bonafide reasons as recreational community open spaces on the following conditions:

(a) If the Authority is convinced that there is misuse of open space in such case the Authority shall take over land of the recreation open space.

(b) Recreation open space may be developed by the developer for uses permitted as per the provision of Regulation 13.3.7 for beneficial use of owners/ society/ federation of owners or societies.

(c) Such structures shall not be used for any other purpose, except for recreation activity, for which a security deposit as decided by the Chairman NIT/ SPA will have to be paid while obtaining development permission.

(d) The owner/ developers/ society/ societies the federation of the societies shall submit to the Chairman an undertaking agreeing to the conditions in (g) to (i) above in clause no. 13.3.7.
13.4 Minimum Plot Areas and Road Widths

Minimum areas for plots under various land uses that are included in the sub-division shall be as given in the following Table No. 8:

Table No. 8: Minimum Plot Areas

<table>
<thead>
<tr>
<th>No</th>
<th>Use</th>
<th>Plot Area (sq m)</th>
<th>Min Width/ Frontage (m)</th>
<th>Road Width on which permitted</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>Minimum 30</td>
<td>Between 4 to 8</td>
<td>8</td>
<td>Row house</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum 125</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Between 8 to 12m</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>250 and above</td>
<td>Width above 12 m; no dimension less than 12 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td>Minimum 125</td>
<td></td>
<td></td>
<td>Row house/ Semi Detached*</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum 250</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minimum 25 to</td>
<td>4 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by public authority</td>
<td>maximum 125</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Hospitals, maternity homes and nursing homes (more than 5 beds) clinic, health club</td>
<td>500 sq m</td>
<td></td>
<td>18 m</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Public / Semi-public buildings</td>
<td></td>
<td></td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Pre-primary school</td>
<td></td>
<td></td>
<td>9 m (30 m maximum)</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Primary school</td>
<td>500</td>
<td>12 m (30 m maximum)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Other education buildings</td>
<td></td>
<td></td>
<td>18 m</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Mangal karyalay</td>
<td>1000</td>
<td>24 m</td>
<td>Detached</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Stadium, sports complex</td>
<td>300</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Cinema theatre/ Assembly Hall / Multiplex / Malls.</td>
<td>2000</td>
<td>24 m</td>
<td>Detached</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>In case of a Club House as a part of a layout / sub division then it can be on a 15 m road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Mercantile / business / Commercial</td>
<td></td>
<td>NH / ORR – 18 m Other roads – 15 m</td>
<td>18 m and above</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Fuel filling station without service bay / with service bay</td>
<td>Minimum 545 (30 x 17)</td>
<td>Minimum 16.75</td>
<td>18 m</td>
<td>Detached</td>
</tr>
<tr>
<td>13</td>
<td>Fuel filling station with service bay</td>
<td>Minimum 1100 (30 x 36)</td>
<td>Minimum 30.5</td>
<td>18 m</td>
<td>Detached</td>
</tr>
<tr>
<td>14</td>
<td>Resorts</td>
<td>10000</td>
<td>24 m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No</td>
<td>Use</td>
<td>Plot Area (sq m)</td>
<td>Min Width/ Frontage (m)</td>
<td>Road Width on which permitted</td>
<td>Type</td>
</tr>
<tr>
<td>----</td>
<td>-----------------------------------------</td>
<td>------------------</td>
<td>------------------------</td>
<td>-------------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>15</td>
<td>Amusement parks / theme parks</td>
<td>50000</td>
<td></td>
<td>24 m</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>4/5 star hotel - independent plot</td>
<td>Minimum 2500</td>
<td></td>
<td>24 m</td>
<td>Detached</td>
</tr>
<tr>
<td>17</td>
<td>3 star hotel - independent plot</td>
<td>Minimum 1000</td>
<td></td>
<td>24 m</td>
<td>Detached</td>
</tr>
<tr>
<td>18</td>
<td>Industrial – Logistic Manufacturing industrial units</td>
<td>Minimum 1000</td>
<td></td>
<td>24 m</td>
<td>Detached</td>
</tr>
<tr>
<td>19</td>
<td>Industrial - Canteens, transport offices, individual shops for industrial goods and services</td>
<td>Minimum 200</td>
<td>-</td>
<td>18 m</td>
<td>Semi-detached</td>
</tr>
<tr>
<td>20</td>
<td>Industrial - Plots for convenience shopping units or galas</td>
<td>Minimum 50</td>
<td>-</td>
<td>18 m</td>
<td>Semi-detached</td>
</tr>
<tr>
<td>21</td>
<td>Places of Worship</td>
<td>300</td>
<td></td>
<td>18 m</td>
<td></td>
</tr>
</tbody>
</table>

*With consent of adjacent plot owner*

Notes:

i) The plot width to depth ratio shall be 1:1.5 to 1:2.5; as far as possible.

ii) In public housing schemes for E.W.S. undertaken by government or semi-government organizations, marginal spaces shall be as per their respective schemes and rules.

iii) The front setback for already existing layouts / roads shall be as per existing scheme.

13.5 Computation of Total Built-Up Area for Sub-Divisions

Computation of total built-up area for sub-divisions shall be as given in Regulation 20 and illustrated in appendix M.

13.6 Amalgamation of Plots

13.6.1 Amalgamation of plots shall be permissible if they are contiguous and form a sizable plot to aid the planning of a layout / building. 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.

13.6.2 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 or N/A and agriculture tenures)

b) When a public right of way or public open space is located or planned between the plots to be amalgamated

c) When the width of access road / right of way is less than 9 m.

13.7 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.

13.8 Convenience Shopping

In sub-division layouts larger than 2 Ha, provision shall be made for convenience shopping (see 2.30). Such shopping area shall not be less than 2%, but shall not exceed 5 percent of the total land area of the plot. Further, following provision shall apply:

a) Such convenience shopping shall be conveniently located and accessible within 300 m from any part of the layout.

b) Within a layout, the shopping centers and retail uses can be provided on ground floor, and upper floors may be utilized for residential purpose and conveniences like banks, places for doctors and medical practitioners, architects/ engineers, income tax consultants/advocates or any other such professionals.

c) In case of group housing schemes, the convenience shopping shall be 0.2 to 0.5 percent of permissible built-up area.

13.9 Provision of Plots / Tenements for EWS and LIG

This provision shall be as per guidelines issued by the State Government from time to time.
14 Parking

14.1 Parking Space
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 reference to the additional space only and not 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.

14.2 General Space Requirements

14.2.1 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.

14.2.2 Size of parking space
The minimum sizes of parking spaces to be provided shall be as shown in the Table No. 9 below.

Table No. 9: Parking Space Dimensions by Vehicle Type

<table>
<thead>
<tr>
<th>No</th>
<th>Type of Vehicle</th>
<th>Minimum size/ area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bicycle</td>
<td>1.4 sq m (1.0 m x 1.4 m)</td>
</tr>
<tr>
<td>2</td>
<td>Scooter, motor cycle</td>
<td>3 sq m (1.5 m x 2.0 m)</td>
</tr>
<tr>
<td>3</td>
<td>Passenger car (motor vehicle)</td>
<td>2.5 m x 5 m</td>
</tr>
<tr>
<td>4</td>
<td>Transport vehicle (tempo, truck etc)</td>
<td>3.75 m x 7.5 m</td>
</tr>
<tr>
<td>5</td>
<td>Ambulance, bus</td>
<td>3.75 m x 7.5 m</td>
</tr>
<tr>
<td>6</td>
<td>Trailer truck</td>
<td>5 m x 20 m</td>
</tr>
</tbody>
</table>

Notes:
1) In case of parking spaces for motor vehicles, upto 50 % of the prescribed space may be of the size 2.3 m x 4.5 m
2) In case of school buses, relevant parking space as per the size of the bus (mini bus or standard size bus) shall be applicable.
3) Marking of parking spaces: Parking space shall be paved and clearly marked for different types of vehicles including parking for handicapped persons. One-way and, two-way parking aisles shall be painted to indicate direction of travel.
4) Maneuvering and other ancillary spaces: Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate maneuvering of vehicles.
5) Ramps for Basement parking: Ramps for parking in basement should conform to the requirement of Regulation No.26.4.6.
### 14.3 Parking Norms

Provisions for parking of vehicles in individual plots shall be as given in the following Table No. 10.

Table No. 10: Parking Provisions by Building Type

<table>
<thead>
<tr>
<th>No</th>
<th>Occupancy</th>
<th>One Parking Space for every</th>
<th>No of Cars</th>
<th>No of Scooters</th>
<th>No of Cycles</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential multi family / Group Housing</td>
<td>4 tenements having carpet area upto 40 sq m</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>Additional 5% of the required number of spaces for visitors parking</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 tenements with each tenement having carpet area equal to or above 40 sq m but less than 100 sq m</td>
<td>1</td>
<td>4</td>
<td>2</td>
<td>Additional 5% of the required number of spaces for visitors parking</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Each tenement having carpet area equal to or above 100 sq m but less than 150 sq m</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>Additional 5% of the required number of spaces for visitors parking</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Every tenement having carpet area above 150 sq m</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>Additional 5% of the required number of spaces for visitors parking</td>
</tr>
<tr>
<td>2</td>
<td>Independent Residential Plots</td>
<td>Plot less than or equal to 100 sq m, for single dwelling unit</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Plot up to 200 sq m, but more than 100 sq m, for single dwelling unit</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Plot more than 200 sq m, for Single dwelling unit</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>3A</td>
<td>3 to 5 star hotels</td>
<td>For every five guestrooms</td>
<td>3</td>
<td>4</td>
<td>2</td>
<td>1 Loading / unloading spaces for BUA above 1000sqm and 1 additional space for every 5000 sq m or part thereof</td>
</tr>
<tr>
<td>3B</td>
<td>Lodging &amp; boarding establishments and hotels below 3 star</td>
<td>For every five guestrooms</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Restaurant, bars and eating places</td>
<td>For every 50 sq m of carpet area</td>
<td>2</td>
<td>8</td>
<td>4</td>
<td>Additional 5 percent of the required number of spaces for visitors parking</td>
</tr>
<tr>
<td>5</td>
<td>Hospitals and Medical Institutions</td>
<td>For every 20 beds</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>1 ambulance space per 20 beds upto 100 beds capacity, ambulance for every additional 100 beds or part thereof. Additional 5% of the required number of spaces for visitors parking</td>
</tr>
<tr>
<td>No</td>
<td>Occupancy</td>
<td>One Parking Space for every</td>
<td>No of Cars</td>
<td>No of Scooters</td>
<td>No of Cycles</td>
<td>Remarks</td>
</tr>
<tr>
<td>-----</td>
<td>---------------------------------------------------------------------------</td>
<td>----------------------------</td>
<td>------------</td>
<td>----------------</td>
<td>--------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>6A</td>
<td>Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls)</td>
<td>For every 40 seats</td>
<td>4</td>
<td>12</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>6B</td>
<td>Multiplex theatres</td>
<td>For every 40 seats</td>
<td>6</td>
<td>16</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>7A</td>
<td>Mangal karyalay, marriage halls, cultural halls</td>
<td>For every 100 sq m carpet area or fraction thereof</td>
<td>5</td>
<td>20</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>7B</td>
<td>Community Hall and Clubhouse in layout open space</td>
<td>For every 100sqm or fraction thereof</td>
<td>1</td>
<td>4</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>8A</td>
<td>Educational (administrative and public service areas) Pre-Primary School</td>
<td>For every 100sqm carpet area or fraction thereof the administration area and public service area</td>
<td>2</td>
<td>4</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>8B</td>
<td>Educational Secondary School and High School</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; to 10&lt;sup&gt;th&lt;/sup&gt; standard – for every 3 class rooms</td>
<td>2</td>
<td>20</td>
<td>10</td>
<td>1 bus every 500 sq m classroom carpet area; Additional 10% of the required number of spaces for visitors parking</td>
</tr>
<tr>
<td>8C</td>
<td>Educational - other</td>
<td>i) Carpet area of the Administrative as well as Public Service Areas of the School</td>
<td>2</td>
<td>20</td>
<td>10</td>
<td>1 bus every 500sqm classroom carpet area; Additional 10% of the required number of spaces for visitors parking</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ii) For every 3 classrooms</td>
<td>2</td>
<td>90</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Hostels, tuition classes, training centers</td>
<td>For every 20 students</td>
<td>1</td>
<td>5</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>10A</td>
<td>Government semipublic or private office/business buildings /</td>
<td>For every 100 sq m carpet area or fraction thereof</td>
<td>3</td>
<td>15</td>
<td>4</td>
<td>Additional 20% of the required number of spaces for visitors parking</td>
</tr>
<tr>
<td>10B</td>
<td>IT establishments</td>
<td>For every 200 sq m carpet area or fraction thereof</td>
<td>5</td>
<td>12</td>
<td>4</td>
<td>Additional 20% of the required number of spaces for visitors parking</td>
</tr>
<tr>
<td>11</td>
<td>Mercantile (markets, departmental stores, shops and other commercial uses including)</td>
<td>For every 100 sq m carpet area or fraction thereof</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>Additional 5% of visitors parking may be allowed in front marginal spaces being floating/temporary parking</td>
</tr>
<tr>
<td>No</td>
<td>Occupancy</td>
<td>One Parking Space for every</td>
<td>No of Cars</td>
<td>No of Scooters</td>
<td>No of Cycles</td>
<td>Remarks</td>
</tr>
<tr>
<td>----</td>
<td>--------------------------------------------------------------------------</td>
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<td>----------------</td>
<td>--------------</td>
<td>--------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>wholesale markets)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Wholesale</td>
<td>For every 100 sq m carpet area or fraction thereof</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>2 Loading / unloading spaces for BUA above 1000sqm and 1 additional space for every 5000 sq m or part thereof</td>
</tr>
<tr>
<td>13</td>
<td>Hazardous bldg</td>
<td>For every 100 sq m carpet area or fraction thereof</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>2 Loading / unloading spaces for BUA above 1000sqm and 1 additional space for every 5000 sq m or part thereof</td>
</tr>
<tr>
<td>14</td>
<td>Industrial</td>
<td>For every 300 sq m carpet area or fraction thereof</td>
<td>4</td>
<td>12</td>
<td>4</td>
<td>2 Loading / unloading spaces for BUA above 1000sqm and 1 additional space for every 5000 sq m or part thereof</td>
</tr>
<tr>
<td>15</td>
<td>Storage, transfer godowns, warehouses, cold storage</td>
<td>For every 300 sq m carpet area or fraction thereof</td>
<td>1</td>
<td>4</td>
<td>8</td>
<td>2 Loading / unloading spaces for BUA above 1000sqm and 1 additional space for every 5000 sq m or part thereof</td>
</tr>
<tr>
<td>16</td>
<td>Fuelling Stations</td>
<td>Fuelling station</td>
<td></td>
<td></td>
<td></td>
<td>1 car and 2 two-wheelers for every 60 sq m carpet of ancillary commercial uses. Additional space for 2 cars and 3 two-wheelers for every 100 sq m covered area for service station</td>
</tr>
</tbody>
</table>

Notes:
1) For Visitor’s parking if fraction comes more than 0.5, then one parking should be added.
2) In case of independent single family residential bungalow with plot area up to 300 sq m, parking shall be permitted in the 3 m minimum marginal open spaces.
3) All calculations are for physical space calculations on a parking area provided on ground and are not applicable for Mechanical parking. Mechanical parking shall be permissible.

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 manoeuvring of vehicle shall be exclusive of the parking space stipulated in these Regulations.

14.5 To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises.

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 1000 sq m. The minimum dimensions of each space shall be 3.75 m x 7.5 m.
14.7 Parking lock up garages shall be included in the calculation for floor space for FSI calculations.

14.8 The space required for parking as given in Regulation 14.1 to 14.7 shall be in addition to the mandatory marginal open spaces required for natural lighting and ventilation purposes as given in Regulation 22. Marginal open spaces may be used for parking provided, a minimum distance of 6 m in case of buildings given in 6.2.6 (j), and 3 m in case of all other buildings, adjacent to the building is kept free of any parking, loading or unloading space except buildings mentioned in Regulation 14.7.

14.9 In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit (as per Regulation No. 26.4.6(b)) shall be provided preferably at opposite ends.

14.10 In addition to regular parking area as per rule, a 3 m wide strip along the road on front/ side shall be provided as visitors parking for mixed use buildings (residential and commercial). Further, no compound wall or other enclosure shall be allowed between the plot boundary and front of the building line.

14.11 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.

14.12 Parking for differently abled persons shall be provided as per IRC 103:2012

14.13 Parking Area Layout
A parking area layout shall fulfill 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 8 below); the minimum width shall be 6 m 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 2.4 m shall be provided on every access leading to parking space and at any point within the parking area,
14.14 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 150 mm caliper. These trees shall be counted towards the total tree plantation requirements for plots.

14.15 Parking Surface Treatment
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. Surface parking lots may use materials or paving that allows the percolation of rainwater into the soil.
15 Requirements for Fuel Filling Stations

The Regulations given below are applicable to fuel stations with or without auto service stations.

15.1 Permission
Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.

15.2 NOCs
NOCs from Public Works Department and other related departments shall be obtained as per the prevailing rules. As regards service road / building line / control line, the Government Resolution, Public Works Department, No. RBD-1081/ 871/Raste-7, dated 09 March 2001 and the circulars issued in this regard from time to time shall be observed. Instructions contained in Government of India, Ministry of Road Transport and Highways letters dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.

15.3 Plot Location
Plot shall be located / fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with a minimum width of 12 m or more.

15.4 Independent Plot
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.

15.5 Siting
Petrol / LPG / CNG station shall not be permitted within a distance of 90 m from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m from the nearest premises of school, hospital and theatre, place of assembly or stadium.

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

a) The minimum distance of the plot edge from the nearest road junction/ traffic circle / traffic island / bridge / railway level crossing shall be 90 m.
b) Fuel filling stations shall not be located opposite a break or opening in the central verge on a dual carriage road.
c) 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.
d) 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.
e) 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.
f) 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 15.9.

15.7 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)
15.8  Curb Cuts and Driveways
Plots for fuel filling stations shall have only one single curb cut (and driveway) for incoming and outgoing vehicles, not exceeding 10m in width;

Permission for two curb cuts 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.

15.9  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 60 sq m;
   c) Small scale retail for food items upto 60sqm;
   d) Sale of small motor parts upto 60 sq m and
   e) ATMs (any time machine) upto 10 sq m.

15.10 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.

15.11 Parking
As per Regulation 14.

16  Plantation and Maintenance of Trees

16.1 Development of Trees
The development in any plot shall be such which preserves existing trees, as far as possible. In cases where trees are required to be cut, two trees shall be planted for every tree to be cut.

16.2 Plantation
Plantation of trees in individual plots shall be done at the rate of 1 tree per 45 sq m of gross plot area.
17 Rain Water Harvesting


The requirements of the aforementioned notification are given below for reference. For any amendments in the above regulation shall be referred from Government notifications.

17.1 Requirement
a) All the layout open spaces/amenity spaces of housing societies and, new constructions/reconstructions/additions on plots having area not less than 300 sq m in non-gaothan areas shall have one or more rainwater harvesting structures having a minimum total capacity as detailed below.

b) Provided that the Authority may approve the rainwater harvesting structures of specifications different from those, in this requirement, subject to the minimum capacity of rainwater harvesting being ensured in each case.

c) The owner/society of every building mentioned in (a) above shall ensure that the rainwater harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

d) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq m of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain rainwater harvesting structures as required under these byelaws.

17.2 Inclusions
Rainwater harvesting includes storage or recharging into ground the rain water falling on the terrace or any paved surfaces within the building site.

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

a) Open well of a minimum of 1 m diameter and 6 m 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.

b) Rainwater harvesting for recharge of ground water may be done through a bore well around which a pit of 1 m width may be excavated upto a depth of atleast 3 m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.

c) 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 draw-off 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.

d) 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 1.2 m width X 1.2 m length X 2 m to 2.5 m depth. The trenches can be or 0.60m width X 2 to 6 m length X 1.50 to 2 m 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:
   i) 40mm stone aggregate as bottom layer upto 50% of the depth;
   ii) 20mm stone aggregate as lower middle layer upto 20% of the depth;
   iii) Course sand as upper middle layer upto 20% of the depth;
   iv) A thin layer of fine sand as top layer;
v) 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.
vi) A retention wall in masonry shall be constructed to line the pit. This wall will extend above the immediate surrounding ground level by 15cms.
vii) Perforated concrete slab covers shall cover all such pits and trenches.
e) 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.
f) 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.
   i) The terrace shall be connected to the open well/bore-well/storage tank/recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq m.
   ii) Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
   iii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.
g) Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided.
h) It will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

18 Easements

18.1 Utility Easements
Easements established as per the width and locations required by the engineering or the utility department, but in no case less than 3 m 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.

18.2 Stream Buffer Easements
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% area within the stream buffer shall be paved.
19 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 No. 11: Building Setbacks for Residential Buildings

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

Refund of FSI 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

20 Floor Space Index

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

20.2 For the Purpose of FSI Computation, Area of the Final Plot shall be considered.

When subdivision of a final plot occurs and new plots are created, the areas of these final plots shall form the basis for FSI computation.

(For example see Figure 10 where ‘Area A’ will be the base for FSI computation and in Figure 11 respective areas will form the base for each of the subdivided plots)

In the subdivision of a layout when a combination of individual plotted development and development on undivided land is proposed, the area under roads and common amenities shall be considered as a part of the undivided land and such area shall be used for the computation of FSI for the common plot. However, roads and such amenities shall be contiguous with the undivided land to avail of this benefit.

(For example see Figure 12 where the plot is subdivided into a larger plot with roads and amenities serving the larger plot and the smaller plots. For individual plots P1, P2 and so on, their individual plot areas will be the base for FSI computation. The undivided plot along with roads and amenity spaces etc. as shown by ‘Area A’ in Figure 13 will form the base for FSI computation of development in the larger plot.)

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

20.3 Areas Exempted from FSI Computation
The following shall not be counted under built-up area calculations for the computation of FSI:

- Open to sky rooftop terrace at any floor of the building;
- Covered parking under stilts or parking spaces in public buildings open from all sides and having only roofs without any floor above, with a maximum clear height of 3m (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 parking spaces all at the same level in the same location / entire parking floor (Scattered parking at the same level...
above ground level not meeting the above criteria will not be exempt from FSI calculations);

- Basement parking and mechanical parking;
- Covered / open ramps leading to parking;
- Chajja projections up to 0.6 m measured from the finished surface of the external wall;
- Area occupied by the swimming pool open to sky;
- Water tanks, sewage treatment plants;
- Society office cum letter box area of maximum area 3.6m x 3m and other conditions prescribed in Regulation 17.17;
- Meter room subject to maximum size 3.0m x 5.0m;
- 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 10,000sqm 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 10,000sqm which is 1500sqm plus 300sqm x 1.5 = 450sqm. Thus total area consumed under the atrium space will be considered as 1950sqm.)

- Balcony area upto 15% of built-up area

In case of residential buildings, supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20% built-up area of the same floor, subject to payment of premium. Such terraces in excess of 20% area shall be calculated in FSI

- Canopy and porch

For commercial buildings, hospitals, and hotels with rating 3 star and above, service floor upto height not exceeding 1.5 m

20.4 All other parts of the building except those mentioned in 20.3 shall be included in the built-up area for computation of FSI.

20.5 Additional FSI on Payment of Premium

Additional FSI of upto a maximum of 0.7 over and above the base FSI of 1.5 can be obtained by payment. However, no relaxation shall be granted in case of ground coverage, marginal, parking and other requirements as per these regulations so as to consume the maximum permissible FSI.

20.6 Additional FSI for Basic Shelter for Urban Poor

Any housing scheme undertaken by the planning authority, government / semi government organization, 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:

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

20.7 Restriction on transfer of FSI across Final Plots

Transfer of development right on FSI shall not be permissible unless two or more Final Plots are amalgamated subject to Section 13.6 of these regulations.
21 Building Setbacks and Ground Coverage

21.1 General
Building setbacks are based on the Improvement Road widths. This is done to ensure a built to line for a desirable urban form in the Improvement Scheme area. Side margins / Rear margins are specified to ensure space between buildings.

21.2 Setbacks and Ground Coverage
The provisions as given in Table 12 shall apply.

Table 12: Building Setbacks

<table>
<thead>
<tr>
<th>USE</th>
<th>Road Width</th>
<th>NH/ORR</th>
<th>30 m</th>
<th>24 m</th>
<th>18 m &amp; 12m</th>
<th>Max Ground Coverage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>FS</td>
<td>FS</td>
<td>FS</td>
<td>FS</td>
<td></td>
</tr>
<tr>
<td>Residential - plots - independent units and row housing</td>
<td></td>
<td>6</td>
<td>6</td>
<td>4.5</td>
<td>4.5</td>
<td>65%</td>
</tr>
<tr>
<td>Group Housing - Low rise / high rise</td>
<td></td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>4.5</td>
<td>65%</td>
</tr>
<tr>
<td>Commercial / Mercantile</td>
<td></td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>4.5</td>
<td>60%</td>
</tr>
<tr>
<td>Public / Semi Public Buildings</td>
<td></td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>4.5</td>
<td>65%</td>
</tr>
<tr>
<td>Hospitals, maternity homes and nursing homes (&gt; than 5 beds) clinic, health club</td>
<td></td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>4.5</td>
<td>65%</td>
</tr>
<tr>
<td>Pre primary</td>
<td>Not allowed</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>4.5</td>
<td>40%</td>
</tr>
<tr>
<td>Primary school</td>
<td>Not allowed</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>4.5</td>
<td>40%</td>
</tr>
<tr>
<td>Malls / cinema / multiplex/ Club house / Mangal karyalay/Public occupancy building / assembly building</td>
<td></td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>Not allowed</td>
<td>65%</td>
</tr>
<tr>
<td>Fueling Stations</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>allowed</td>
<td>45%</td>
</tr>
<tr>
<td>Resorts</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>Not allowed</td>
<td>25%</td>
</tr>
<tr>
<td>Amusement Parks / Theme parks</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>12</td>
<td>Not allowed</td>
<td>20%</td>
</tr>
<tr>
<td>Hotels</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>Not allowed</td>
<td>65%</td>
</tr>
</tbody>
</table>

*Notes*
*FS – front setback*
22 Open Space, Setbacks and Height Limitations

22.1 Exterior Open Spaces

22.1.1 Provisions for open spaces at the front side and sides of the building shall be as given Regulation 21.

22.1.2 When a building abuts on two or more streets, the setbacks from the street shall be considered as if the building was fronting each street.

22.2 Permissible Heights

22.2.1 For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Airport Authority.

22.2.2 In addition to (e) for Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and

22.2.3 Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storeyed structures only.

22.2.4 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 from computation of height of building. Architectural features not exceeding 1m in height shall not be included in computation of height of building.

22.3 Other Conditions Pertaining to Building Setbacks

22.3.1 The open space for separation between any building and a single storey accessory building shall not be less than 3.00 m.

22.3.2 Setbacks in a plot abutting the amenity / recreational open space in the same layout shall not be less than 3 m.

22.3.3 Buildings shall be set-back at least 3 m from an internal means of access in a layout of buildings except in case of campus planning.

22.3.4 Open Space Requirements :-

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

i) The open Side & rear space on all sides shall be Minimum 3.00 m. for building height upto 15 m. Building height above 15 m. and upto height of 24 m., the open space on all sides except the front side of a building shall be minimum (H/2) – 4. This will be subject to a maximum of 20m, subject to a minimum of 3.0 m. for residential building and 4.5 m. for commercial building.

ii) For buildings above 24 m height, the open space on all sides except the front side of a building shall be minimum H/3.

iii) Provided that if the length or depth of a building exceeds 40 m., add 10 percent of length or depth of building minus 4.0 m. to the above margin.

iv) Setbacks separate for each building or wing within a plot. :-

In case of more than one building or wing within a plot, the front setbacks shall be as per the road width and the distance between two building or wings shall be the marginal space required for highest building/wing.

v) Shopping malls/cinema theatre/multiplex/mangal karyalay side and rear margin shall be 12.0 M.
22.3.5 For plotted residential development the front/rear/side margins / heights building shall be as mention in table bellow:-

<table>
<thead>
<tr>
<th>S. No</th>
<th>Description of road</th>
<th>Minimum Required</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Plot Zize</td>
</tr>
<tr>
<td>1.</td>
<td>Road of width below 15 m. and 9 m.</td>
<td>150</td>
</tr>
<tr>
<td>2.</td>
<td>Road of width upto 9 M.</td>
<td>100</td>
</tr>
<tr>
<td>3.</td>
<td>Row housing on roads of width 12 m. and up to 9.00 m.</td>
<td>30 to 125</td>
</tr>
<tr>
<td>4.</td>
<td>Row housing L.I.G. EWS/High Density housing, Slum Upgradation etc. by public authority</td>
<td>20 to 50</td>
</tr>
</tbody>
</table>

Note:
1. Where the height of the building exceeds 15 m. the side and rear marginal spaces shall be left as per Regulation No. 22.3.4 subject to minimum of 3 m.
2. Row-housing plots at the junction of two roads shall be maintain the setback from both roads. Not more than 8 and not less than 4 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot.
3. No change shall be permitted in a building having stilt or basement provided for parking.
4. 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 1.2 m. from the building line.
5. If the plot is from approved land subdivision layout, then plot area shall be treated as net area. The computation of FSI & net plot area shall be as per Regulation No. 20.
6. In no case ribbon development rules shall be relaxed without consent of the Highway Authority.
22.3.6 Other Building

The Provision as given in Table No. 14 below shall apply for different categories of buildings.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Type of Building</th>
<th>Min. Rear margin</th>
<th>other Stipulation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
</tr>
<tr>
<td>1</td>
<td>Hospital, Maternity Homes, Health Club, Public-Semipublic buildings</td>
<td>6 M. on all sides</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Educational buildings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i) Pre-primary School</td>
<td>As per Table No. 13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ii) Primary School</td>
<td>6 m. on all sides</td>
<td></td>
<td></td>
</tr>
<tr>
<td>iii) Other Educational Buildings</td>
<td>--do--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls</td>
<td>Front – 12 M. All sides – 6 M.</td>
<td>The minimum distance between boundary of site for Cinema Theatre/ DramaTheatre/Multiplex /Assembly Hall &amp; boundary of educational &amp; hospital buildings shall not be less than 60 m.</td>
</tr>
<tr>
<td>4</td>
<td>MangalKaryalaya like buildings</td>
<td>--do--</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Petrol/Fuel Filling Stations with or without service bays</td>
<td>6.00 on all sides</td>
<td>i) Should not be located within the distance of 90 m. from any junction of roads having min. width 12 m. each from nearest gate of a school, hospital, theatre, place of assembly or stadium. ii) Restrictions imposed by Ribbon Development Rules, IRC, MoRTH shall apply. iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.</td>
</tr>
<tr>
<td>6</td>
<td>Mercantile / Business/ Commercial buildings</td>
<td>Front 4.5 M. Side &amp; rear 3.0 M.</td>
<td>Covered portion shall not exceed 20% of plot area. The spectators’ gallery of the stadium shall not be counted towards FSI. Shops below spectator’s gallery may be permissible.</td>
</tr>
<tr>
<td>7</td>
<td>Stadium / Pavilion</td>
<td>6 M. on all sides</td>
<td></td>
</tr>
</tbody>
</table>
NOTE:

i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.

ii) Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No.15, whichever is more.

iii) A stadium shall generally accommodate 400 m. running track.

iv) Rate of payment of premium for the additional FSI mentioned in Column No.6 of above table shall be as decided by the Director of Town Planning, by general order, from time to time.

22.3.7 Industrial Building

Minimum plot area height limitation for industrial building shall be as per the Table given below.

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Plot Size in sq.m.</th>
<th>Max. Ground Coverage (%)</th>
<th>Min. Front Margins</th>
<th>Min. Side &amp; Rear Margins</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>300 to 1000</td>
<td>50</td>
<td>4.5</td>
<td>3.0</td>
</tr>
<tr>
<td>2</td>
<td>1001 to 2500</td>
<td>50</td>
<td>6.0</td>
<td>4.5</td>
</tr>
<tr>
<td>3</td>
<td>2501 to 5000</td>
<td>50</td>
<td>6.0</td>
<td>6.0</td>
</tr>
<tr>
<td>4</td>
<td>5001 to above</td>
<td>50</td>
<td>9.0</td>
<td>9.0</td>
</tr>
</tbody>
</table>

NOTE:

i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules as given in Table above, whichever is more.

ii) Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No.15, whichever is more.

22.4 Interior and Exterior Chowk

22.4.1 Interior Chowk

Wherever habitable rooms or kitchen derive ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m x 3 m up to height of 15m. For height above than 15m, the interior open space shall not less than H/5 m x H/5 m; where H = height of highest wall of the chowk.

22.4.2 Exterior Chowk

The minimum width of outer chowk (as distinguished from its depth) shall be not less than 2.4m and depth shall not exceed 1.5 times the width for buildings upto15m height. For height more than 15m, the exterior open space shall not be less than H/6 m x H/6 m; where H = height of the highest wall of the chowk. If width of the exterior chowk is less than 2.4m then it shall be treated as a notch and the provisions of exterior chowk shall not apply. However, if the depth of the exterior chowk is more than the width, the provisions of Regulation 22.3.5 shall apply with respect to the open spaces to be left between the wings.

22.5 Permissible Structures / Projections in Marginal Open Spaces

The following Projections shall be Permissible in Marginal Open Spaces:

22.5.1 Projections into open spaces

Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/gallery etc. may be permitted to project 0.3 m. beyond balcony projections at an angle of 30 degree from horizontal level. In all instances the clear height below such projections shall be maintained at 2.5 m from the finished ground level.
22.5.2 Canopy and Porch
A canopy not exceeding 5 m. in length and 2.5 m. in width in the form of cantilever and unenclosed (as defined in Regulation 2.24) over the main entrance providing shall be permitted subject to providing a minimum clear height of 2.40 m. below the canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy.

A porch (as defined in Regulation 2.101) over the main entrance providing a minimum clear height of 2.40 m. below the porch. The porch shall not have access from upper floors (above floors), for using as sitting out place. The minimum clearance between the plot boundaries and external edge of the porch shall be 3 m for residential buildings upto 15 m height, and 6 m for all other buildings.

22.5.3 Balconies
Balcony or balconies with a minimum width of 1.00 m and maximum 2.00 m may be permitted subject to the following conditions:

a) In non-congested area, no balcony shall reduce the marginal open space to less than 2 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less.

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

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

d) Balconies provided above the height of 6 m from ground level may be permitted within minimum setbacks.

e) Balconies may be allowed to be enclosed, by removing the dividing wall between the balcony and room, on payment of premium at the rate of 20% of the market value for land as per Annual Statement of Rates. The area taken for computing premium shall be equal to the built-up area of the enclosed balcony.

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

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

a) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Chairman, NIT may reduce 1.5 m. margin in exceptional cases to avoid hardship.

b) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of sanitary block excluding 20 sq m and parking lock up garage shall be taken into account for the calculation of FSI.

c) Suction tanks, soak pits and space required for fire hydrants, electrical and water-fittings, underground water tanks, dustbins etc.

d) One watchman’s cabin / booth not more than 3 sq m. in built up area having min 1.20 m width or diameter of cabin / booth.

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

a) "Ramp" into the basement shall be allowed subject to 6.0 m. clear marginal distance for movement of fire fighting vehicle.

b) Fire escape staircase of single flight not less than 1.2 m.
c) Staircase mid-landing of 1.2m width with clear minimum headway of 2.1 m below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 m.

d) In case of high rise buildings only watchman kiosk/caretaker booth shall be permissible within the marginal open spaces created on account of mandatory setbacks.

e) Exemption from ground coverage calculations: The built-up area of one garage per residential plot or one garage per plot area of 500 sq m shall not be included in ground coverage calculations.
PART IV  LAND USES

23 Land Use Classification and Permissible Uses

23.1 Improvement Scheme Residential (IS-R)

23.1.1 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.

23.1.2 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)

23.1.3 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 2.77) 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
   a It is located on ground floor
   b Adequate care has been taken in structural design
   c It does not cause any nuisance to the neighbour and residents of upper floor
   d Power requirement does not exceed 7.5kw, and horsepower upto 5HP, may be granted with special permission of Chairman, NIT.

23.1.4 Amendments to uses permitted

The authority may from time to time add to amend the above list with the approval of Director, Town Planning department, Government of Maharashtra.
23.2 Improvement Scheme Mixed Residential (IS-MR)

23.2.1 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

23.2.2 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.

23.2.3 Uses Permitted

1. All uses permitted in IS-R under regulation 23.1.2 and 23.1.3
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. Hotels
4. Personal service establishments: professional offices
5. Frozen food lockers, fast food and vending stalls
6. 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.
7. 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

8. grinding with electric motive power not exceeding 1 HP

9. Auto part stores and show rooms for motor vehicles and machinery

10. Sale of used or second hand goods or merchandise (not junk, cotton waste, rage or other materials of offensive nature)

11. Club houses or other recreational activities, conducted as business

12. Storage of furniture and household goods

13. Repairs to all household articles (excluding auto vehicle)

14. Hospitals and veterinary dispensaries

15. 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

16. 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.

17. 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.

18. 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.

19. Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.

20. Commercial halls, exhibition halls, community halls, welfare centre, gymnasia, etc.

21. Art galleries, aquariums

22. 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.

23. Restaurants, eating houses, cafeteria, ice - cream bar.

24. 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.
25 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;

26 Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.

27 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.

28 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

29 Showroom for distribution and sale of LPG; and coal and firewood shops

30 Polyclinics on separate floors, preferably ground floor, pathology laboratories

31 Residential hotels, boarding and lodging shall be permitted in independent building or on separate floors of parts of a building

32 Book depot, medicine and chemist shops

33 Business/ corporate office on any floor.

23.2.4 Uses permitted in independent premises/ buildings

The following uses shall be permitted in independent premises / building either as a single building or a group of buildings.

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 Storage and sale of kerosene not exceeding 1000 liters in groceries and approved ration shops on retail basis.

4 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.

5 Storage and sale of LPG in cylinders not exceeding 100 kg. in showrooms / distribution centre.

6 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.

7 Parking of automobiles and other light vehicles on open plots even as a business.

8 Fish or meat market place.
9 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.

10 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.

11 Hospital and its ancillary uses.

12 I.T. / I.T.E.S. facilities

23.2.5 Amendments to uses permitted

The authority may from time to time add to amend the above list with the approval of Director, Town Planning Department, Government of Maharashtra.

23.3 Commercial Zone (IS-C)

23.3.1 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

23.3.2 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) have and access from the side or rear open spaces, the width of such open spaces shall not be less than 7 m.

23.3.3 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
k) Colleges, secondary schools, trade or other similar schools

23.3.4 Amendments to uses permitted

The authority may from time to time add to amend the above list with the approval of Director, Town Planning Department, Government of Maharashtra.

23.4 Public/ Semi-Public Zone (IS-PS)

23.4.1 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.

23.4.2 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.
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 sq.m., 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.

23.4.3 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 witting to the Chairman, NIT for following all the stipulated conditions scrupulously.

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

23.5 Open Space (IS-OS)

23.5.1 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.

23.5.2 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) Children’s park/play area

23.5.3 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.

23.5.4 Parking

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

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

23.7 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 up to 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. 23.80 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.

23.8 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.

23.9 Restriction on Transfer of Uses across Final Plots

Transfer of development right on uses shall not be permissible unless two or more Final Plots are amalgamated subject to Section 13.6 of these regulations
Part V General Building Requirements

24 Requirements of Parts of Buildings

24.1 Plinth

24.1.1 Main building
The plinth or any part of a building or out house shall be so located with respect to
surrounding ground level that adequate drainage of the site is assured but height shall not
be less than 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.

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

24.2 Habitable Rooms

24.2.1 Size
No habitable room shall have a carpet area of less than 9.5 sq m 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 7.5 sq m; the minimum width of a
habitable room shall be 2.4 m. One full side of a habitable room shall abut on the open
space. Where there is more than one room one shall be not less than 9.5 sq m and other
7.5 sq m. The size of the room in a single room tenement shall not be less than 12.5sqm
with a minimum width of 2.4 m.

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

a) In the case of pitched roof, the average height shall not be less than 2.75 m and the
minimum height at eaves level shall not be less than 2.1 m.

b) In case of double height spaces in residential villas or portions common to two floors of
duplex flats, the maximum height shall be 5.65 m.

c) Height of room for ITE for any telemetric equipment storage erection facility can have a
height as required for effective functioning of that system.

d) The maximum internal room height shall be as per the following Table No.14:

Table No. 16: Maximum Internal Room Heights in Buildings

<table>
<thead>
<tr>
<th>No</th>
<th>Occupancy Type</th>
<th>Maximum internal height of rooms (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>4.4*</td>
</tr>
<tr>
<td>2</td>
<td>Educational or Institutional (including govt. Offices)</td>
<td>4.5</td>
</tr>
<tr>
<td>3</td>
<td>Public occupancy or assembly buildings</td>
<td>4.5</td>
</tr>
<tr>
<td>4</td>
<td>Business premises – commercial offices</td>
<td>4.2</td>
</tr>
<tr>
<td>5</td>
<td>Mercantile – Retail</td>
<td>5.5</td>
</tr>
<tr>
<td>6</td>
<td>Mercantile – wholesale</td>
<td>5.5</td>
</tr>
<tr>
<td>7</td>
<td>Auditoriums, cinema halls and theatres with capacity less than 200 persons</td>
<td>14</td>
</tr>
<tr>
<td>8</td>
<td>Auditoriums, cinema halls and theatres with capacity more than 200 persons</td>
<td>11</td>
</tr>
<tr>
<td>9</td>
<td>Banquet halls and convention halls less than 1000 sq m</td>
<td>9</td>
</tr>
<tr>
<td>10</td>
<td>Banquet halls and convention halls more than 1000 sq m</td>
<td>14</td>
</tr>
</tbody>
</table>
24.3 Kitchen

24.3.1 Size
The area of the kitchen shall not be less than 3.3 sq m with a minimum width of 1.5 m. In the case of special housing scheme with one room tenements provision for a kitchen is not necessary as Regulation 24.2.1. 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 2.4 sq m with a minimum width of 1.2 m.

24.3.2 Height
The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m., subject to provisions of 24.2.2.

24.3.3 Other Requirements
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 sq m 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 15 m in height provision for refuse chutes shall be necessary.

24.4 Bath Rooms, Water Closets, Combined Bath Room plus Water Closet

24.4.1 Minimum size shall be as under
a) Independent bathroom 1 m x 1.2m.
b) Independent Water Closet 0.9 m. x 1.2 m.
c) Combined bath room and water closet, 1.8 sq m with minimum width of 1.2 m.

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

24.4.3 Other Requirements:
Every bathroom or water closet shall
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. 24.13.3);
  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.

24.4.4 No room containing water closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely closing the entrance to it.
24.5 Loft
The maximum depth of a loft shall be 1.5 m. and the loft may be provided, over residential kitchens, habitable rooms, bath rooms, corridors and over shop floor, built up to an area 25% over kitchens and full space of bath rooms, water closets and corridors. In the shops with width upto 3 m, a loft shall cover upto 33.5% of the carpet area and in shops width above 3 m, a loft shall cover upto 50% of the carpet area. However, loft will not be allowed where mezzanine floor is provided.

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

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

24.6 Ledge or Tand

24.6.1 Size
A ledge or tand in a habitable room shall not cover more than 25% of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.

24.6.2 Height
a) The ledge shall be provided at a minimum height of 2.1 m.
b) Cantilevered projections of cupboards and shelves may be permitted in the marginal open spaces created by building setbacks subject to the prescribed conditions in Regulation 22.5.

24.7 Cupboards and Shelves
The projections (cantilever) of cupboards and shelves may be permitted on all floors except on ground floor. Such projections may project upto 45 cm, in the setbacks for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m. and each room shall not have more than one such cupboard/shelf. Moreover such projection shall be at least 2 m. from plot boundary and the bottom of such a projection shall be atleast 2.5 m. above the finished ground level.

24.8 Mezzanine Floor

24.8.1 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 sq m. Mezzanine floor area will be counted towards FSI.

24.8.2 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.

24.8.3 Other Requirements
A mezzanine floor may be permitted in a room, provided that
a) It confirms to the standards of habitable rooms as regards lighting and ventilation.
b) It is so constructed as to not interfere under any circumstances with the ventilation of the space over and above it;
c) Such mezzanine floor or any part of it shall not be used as a kitchen; and
d) In no case a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments.
24.9  Store Room

24.9.1  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.

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

24.10  Garage

24.10.1  Size
The size of a garage in individual residential building shall be not less than 2.5 m x 5 m and
not more than 3 m x 6 m. The garage, if located in the side marginal open space/ setback,
shall not be constructed within 1.5 m from the main building. The area of parking lock up
garage shall be included in FSI calculations.

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

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

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

24.10.5  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.

24.11  Roofs

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

24.11.2  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.

24.11.3  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.

24.11.4  Terrace of a building shall not be sub-divided and it shall have only common access.
However for pent houses, sub-divisions of a terrace may be permissible.

24.12  Basement

24.12.1  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. These shall be permissible free
of FSI, except (c), (d), (e) and (f).
   a)  Air conditioning equipment and other machine used for services and utilities of the
       building;
   b)  Parking spaces;
   c)  Strong room, bank cellars etc;
   d)  Storage of household or other goods of ordinarily non-combustible material and
   e)  Storage incidental to principal use and;
f) Shopping and related uses at only the basement level nearest to the ground level fronting road.

Provided further, that uses given in (d) to (f) above may be permitted subject to adherence with Regulation.

24.12.2 The basement shall not be used for habitation; shopping or any uses other than those mentioned above.

24.12.3 Multilevel basements may be permitted if the basement is used for parking provided size of the plot is minimum 1,000 sq m. The ramps of minimum 3.5 m width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the Chairman, NIT may allow only one ramp with not less than 6.5 m in width (See regulation 26.4.6).

24.12.4 The basement shall meet 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. 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.
   b) 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.
   c) Adequate arrangement shall be made such that surface drainage does not enter the basement.
   d) 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
   e) 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. 26.4.3 (m)). Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d).
   f) Portion of basement beyond the building line shall not be within a distance less than half the margins of the site and the top of this shall align with ground level of the site.
   g) In any circumstances, notwithstanding the uses given in 24.12.1 (d) to (f) above, 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.

24.13 Lighting and Ventilation of Rooms

24.13.1 The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area.

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

24.13.3 Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII – Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.
24.13.4 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 in the following Table No. 17.

Table No. 17: Ventilation Shaft Dimensions by Height of Buildings

<table>
<thead>
<tr>
<th>Height of building (m)</th>
<th>Size of ventilation shaft area (sq m)</th>
<th>Minimum width of shaft (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upto 10</td>
<td>1.2</td>
<td>0.90</td>
</tr>
<tr>
<td>Upto 12</td>
<td>3.0</td>
<td>1.50</td>
</tr>
<tr>
<td>Upto 18</td>
<td>4.5</td>
<td>1.80</td>
</tr>
<tr>
<td>Upto 24</td>
<td>5.4</td>
<td>1.80</td>
</tr>
<tr>
<td>Upto 30</td>
<td>8.0</td>
<td>2.40</td>
</tr>
<tr>
<td>For every 10 m above 3’ m</td>
<td>8.0 + 1.0 (maximum 12 sq m)</td>
<td>3 m</td>
</tr>
</tbody>
</table>

24.13.5 In residential lodging hotels, commercial buildings, institutional buildings and residential buildings where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 24.13.3, the size of ventilation shaft may be relaxed by the Chairman, NIT.

24.14 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 1.2 m in height.

24.15 Wells
Wells intended for supply of water for human consumption or domestic purposes where provided.

24.15.1 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.

24.15.2 Other Requirements
The well shall:
a) Have minimum internal diameter of not less than 1m;
b) Be constructed to a height not less than 1m 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;
c) Be a sound and permanent construction (puccaa) 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.

24.16 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 24.16.1 and 24.16.2.

24.16.1 Location of septic tanks and subsurface absorption system
A subsoil dispersion system shall not be closer than 12 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.
24.16.2 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 cubic meter. 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 backd 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 inside 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 30m and trenches should not be placed closer than 1 m.

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

24.17 Boundary Walls and Gates

24.17.1 Requirements:
   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 m measured from the finished level of the sidewalk or from the centre-line of the front street. An additional screen or fenced grill erected above the wall may be permitted, provided it has a minimum of 60% surface perforation (open type, such as railings) and a maximum height of 0.5 m above the solid compound wall.
   b) In the case of corner plots at the junction of streets, the maximum height of the solid compound wall shall be 0.75 m measured from the finished level of the sidewalk, for a length of 10 m from the junction of streets. Further, balance height of 0.5 m shall be permitted if required in accordance with (a) above.
   c) However, the provisions in (a) and (b) above are not applicable to boundary wall of jails. In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings. Height upto 2.4 m to boundary walls of these types of building may be permitted by Chairman, NIT.
d) Plot access gates shall open inward entirely and shall not open on any access/parway/road/street. Gates 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 3 m from the finished level of the sidewalk.
e) Solid compound walls on plot sides other than those fronting a road shall have a maximum height of 1.2 m.
f) In case of corner plots, gates shall be provided only on the straight edge of the plot and not on the tangent.

Figure 17: Boundary Wall

24.18 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.

24.19 Meter Room
Meter room size shall be as per the requirements of MSEDCL.

24.20 Chimneys
24.20.1 Chimneys, where provided shall conform the requirements of IS 145-1960 of latest version.
24.20.2 Notwithstanding the provisions of Regulation No. 24.20.1, the Chimneys shall be built at least 0.9m parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0.6m above the ridge of the roof in which the chimney penetrates.
25 Provision of Lifts

Provision of lift shall be made for all buildings more than 15 m in height (See Regulation No.26.4.9).

26 Exit Requirements

26.1 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.

26.2 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.

26.3 Number and Size of Exits
The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No. 26.3.1 to 26.3.5.

26.3.1 Arrangement of Exits
Exits shall be so located so that the travel distance on the floor shall not exceed as given in Table No. 18.

Table No. 18: Maximum Travel Distance to an Exit

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>Travel Distance (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential, educational, institutional and hazardous occupancies</td>
<td>22.5</td>
</tr>
<tr>
<td>2. Assembly, business, mercantile, industrial and storage occupancies</td>
<td>30</td>
</tr>
</tbody>
</table>

Note: 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. For buildings equipped with sprinklers, the maximum travel distance to an exit shall be 1.5 times the distance given above.
26.3.2 Occupant Load:
For determining the exits required the number of persons within any floor area or the occupant load shall be based on the actual number of occupants but in no case, less than that specified in Table No. 19.

Table No. 19: Occupant Load

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

Notes:
* The gross area shall mean plinth area or covered area
1. Occupant load in dormitory portions of homes for the aged, orphanages, asylums, etc. where sleeping accommodation is provided shall be calculated on the basis of minimum 7.5sqm gross area/person.
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.

26.3.3 Capacity of Exits
The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm. shall be as given in Table No 20.

Table No. 20: Occupants per Unit Exit Width

<table>
<thead>
<tr>
<th>No.</th>
<th>Group of Occupancy</th>
<th>Number of persons per Stairways of 50cm width</th>
<th>Number of persons per Ramp of 50cm width</th>
<th>Number of persons per doorway of 50cm width</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td>25</td>
<td>50</td>
<td>75</td>
</tr>
<tr>
<td>2</td>
<td>Educational</td>
<td>25</td>
<td>50</td>
<td>75</td>
</tr>
<tr>
<td>3</td>
<td>Institutional</td>
<td>25</td>
<td>50</td>
<td>75</td>
</tr>
<tr>
<td>4</td>
<td>Assembly</td>
<td>40</td>
<td>50</td>
<td>60</td>
</tr>
<tr>
<td>5</td>
<td>Business</td>
<td>50</td>
<td>60</td>
<td>75</td>
</tr>
<tr>
<td>6</td>
<td>Mercantile</td>
<td>50</td>
<td>60</td>
<td>75</td>
</tr>
<tr>
<td>7</td>
<td>Industrial</td>
<td>50</td>
<td>60</td>
<td>75</td>
</tr>
<tr>
<td>8</td>
<td>Storage</td>
<td>50</td>
<td>60</td>
<td>75</td>
</tr>
<tr>
<td>9</td>
<td>Hazardous</td>
<td>25</td>
<td>30</td>
<td>40</td>
</tr>
</tbody>
</table>

26.3.4 For all buildings identified in Regulation No. 6.2.6 (j) 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.
26.3.5 The following minimum width provisions shall be made for stairways:

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Building</th>
<th>Minimum width of Staircase (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential Buildings (multi-storey)</td>
<td>1.2</td>
</tr>
<tr>
<td>2</td>
<td>For Individual House and Row housing with G+2 storeys</td>
<td>0.7</td>
</tr>
<tr>
<td>3</td>
<td>Hotel (with accommodation)</td>
<td>1.5</td>
</tr>
<tr>
<td>4</td>
<td>Assembly buildings like auditoria, theatres Cinemas etc., mangal karyalaya, marriage halls</td>
<td>2.0</td>
</tr>
<tr>
<td>5</td>
<td>Institutional Buildings like hospitals &amp; Educational</td>
<td>2.0</td>
</tr>
<tr>
<td>6</td>
<td>All other buildings</td>
<td>1.5</td>
</tr>
</tbody>
</table>

26.4 Other Requirements of Individual Exits
The detailed requirements of individual exits are given in Regulation No. 26.4.1 to 26.4.6.

26.4.1 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.

26.4.2 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.

26.4.3 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. 26.3.5.
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 2.2m.

(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.

26.4.4 Fire Escape or External Stairs
For buildings above 15m 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 20cm. The number of risers shall be limited to 16 per flight.

(g) Handrail shall be of height not less than 9cm

(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.

26.4.5 Spiral Stairs (fire escape)
The use of spiral staircase shall be limited to low occupant load and to a building of height 9m 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 150cm in diameter and shall be designed to give adequate headroom.

26.4.6 Ramps
a) Ramps for pedestrians:

i) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non-slippering material;

ii) The minimum width of the ramps in hospitals shall be 2.25m;

iii) Handrails shall be provided on both sides of the ramp.
b) Ramps for basement or storeyed parking:
   i) For parking spaces in a basement and upper floors, at least two ramps of minimum
      3m width and slope of not steeper than 1:8, shall be provided preferably to the
      opposite ends. In case of bona-fide hardship, the Chairman, NIT may allow only
      one ramp, if proposed to be provided due to space restriction, it shall not less than
      6.5 m in width.
   ii) 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.
   iii) If a parking garage is used exclusively for two wheeler parking, minimum width of
       the ramp shall be 2 m in each direction of travel. If the ramp is used for trucks, the
       minimum width of ramp shall be 6 m in case of one way and separate ramps shall
       be provided for each direction of travel.

26.4.7 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. 26.3.1 to 26.3.3 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.

26.4.8 Refuge Area
For buildings more than 24m 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 24m and up to 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 39m and so
   on after every 15m. 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.

26.4.9 Lifts and Escalators
a) Lifts
   Multi-dwelling residential buildings above 24 m height and all other buildings above 15 m
   height shall have provision of 2 separate lifts. All multi-dwelling residential buildings upto
   24 m height, and public and special buildings below 15 m height shall have provision of
   atleast one lift.
   i) 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.
   ii) Grounding switch at ground floor level to enable the fire service to ground the lift cars
      in any emergency shall also be provided.
   iii) The lift machine room shall be separate and no other machinery shall be installed
       therein.

b) Escalators
   Escalators may be permitted in addition to required lifts. Such escalators may be permitted
   in atrium area in shopping malls / public buildings.
26.4.10 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, compartments, etc.

27 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 VI of these regulations and Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006, unless otherwise specified in these regulations. In case of buildings identified in Regulation No. 6.2.6 (j), the building schemes shall also be cleared by the Fire Officer Fire Brigade Authority.
28 Special Requirements of Other Buildings

28.1 Educational buildings

28.1.1 Educational buildings shall not be permissible within 60 m from the existing assembly building and 90m from the existing petrol pump.

28.1.2 Educational building shall only be permitted if 40% area is available for playground. This may be available as a part of the same plot as the educational building or as a separate plot under the same ownership within 200 meters of the educational building facility. In case of a separate plot under separate ownership for playground, the educational facility will need to furnish proof of long term lease documents (not less than 30 years) to indicate availability of the playground for the educational use. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.

28.1.3 No classroom shall admeasure less than 38 sq m with a minimum dimension of 5.5 m.

28.1.4 The height of any classroom shall not be less than 3.6 m.

28.1.5 Exit Requirements shall conform to Regulation No. 26.

28.1.6 Requirements of Water Supply, Drainage and Sanitation shall conform to requirements of Regulation Nos. 35 and 36.

28.1.7 Parking spaces shall conform to Regulation No.14.

28.1.8 The permissible FSI shall be as per Regulation No. 20.

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

28.2.1 Hospitals and Sanatoria shall be constructed on independent plot.

28.2.2 Any special ward in the hospital building shall not admeasure less than 9 sq m in area with no side less than 3 m.

28.2.3 Area of the general wards shall not admeasure less than 40 sq m with no side less than 5.5 m, and minimum internal room height of 3.3 m.

28.2.4 Every building shall have a refuge collection area of minimum 7.5 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.

28.2.5 Exit Requirements shall conform to Regulation No. 26.

28.2.6 Requirements of Water Supply, Drainage and Sanitation shall conform to requirements of Regulation Nos. 35 and 36.

28.2.7 Parking Spaces shall conform to Regulation No.14.

28.2.8 The permissible FSI shall be as per Regulation No. 20.

28.2.9 Institutional buildings other than hospitals shall have a minimum internal room height of 3.6 m.

28.3 Cinema Theatre / Multiplex (Assembly Halls)

28.3.1 Plot for Cinema theatres shall not be located within a distance of 60 m. from the plot boundary of existing or proposed educational or medical or institutional use.

28.3.2 They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time.
28.3.3 Exit Requirements shall conform to Regulation No. 26.

28.3.4 Requirements of Water Supply Drainage and Sanitation shall conform to the requirements of Regulation Nos. 35 and 36.

28.3.5 Parking spaces shall conform to Regulation No.14.

28.3.6 The permissible FSI shall be as per Regulation No. 20.

28.4 Mercantile Buildings.
Minimum area of a shop will be 10 sq m with minimum width of 3 m.

28.5 Industrial Buildings

28.5.1 In addition of provisions of these regulations, regulations prescribed under the Factory Act shall be applicable.

28.5.2 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.

28.5.3 Exit Requirements shall conform to Regulation No. 26.

28.5.4 Requirements of Water Supply, Drainage and Sanitation shall conform to Regulation Nos. 35 and 36.

28.5.5 Parking spaces/Loading and unloading spaces shall conform to Regulation No. 14.
29 Installation of Solar Assisted Water Heating Systems

29.1 General
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% of their annual water heating requirement.

29.1.1 Solar power generation unit may be permitted on Terrace floor.

29.2 Provision
Solar water heating systems should be provided in buildings for hospitals, hotels, hostels, guest houses, police men / army barracks, canteens, laboratories and research institutions, schools and colleges and other institutes.

29.2.1 Mandatory Provision
The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirements are of continuous nature. These buildings must be provided with auxiliary back-up system.

29.2.2 Recommended Provision
The use of solar water heating system is recommended in the following type of buildings in Government/ Semi-Government and Institutional buildings where the hot water requirements may not be continuous/ permanent:
   a) Guest Houses
   b) Police men/Amy barracks
   c) Canteens
   d) Laboratory & Research Institutions where hot water is needed.
   e) Hostels, Schools, Colleges and Other Institutes.

29.3 Electrical Backup System
The installation of electrical back up in all such water heating system shall be optional depending upon the nature of requirement of hot water. The backup systems may be integrated into SWH system or be separate. It is suggested that solar heating systems of the capacity of about 100 liters per day based on thermosyphonic with necessary electrical back-up be installed at residential buildings like hostels.

29.4 Buildings to have Suitable Provisions
In order to facilitate the installation of solar water heating systems, the new buildings shall have the following provisions:
   a) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
   b) The roof loading adopted in the design of such building should be at least 50 kg per sq. m. for the installation of solar water heating system.
   c) A solar water heating system can also be integrated with the building design. These either can be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The Collectors should be facing south. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the south). Even if the Collectors are built in south facing vertical wall of building the output from such Collectors during winter month is expected to be within 32% output from the optimum inclined Collector.
   d) All the new buildings to be constructed shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.
   e) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional buildings are given in the table below:
Table No. 22: Occupancy Norms for Solar Water Heating System

<table>
<thead>
<tr>
<th>No.</th>
<th>Use</th>
<th>Occupancy Norms</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Restaurants serving food and drinks with seating / serving area more than 100 sq m and above</td>
<td>100 liters per day shall be provided for every 40 sq m of seating or serving area</td>
</tr>
<tr>
<td>2</td>
<td>Lodging establishments and tourist homes</td>
<td>3 Rooms</td>
</tr>
<tr>
<td>3</td>
<td>Hostel and guest houses</td>
<td>6 beds / persons capacity</td>
</tr>
<tr>
<td>4</td>
<td>Industrial canteens</td>
<td>50 workers</td>
</tr>
<tr>
<td>5</td>
<td>Nursing homes and hospitals</td>
<td>4 beds</td>
</tr>
<tr>
<td>6</td>
<td>Kalyana Mandir, Community Hall and Conventional hall (with dining hall and kitchen)</td>
<td>30 sq m of floor area</td>
</tr>
<tr>
<td>7</td>
<td>Recreational clubs</td>
<td>100 sq m of floor area</td>
</tr>
<tr>
<td>8</td>
<td>Residential buildings single dwelling unit measuring</td>
<td>200 sq m of floor area or site area of more than 400 sq m whichever is more</td>
</tr>
</tbody>
</table>

Note:

a) An open area of 3 sq m would be required for installation of a collector which supplies about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.

b) The specifications for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources may be followed. Flat plate collector confirming to Bureau of Indian Standards - latest standard shall be used in all such solar water heating systems.

29.5 Buildings above 15 m and included in Regulation 6.2.6 (j)
All buildings having height above 15m, including those covered under Regulation 6.2.6 (j), shall be provided with adequate solar PV panels and battery room to generate required electrical power for lighting and ventilation of all common areas, pathways, marginal spaces within the plot boundary to the satisfaction of Chairman NIT/ SPA. Any structures/ built-up spaces required for the purpose shall be exempt from built-up area and FSI calculations provided the maximum size of such spaces shall not exceed 20 sq m, and such spaces shall not be permitted in marginal open spaces.

29.6 Maintenance and Repair
An owner or occupier of premises installed with Solar Water Heating shall use and carry out operation, maintenance and repairs required to keep the installation in good and efficient working condition.
30 Provisions of Facilities for Physically Handicapped Persons

30.1 Definitions
a) Non-ambulatory Disabilities
Impairments that, regardless of cause or manifestation, for all practical purposes confine individuals to wheelchairs.
b) 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.
c) 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.
d) 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.
e) Wheel Chair
Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

30.2 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.

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

30.3.1 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 percent. 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” (See Regulation No. 30.5). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

30.3.2 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 30m 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.
30.4 Building Requirements
The specified facilities for the buildings for physically handicapped persons shall be as follows:

a) Approach to plinth level
b) Ramped approach
c) Stepped approach
d) Exit / entrance door
e) Entrance landing
b) Corridor connecting the entrance/exit for the handicapped.
c) Stairways
d) Lifts
e) Toilets
f) Drinking water
g) Designing for children

30.4.1 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.

30.4.2 Ramped Approach
Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800 mm with maximum gradient 1:12. Length of ramp shall not exceed 9m having 800 mm high hand rail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

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

30.4.4 Exit / Entrance Door
Minimum and 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 12 mm.

30.4.5 Entrance Landing
Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000 mm. 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” (See Regulation No.30.5). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

30.4.6 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.

30.4.7 Stairways
One of the stairways – near the entrance / exit for the handicapped shall have the following provisions:

a) The minimum width shall be 1350mm.
b) Height of the riser shall not be more than 150mm 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 300mm on the top and bottom of each flight of steps.

30.4.8 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:

Table No. 23: Lift Car Dimensions

<table>
<thead>
<tr>
<th></th>
<th>Clear internal width within lift car</th>
<th>1100mm</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Clear internal length</td>
<td>2000mm</td>
</tr>
<tr>
<td>3</td>
<td>Entrance door width</td>
<td>900mm</td>
</tr>
</tbody>
</table>

a) A hand rail not less than 600 mm long at 1000 mm 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 more.
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.

30.4.9 Toilets
One special WC 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 900 mm and the door shall swing out.
c) Suitable arrangement of vertical / horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
d) The WC seat shall be 500 mm from the floor.

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

30.4.11 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 and fixtures, etc.

30.5 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.
30.6 Appropriate Signage

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

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20mm high). For visually impaired persons, information board in braille should be 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

31 Structural Design

The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 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.

32 Quality of Materials and Workmanship

32.1 Quality
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.

32.2 Burrows / Pits
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.

33 Alternative Materials, Methods of Design and Construction and Tests

33.1 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.

33.2 The provision of these Regulations are also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

33.3 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.

33.4 Tests
Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the 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.
33.4.1 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.

33.4.2 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.

34 Building Services

34.1 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.

34.2 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.

34.3 The lifts shall be maintained in working order in line with provisions of Regulation 25.
35 Water Supply Requirements

35.1 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.

35.2 Requirements of Water Supply in Building
The total requirements of water supply shall be calculated based on the occupancy norms as given in Table No 241 below.

Table No. 24: Occupancy Norms for Water Supply

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Basis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Building</td>
<td>5 persons tenement</td>
</tr>
<tr>
<td>Other Buildings</td>
<td>No. of persons on occupant load and area of floors given in Table No. 17</td>
</tr>
</tbody>
</table>

35.3 Requirements of Water Supply for Various Occupancies
The requirements of water supply for various occupancies shall be as given in Table Nos 24,25 and 26 below or as specified by NIT / SPA from time to time.

Table No 24: Per Capita Water Requirements for various Occupancies / Uses

<table>
<thead>
<tr>
<th>No</th>
<th>Occupancy</th>
<th>Consumption per head per day (in liters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) in living units</td>
<td>135</td>
</tr>
<tr>
<td></td>
<td>(b) Hotels with lodging accommodation (per bed)</td>
<td>180</td>
</tr>
<tr>
<td>2</td>
<td>Educational</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Day Schools</td>
<td>45</td>
</tr>
<tr>
<td></td>
<td>(b) Boarding Schools</td>
<td>135</td>
</tr>
<tr>
<td>3</td>
<td>Institutional (Medical Hospitals)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) No. of beds not exceeding 100</td>
<td>340</td>
</tr>
<tr>
<td></td>
<td>(b) No. of beds exceeding 100</td>
<td>450</td>
</tr>
<tr>
<td></td>
<td>(c) Medical quarters and hostels</td>
<td>135</td>
</tr>
<tr>
<td>4</td>
<td>Cinema theatres, auditorium etc. (per seat of accommodation).</td>
<td>15</td>
</tr>
<tr>
<td>5</td>
<td>Government of Semi-public business.</td>
<td>45</td>
</tr>
<tr>
<td>6</td>
<td>Mercantile (Commercial)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Restaurants (per seat)</td>
<td>70</td>
</tr>
<tr>
<td></td>
<td>(b) Other business buildings</td>
<td>45</td>
</tr>
<tr>
<td>7</td>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(a) Factories where bath-rooms are to be provided</td>
<td>45</td>
</tr>
<tr>
<td></td>
<td>(b) Factories where no bath-rooms are required to be provided</td>
<td>30</td>
</tr>
<tr>
<td>8</td>
<td>Storage (including warehousing)</td>
<td>30</td>
</tr>
<tr>
<td>9</td>
<td>Hazardous</td>
<td>30</td>
</tr>
<tr>
<td>10</td>
<td>Intermediate / Stations (excluding mail and express stops).</td>
<td>45(25)*</td>
</tr>
<tr>
<td>11</td>
<td>Junction stations</td>
<td>70(45)*</td>
</tr>
<tr>
<td>12</td>
<td>Terminal / stations</td>
<td>45</td>
</tr>
<tr>
<td>13</td>
<td>International and domestic airports.</td>
<td>70</td>
</tr>
</tbody>
</table>

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

Note:
The number of persons for Nos. 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 No. 25: Flushing Storage Capacities

<table>
<thead>
<tr>
<th>No.</th>
<th>Classification of building</th>
<th>Storage capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>For tenements having common convenience</td>
<td>900 liters net per WC seat</td>
</tr>
<tr>
<td>2</td>
<td>For residential premises other than tenements having common convenience</td>
<td>270 liters net for one WC seat and 180 liters for each additional seat in the same flat</td>
</tr>
<tr>
<td>3</td>
<td>For Factories and Workshops</td>
<td>900 liters per WC seat and 180 liters per urinal seat</td>
</tr>
<tr>
<td>4</td>
<td>For cinemas public assembly halls, etc.</td>
<td>900 liters per WC seat and 350 liters per urinal seat</td>
</tr>
</tbody>
</table>

Table No. 26: Domestic Storage Capacities

<table>
<thead>
<tr>
<th>No.</th>
<th>No. of Floors</th>
<th>Storage Capacity</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>For premises occupied as tenements with common conveniences</td>
<td></td>
<td>Provided no down-take fittings are installed.</td>
</tr>
<tr>
<td>1</td>
<td>Floor (Ground)</td>
<td>NIL</td>
<td>Provided no down-take fittings are installed.</td>
</tr>
<tr>
<td>2</td>
<td>Floors 1, 2, 3, 4, 5 and upper floors</td>
<td>500 liters* per tenement</td>
<td>Provided no down-take fittings are installed.</td>
</tr>
<tr>
<td></td>
<td>For premises occupied as Flats or blocks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Floor (Ground)</td>
<td>NIL</td>
<td>Provided no down-take fittings are installed.</td>
</tr>
<tr>
<td>2</td>
<td>Floors 1, 2, 3, 4, 5 and upper floors</td>
<td>500* liters.</td>
<td></td>
</tr>
</tbody>
</table>

Note
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.

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 down-take fittings according to the scales given.

<table>
<thead>
<tr>
<th>Down-take taps</th>
<th>70 liters each</th>
</tr>
</thead>
<tbody>
<tr>
<td>Showers</td>
<td>135 liters each</td>
</tr>
<tr>
<td>Bathtubs</td>
<td>200 liters each</td>
</tr>
</tbody>
</table>

* Subject to provisions of water supply and drainage rules.
36 Sanitation Requirements

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

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

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

36.2 For Residences

36.2.1 Dwelling with individual convenience shall have at least the following fitments:
   a) One bathroom provided with a tap and a floor trap,
   b) One water-closet with flushing apparatus with an ablution tap; and
   c) One tap with a floor trap or a sink in kitchen or wash place.

36.2.2 Dwelling without individual conveniences shall have the following fitments:
   a) One water tap with floor trap in each tenement,
   b) One water-closet with flushing apparatus and one ablution tap,
   c) Bath for every two tenements, and
   d) One bath with water tap and floor trap for every two tenements.

Table No 27: Sanitation Requirements for Residences

<table>
<thead>
<tr>
<th>No</th>
<th>Fitments</th>
<th>Dwellings with Individual Conveniences</th>
<th>Dwellings without Individual Conveniences</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bath Room</td>
<td>1 Provided with water tap</td>
<td>1 for every two tenements</td>
</tr>
<tr>
<td>2</td>
<td>Water-Closet</td>
<td>1 Provided with water tap</td>
<td>1 for every two tenements</td>
</tr>
<tr>
<td>3</td>
<td>Sink (Nahani)</td>
<td>1 Provided with water tap</td>
<td>-----</td>
</tr>
<tr>
<td>4</td>
<td>Water Tap</td>
<td>-----</td>
<td>1 with draining arrangements in each tenement in common bathrooms and common water-closets</td>
</tr>
</tbody>
</table>

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

36.3 For Buildings Other than Residences
The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with Table No. 24 to Table No. 37. The following shall be, in addition, taken into consideration:

   a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof
   b) Building categories not included in the tables shall be considered separately by the Chairman, NIT.
   c) Drinking fountains shall not be installed in the toilets.
   d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheelchair, shall be provided.
   e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures.
   f) Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any
establishment according to the needs; and in any case one WC and one washbasin shall be provided.

g) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.

h) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.

i) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.

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

Table No. 28: Sanitation Requirements for Offices

<table>
<thead>
<tr>
<th>No</th>
<th>Fixtures</th>
<th>Public Toilets</th>
<th>Staff Toilets</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>1</td>
<td>Executive Rooms and Conference Halls in</td>
<td>Unit could be common for</td>
<td>For individual officer</td>
</tr>
<tr>
<td>2</td>
<td>Main Office Toilets for Staff and Visitors</td>
<td>1 per 25</td>
<td>1 per 15</td>
</tr>
<tr>
<td></td>
<td>a) Water-closet</td>
<td>1 per 25</td>
<td>1 per 15</td>
</tr>
<tr>
<td></td>
<td>b) Ablution tap with each water closet</td>
<td>1 in each WC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) Urinals</td>
<td>Nil up to 6</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>d) Washbasins</td>
<td>1 per 25</td>
<td>1 per 25</td>
</tr>
<tr>
<td></td>
<td>e) Drinking water fountain</td>
<td>1 per 100</td>
<td>1 per 100</td>
</tr>
<tr>
<td></td>
<td>f) Cleaner’s sink</td>
<td>1 per floor</td>
<td></td>
</tr>
</tbody>
</table>
### Table No. 29: Sanitation Requirements for Factories

<table>
<thead>
<tr>
<th>No.</th>
<th>Fixtures</th>
<th>Offices / Visitors</th>
<th>Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>1</td>
<td>Water closets (workers &amp; staff)</td>
<td>1 for upto 25 2 for 16-35 3 for 36-65 4 for 66-100</td>
<td>1 for upto 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For persons 101-200 add 3%</td>
<td>For persons over 200 add 2.5%</td>
</tr>
<tr>
<td>2</td>
<td>Ablution tap</td>
<td>1 in each WC</td>
<td>1 in each WC</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>Nil upto 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For persons 101-200 add 3%</td>
<td>For persons over 200 add 2.5%</td>
</tr>
<tr>
<td>4</td>
<td>Washbasins</td>
<td>1 per 25 or part thereof</td>
<td>1 per 25 or part thereof</td>
</tr>
<tr>
<td></td>
<td>Washbasins in rows or troughs and taps spaced 750 mm c/c</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Drinking water fountain</td>
<td>1 per every 100 or part thereof with minimum one on each floor</td>
<td>1 per every 100 or part thereof with minimum one on each floor</td>
</tr>
<tr>
<td>6</td>
<td>Cleaner's sink</td>
<td>1 on each floor</td>
<td>1 on each floor</td>
</tr>
<tr>
<td>7</td>
<td>Showers / Bathing rooms</td>
<td>As per trade requirements</td>
<td>As per trade requirements</td>
</tr>
<tr>
<td>8</td>
<td>Emergency shower and eye wash fountain</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Note:**
For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to be 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 No. 30: Sanitation Requirements for Cinema, Multiplex, Concert and Convention Halls, Auditorium

<table>
<thead>
<tr>
<th>No.</th>
<th>Fixtures</th>
<th>Offices / Visitors</th>
<th>Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>1</td>
<td>Water closets</td>
<td>1 per 100 up to 400</td>
<td>3 per 100 up to 200</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Over 400, add at 1 per 250 or part thereof</td>
<td>Over 200, add at 2 per 100 or part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution tap</td>
<td>1 in each WC</td>
<td>1 in each WC</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>1 per 25 or part thereof</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Washbasins</td>
<td>1 per 200 or part thereof</td>
<td>1 for up to 15 2 for 16-35</td>
</tr>
<tr>
<td>5</td>
<td>Drinking water fountain</td>
<td>1 per 100 persons or part thereof</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Cleaner's sink</td>
<td>1 per floor</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Showers / Bathing rooms</td>
<td>As per trade requirements</td>
<td></td>
</tr>
</tbody>
</table>

**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 No. 31: Sanitation Requirements for Art Galleries, Libraries and Museums

<table>
<thead>
<tr>
<th>No.</th>
<th>Fixtures</th>
<th>Public</th>
<th>Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>1</td>
<td>Water closets</td>
<td>1 per 200 up to 400</td>
<td>1 per 100 up to 200</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Over 400, add at 1 per 250 or</td>
<td>Over 200, add at 2 per 150 or</td>
</tr>
<tr>
<td></td>
<td></td>
<td>part thereof</td>
<td>part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution tap</td>
<td>1 in each WC</td>
<td>1 in each WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 water tap with draining</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>arrangements shall be provided</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>for every 50 persons or part</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>thereof in the vicinity of water</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>closets and urinals</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>1 per 50</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per 100 persons or part thereof</td>
<td>Nil up to 6</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1 for 7-20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 for 21-45</td>
</tr>
<tr>
<td>4</td>
<td>Washbasins</td>
<td>1 per 200 or part thereof</td>
<td>1 for every 200 or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td>For over 400, add at 1 per 250</td>
<td>For over 200, add at 1 per</td>
</tr>
<tr>
<td></td>
<td></td>
<td>persons or part thereof</td>
<td>150 persons or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per 30 beds or part thereof</td>
<td>1 for up to 15</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per 8 beds or part thereof</td>
<td>2 for 16-35</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 for up to 15</td>
<td>2 for 13-25</td>
</tr>
<tr>
<td>5</td>
<td>Drinking water fountain</td>
<td>1 per ward</td>
<td>1 per 100 persons or part</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>thereof</td>
</tr>
<tr>
<td>6</td>
<td>Cleaner’s sink</td>
<td>1 per ward</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Showers / Bathing rooms</td>
<td>As per trade requirements</td>
<td></td>
</tr>
</tbody>
</table>

Notes
i) Some WC’s may be European style if desired.
ii) Male population may be assumed as two-third and female population as one-third

Table No. 32: Sanitation Requirements for Hospitals with Indoor Patient Wards

<table>
<thead>
<tr>
<th>No.</th>
<th>Fixtures</th>
<th>Patient Toilets</th>
<th>Staff Toilets</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>1</td>
<td>Toilet suite comprising one WC and one washbasin and shower stall</td>
<td>Private room with up to 4 patients</td>
<td>For individual doctor’s / officer’s rooms</td>
</tr>
<tr>
<td>2</td>
<td>Water closets</td>
<td>1 per 8 beds or part thereof</td>
<td>1 per 8 beds or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 for 16-35</td>
<td>2 for 13-25</td>
</tr>
<tr>
<td>3</td>
<td>Ablution tap</td>
<td>1 in each WC</td>
<td>1 in each WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Urinals W C</td>
<td>1 per 30 beds</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Washbasins s m</td>
<td>2 per 30 beds or part thereof</td>
<td>Add 1 per additional 30 beds or part thereof.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 for 26-35</td>
<td>2 for 13-25</td>
</tr>
<tr>
<td>6</td>
<td>Drinking water fountain</td>
<td>1 per ward</td>
<td>1 per 100 persons or part thereof</td>
</tr>
<tr>
<td>7</td>
<td>Cleaner’s sink</td>
<td>1 per ward</td>
<td>-</td>
</tr>
<tr>
<td>8</td>
<td>Showers / Bathing rooms</td>
<td>1 per ward</td>
<td>-</td>
</tr>
<tr>
<td>9</td>
<td>Kitchen sink</td>
<td>1 per ward</td>
<td>-</td>
</tr>
</tbody>
</table>

Notes
i) European style if desired
ii) Male population may be assumed as two-third and female population as one-third
iii) Provision for additional and special hospital fittings where required shall be made
Table No. 33: Sanitation Requirements for Hospitals with Outdoor Patient Wards

<table>
<thead>
<tr>
<th>No.</th>
<th>Fixtures</th>
<th>Patient Toilets</th>
<th>Staff Toilets</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>1</td>
<td>Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 hrs)</td>
<td>For up to 4 patients</td>
<td>For individual doctor’s / officer’s rooms</td>
</tr>
<tr>
<td>2</td>
<td>Water closets</td>
<td>1 per 100 persons or part thereof</td>
<td>2 per 100 persons or part thereof</td>
</tr>
<tr>
<td>3</td>
<td>Ablution tap</td>
<td>1 in each WC</td>
<td>1 in each WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Urinals</td>
<td>1 per 50 persons or part thereof</td>
<td>-</td>
</tr>
<tr>
<td>5</td>
<td>Washbasins</td>
<td>1 per 100 persons or part thereof</td>
<td>2 per 100 persons or part thereof</td>
</tr>
<tr>
<td>6</td>
<td>Drinking water fountain</td>
<td>1 per 500 persons or part thereof</td>
<td>1 per 100 persons or part thereof</td>
</tr>
</tbody>
</table>

Notes:

i) Some WC’s may be European style if desired.

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

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

Table No. 34: Sanitation Requirements for Hospital's Administrative Buildings

<table>
<thead>
<tr>
<th>No.</th>
<th>Fixtures</th>
<th>Staff Toilets</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
</tr>
<tr>
<td>1</td>
<td>Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 hrs)</td>
<td>For individual doctor’s/office’s rooms</td>
</tr>
<tr>
<td>2</td>
<td>Water-closets</td>
<td>1per 25 persons or part thereof</td>
</tr>
<tr>
<td>3</td>
<td>Ablution tap</td>
<td>One in each water- closet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals</td>
</tr>
<tr>
<td>4</td>
<td>Urinals</td>
<td>Nil up to 6 1 per 7 to 20 2 per 21-45</td>
</tr>
<tr>
<td>5</td>
<td>Washbasins</td>
<td>1per 25 persons or part thereof</td>
</tr>
<tr>
<td>6</td>
<td>Drinking water fountain</td>
<td>1 per 100 persons or part thereof</td>
</tr>
<tr>
<td>7</td>
<td>Cleaner’s sink</td>
<td>1 per floor, Min</td>
</tr>
<tr>
<td>8</td>
<td>Kitchen sink</td>
<td>1 per floor, Min</td>
</tr>
</tbody>
</table>

Note:

Some WC’s may be European style if desired
Table No. 35: Sanitation Requirements for Hospital’s Staff Quarters and Nurses Homes

<table>
<thead>
<tr>
<th>No.</th>
<th>Fixtures</th>
<th>Staff Quarters</th>
<th>Nurses Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>1</td>
<td>Water-closets</td>
<td>1 per 4 persons or part thereof</td>
<td>1 per 4 persons or part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution tap</td>
<td>One in each WC</td>
<td>One in each WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Washbasins</td>
<td>1 per 8 persons or part thereof</td>
<td>1 per 8 persons or part thereof</td>
</tr>
<tr>
<td>4</td>
<td>Bath (Showers)</td>
<td>1 per 4 persons or part thereof</td>
<td>1 per 4 persons or part thereof</td>
</tr>
<tr>
<td>5</td>
<td>Drinking water fountain</td>
<td>1 per 100 persons or part thereof, minimum 1 per floor</td>
<td>1 per 100 persons or part thereof, minimum 1 per floor</td>
</tr>
<tr>
<td>6</td>
<td>Cleaner’s sink</td>
<td>1 per Floor</td>
<td>1 per Floor</td>
</tr>
</tbody>
</table>

Note:

i) Some WC’s may be European style if desired.
ii) For independent housing units fixtures shall be provided as for residences.
iii) Provision for additional and special fittings where required shall be made.

Table No. 36: Sanitation Requirements for Hotels

<table>
<thead>
<tr>
<th>No</th>
<th>Fixtures</th>
<th>Public Rooms</th>
<th>Non-Residential Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>1</td>
<td>Toilet suite comprising one WC and one washbasin with shower or a bath tub</td>
<td>Individual guest rooms with attached toilets</td>
<td>-</td>
</tr>
<tr>
<td>2</td>
<td>Water closets</td>
<td>1 per 100 persons up to 400</td>
<td>2 per 100 persons up to 200</td>
</tr>
<tr>
<td></td>
<td>Over 400 add at 1 per 250 or part thereof</td>
<td>Over 200 add at 1 per 100 or part thereof</td>
<td>-</td>
</tr>
<tr>
<td>3</td>
<td>Ablution tap</td>
<td>1 in each WC</td>
<td>1 in each WC</td>
</tr>
<tr>
<td></td>
<td>1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>iv) Urinals</td>
<td>1 per 50 persons or part thereof</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>v)  Washbasins</td>
<td>1 per WC / Urinal</td>
<td>1 per WC</td>
<td>1 for up to 15</td>
</tr>
<tr>
<td>v)  Bath (Showers)</td>
<td>1 per 10 persons or part thereof</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>vi) Cleaner’s sink</td>
<td>1 per 30 rooms, minimum 1 per floor</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>vii) Kitchen sink</td>
<td>1 per kitchen</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Note:

i) Some WC’s may be European style if desired.
ii) Male population may be assumed as two-third and female population as one-third.
iii) Provision for additional and special fittings where required shall be made.
Table No. 37: Sanitation Requirements for Restaurants

<table>
<thead>
<tr>
<th>No</th>
<th>Fixtures</th>
<th>Public Rooms</th>
<th>Non-Residential Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>1</td>
<td>Water closets</td>
<td>1 per 50 seats up to 200</td>
<td>2 per 50 seats up to 200</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Ablution tap</td>
<td>1 in each WC</td>
<td>1 in each WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>1 per 50 persons or part thereof</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Washbasins</td>
<td>1 per WC</td>
<td>1 per WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Cleaner’s sink</td>
<td>1 per restaurant</td>
<td>1 per restaurant</td>
</tr>
<tr>
<td>6</td>
<td>Kitchen sink / Dish washer</td>
<td>1 per kitchen</td>
<td>1 per kitchen</td>
</tr>
</tbody>
</table>

Note:
- i) Some WC’s may be European style if desired.
- ii) Male population may be assumed as two-third and female population as one-third
- iii) Provision for additional and special fittings where required shall be made

Table No. 38: Sanitation arrangements for Schools and Educational Institutions

<table>
<thead>
<tr>
<th>No</th>
<th>Fixtures</th>
<th>Nursery School</th>
<th>Non-Residential</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Boys</td>
<td>Girls</td>
</tr>
<tr>
<td>1</td>
<td>Water closets</td>
<td>1 per 15 pupils or part thereof</td>
<td>1 for 40 pupils or part thereof</td>
<td>1 per 25 pupils or part thereof</td>
</tr>
<tr>
<td>2</td>
<td>Ablution tap</td>
<td>One in each WC</td>
<td>One in each WC</td>
<td>One in each WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>-</td>
<td>1 per 20 pupils or part thereof</td>
<td>-</td>
</tr>
<tr>
<td>4</td>
<td>Washbasins</td>
<td>1 per 15 pupils or part thereof</td>
<td>1 per 60 pupils or part thereof</td>
<td>1 per 40 pupils or part thereof</td>
</tr>
<tr>
<td>5</td>
<td>Bath / Showers</td>
<td>1 per 40 pupils or part thereof</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>6</td>
<td>Drinking water fountain or taps</td>
<td>1 per 50 pupils or part thereof</td>
<td>1 per 50 pupils or part thereof</td>
<td>1 per 50 pupils or part thereof</td>
</tr>
<tr>
<td>7</td>
<td>Cleaner’s Sink</td>
<td>1 per floor</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note:
- i) Some WC’s may be European style if desired.
- ii) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.
Table No. 39: Sanitation arrangements for Hostels

<table>
<thead>
<tr>
<th>No</th>
<th>Fixtures</th>
<th>Resident</th>
<th>Non-Resident</th>
<th>Visitor / Common Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
<td>Male</td>
</tr>
<tr>
<td>----</td>
<td>----------</td>
<td>------</td>
<td>--------</td>
<td>------</td>
</tr>
<tr>
<td>Water closets</td>
<td>1 per 6 or part thereof</td>
<td>1 per 6 or part thereof</td>
<td>1 for up to 15</td>
<td>1 for up to 12</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2 for 16-35</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3 for 36-65</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4 for 66-100</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ablution tap</td>
<td>One in each WC</td>
<td>One in each WC</td>
<td>One in each WC</td>
<td>One in each WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urinals</td>
<td>1 per 25 or part thereof</td>
<td>-</td>
<td>Nil up to 6</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1 for 7-20</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 for 21-45</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 for 46-70</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 for 71-100</td>
<td>-</td>
</tr>
<tr>
<td>Wash basins</td>
<td>1 per 8 person(s) or part thereof</td>
<td>1 per 6 persons or part thereof</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Bath / Showers</td>
<td>1 per 8 person(s) or part thereof</td>
<td>1 per 6 persons or part thereof</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Note:

i) Some WC’s may be European style if desired.
Table No. 40: Sanitation arrangements for Fruit and Vegetable Markets

<table>
<thead>
<tr>
<th>No</th>
<th>Fixtures</th>
<th>Shop Owners</th>
<th>Common Toilets in Market Building</th>
<th>Public Toilet for Floating Population</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Male</td>
<td>Female</td>
<td>Male</td>
</tr>
<tr>
<td>1</td>
<td>Water closets</td>
<td></td>
<td></td>
<td>1 for upto 15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2 for 16-35</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3 for 36-65</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4 for 66-100</td>
</tr>
<tr>
<td>2</td>
<td>Ablution tap</td>
<td>One in each WC</td>
<td>One in each WC</td>
<td>One in each WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.</td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td></td>
<td>Nil up to 6</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1 for 7-20</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 for 21-45</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 for 46-70</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 for 71-100</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Wash basins</td>
<td>1 per 8 persons or part thereof</td>
<td>1 for up to 15</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 for 16-35</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 for 36-65</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 for 41-57</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Bath / Showers</td>
<td>1 per 8 persons or part thereof</td>
<td>1 per 6 persons or part thereof</td>
<td></td>
</tr>
</tbody>
</table>

Notes:

i) Toilet facilities for individual buildings in a market should be taken same as that for office building

ii) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors

iii) Special toilet facilities for a large floating population of out of town buyers / sellers, labour, drivers of vehicles for whom special toilet (public toilets).
<table>
<thead>
<tr>
<th>No</th>
<th>Fixtures</th>
<th>Junction Stations, Intermediate Stations and Bus Stations</th>
<th>Terminal Railway and Bus Stations</th>
<th>Domestic and International Airports</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Male</td>
<td>Female</td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>1</td>
<td>Water-closet</td>
<td>3 for upto 1000 Add 1 per additional 1000 or part thereof</td>
<td>4 for upto 1000 Add 1 per additional 1000 or part thereof</td>
<td>5 for upto 1000 Add 1 per additional 1000 or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 for upto 1000 Add 1 per additional 1000 or part thereof</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 for upto 1000 Add 1 per additional 1000 or part thereof</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 for upto 1000 Add 1 per additional 1000 or part thereof</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 for upto 1000 Add 1 per additional 1000 or part thereof</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ablution tap</td>
<td>One in each WC</td>
<td>One in each WC</td>
<td>One in each WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>One in each WC</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>One in each WC</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Urinals</td>
<td>4 for upto 1000 Add 1 per additional 1000</td>
<td>6 for upto 1000 Add 1 per additional 1000</td>
<td>1 per 40 or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6 for upto 1000 Add 1 per additional 1000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6 for upto 1000 Add 1 per additional 1000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6 for upto 1000 Add 1 per additional 1000</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6 for upto 1000 Add 1 per additional 1000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Washbasins</td>
<td>1 per WC / Urinal</td>
<td>1 per WC / Urinal</td>
<td>1 per WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per WC / Urinal</td>
<td>1 per WC / Urinal</td>
<td>1 per WC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per WC / Urinal</td>
<td>1 per WC / Urinal</td>
<td>1 per WC</td>
</tr>
<tr>
<td>5</td>
<td>Bath/Shower</td>
<td>2 per 1000</td>
<td>3 per 1000</td>
<td>4 per 1000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 per 1000 or part thereof</td>
<td>3 per 1000 or part thereof</td>
<td>4 per 1000 or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 per 1000 or part thereof</td>
<td>3 per 1000 or part thereof</td>
<td>4 per 1000 or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 per 1000 or part thereof</td>
<td>3 per 1000 or part thereof</td>
<td>4 per 1000 or part thereof</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 per 1000 or part thereof</td>
<td>3 per 1000 or part thereof</td>
<td>4 per 1000 or part thereof</td>
</tr>
<tr>
<td>6</td>
<td>Drinking fountain or taps water (in common lobby for male/ female)</td>
<td>1 per toilet compartment with 3 WC’s</td>
<td>1 per toilet compartment with 3 WC’s</td>
<td>1 per toilet compartment with 3 WC’s</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per toilet compartment with 3 WC’s</td>
<td>1 per toilet compartment with 3 WC’s</td>
<td>1 per toilet compartment with 3 WC’s</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per toilet compartment with 3 WC’s</td>
<td>1 per toilet compartment with 3 WC’s</td>
<td>1 per toilet compartment with 3 WC’s</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per toilet compartment with 3 WC’s</td>
<td>1 per toilet compartment with 3 WC’s</td>
<td>1 per toilet compartment with 3 WC’s</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per toilet compartment with 3 WC’s</td>
<td>1 per toilet compartment with 3 WC’s</td>
<td>1 per toilet compartment with 3 WC’s</td>
</tr>
<tr>
<td>7</td>
<td>Cleaner’s sink</td>
<td>1 per 4000</td>
<td>1 per 4000</td>
<td>1 per 4000 (Minimum 1)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per 4000</td>
<td>1 per 4000</td>
<td>1 per 4000 (Minimum 1)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 per 4000</td>
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<td>1 per 4000</td>
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<td>1 per 4000 (Minimum 1)</td>
</tr>
<tr>
<td>8</td>
<td>Toilet for Disabled</td>
<td>1 per 4000</td>
<td>1 per 4000</td>
<td>1 per 4000 (Minimum 1)</td>
</tr>
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<td>1 per 4000</td>
<td>1 per 4000</td>
<td>1 per 4000 (Minimum 1)</td>
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</tbody>
</table>

**Note:**
i) Some WC’s may be European style if desired
ii) Male population may be assumed as three-fifth and female population as two-fifth
iii) 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.

37.2 Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the 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 buildings’ own purposes or related programmes.

37.3 Signs –Types

37.3.1 Roof Signs
Roof signs shall not be permissible.

37.3.2 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 7.5 cm from the wall.
   b) Lighting reflections may project maximum 50 cm beyond the wall surface.

37.3.3 Project sign shall not project beyond 0.90 m from the wall.

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

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

37.3.6 Projecting signs shall include polls signs.

37.3.7 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.

38 Telecommunication Cell Site / Base Station

Setting up of Telecommunication Cell Site/Base Station and Installation of the Equipments for Telecommunication Network shall be governed by Regulation specifically described in Schedule B appended to notification No.TPS-1810/1975/CR NEW 65/12/RP/UD-13, DATED THE 4TH March 2014
39 Regulations for Gaothan Areas

39.1 Uses Permitted
Development in gaothan areas shall be intended mainly for residential purpose. All other uses as listed out under Residential use (IS-MR) in Regulation 23 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 1000 sq m: 1.0
   b) Plots with area more than 1000 sq m: 1.5

39.2.2 In case of redevelopment scheme of a residential property
   a) The size of the tenements shall be minimum 15 sq m
   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 1.0 / 1.5.
   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 1.0 / 1.5 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 1.0 / 1.5. However, in special circumstances additional FSI up to 50% subject to maximum of 2.5 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:
   a) Plots on streets with width 7.5m to 12m: 2.0m
   b) 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:

<table>
<thead>
<tr>
<th>Residential Plot Area</th>
<th>Sides</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 180 sq m</td>
<td>1.0 m</td>
<td>1.0 m</td>
</tr>
<tr>
<td>Between 180 and 270 sq m</td>
<td>2.0 m</td>
<td>2.0 m</td>
</tr>
<tr>
<td>Above 270 sq m</td>
<td>3.0 m</td>
<td>3.0 m</td>
</tr>
</tbody>
</table>

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

39.3.3 Setbacks for plots on streets below 7.5 m wide
   a) For properties which have access from streets between 4.5 m and 7.5 m wide, setbacks shall not be required subject to condition that the street shall be clear of any structural projection from the building.
   b) Properties which have access from lanes less than 4.5 m wide, a setback of 2.25m shall be provided from the centre line of such lane.
   c) Streets less than 4.5 m 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 0.6 m within the marginal open space, as given in Regulation 22.
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 15 m.

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 3.6 m 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

<table>
<thead>
<tr>
<th>No</th>
<th>Occupancy</th>
<th>For every</th>
<th>No of Cars</th>
<th>No of Scooters</th>
<th>No of Cycles</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>R residential</td>
<td>1 tenement with carpet area up to 80 sq m</td>
<td>1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 tenements with carpet area 40 to 80 sq m</td>
<td>0</td>
<td>2</td>
<td>4</td>
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<tr>
<td></td>
<td></td>
<td>4 tenements with carpet area up to 40 sq m</td>
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<td>8</td>
</tr>
<tr>
<td>2</td>
<td>Public health (hospital/nursing home/clinic)</td>
<td>Carpet area of 80 sq m or 20 beds</td>
<td>3</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>3</td>
<td>Educational</td>
<td>Carpet area 100sqm – administration/public service area</td>
<td>2</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>4</td>
<td>Government or Semi-public (library, auditorium, place of worship, community hall)</td>
<td>Carpet area 100 sq m</td>
<td>2</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>5</td>
<td>Commercial/Mercantile</td>
<td>Carpet area 100 sq m</td>
<td>2</td>
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</table>

39.8 Relaxations
The provisions of 39.2 to 39.7 may be relaxed by the Chairman in special circumstances.
40 Additional Fire Protection Requirements for Buildings

40.1 General
In addition to the general provisions given in these regulations, the Authority may insist on suitable protection measures given in this chapter for buildings covered by Regulation No.6.2.6 (j). Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005. In case of buildings identified in Regulation No. 6.2.6 (j) the building schemes shall also be cleared by the Chief Fire Officer, NIT/ NMC/ Director of Fire Services, Maharashtra.

40.2 Construction Materials
40.2.1 All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.

40.2.2 The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.15.2 of Part 4 of National Building Code)

40.2.3 The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 h fire rating

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

40.3 Lifts
General requirements of lifts shall be as follows:

a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq m.

b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.

c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.

d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.

e) Lift car door shall have a fire resistance rating of half an hour.

f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.

g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurisation shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.

h) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.

i) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurised as in (g), with self-closing door as in (h).

j) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.

k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m in height and above. Communication system for lifts shall be connected to fire control room for the building.

l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire fighting, etc., at any landing from entering the lift shafts.
m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.

n) Alternate source of power like inverter with batteries to bring the lift to the nearest opening level in case of power failure shall be provided.

n) Fire Lifts

Following details shall apply for a fire lift:

i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq m of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.

ii) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m width.

iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 V supply.

iv) Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.

v) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.

vi) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.

vii) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.

viii) Fire lifts shall be high speed lifts with minimum travel time of 2.5m per second.

40.4 Basements

40.4.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall 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.

40.4.2 The staircase of basements shall be of enclosed type having fire resistance of not less than 2 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 1 hours fire resistance. For travel distance, see Regulation No 26.3.1. If the travel distance exceeds as given therein, additional staircases shall be provided at proper places.

40.4.3 In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.
40.4.4 Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.

40.4.5 Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.

40.4.6 Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code.

40.4.7 Mechanical extractors shall have an alternative source of supply.

40.4.8 Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.

40.4.9 Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled. Building services such as electrical substations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.

40.4.10 If cutouts are provided from basements to the upper floors or to the atmospheres, all sides cutout openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.

40.4.11 Openable windows on external wall shall be fitted with such locks that can be opened by a fireman’s axe.

40.4.12 All floors shall be compartmented with area not exceeding 750 sq m by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50%. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centers and basements, the area may be reduced to 500 sq m for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.

40.4.13 It is essential to make provisions for drainage of any such water on all floors to prevent or minimize water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire / smoke from floor to floor.

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

40.6 Refuse Chutes
Refuse chutes shall have an opening at least 1 m above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.
40.7 Refuge Area
Provisions contained in 26.4.8 shall apply for all buildings except multi-family dwellings. Refuge area of not less than 15 sq m shall be provided on the external walls.

40.8 Electrical Services
Electrical services shall conform to the following:

a) The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;

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, use of bus ducts/solid rising mains instead of cables is preferred;

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. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. 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 2 h;

e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling, shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;

f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensee service and alternate supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h;

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

h) 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.

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

40.9 Gas Supply (Town Gas / LPG 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. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cum per minute per sq m of hood protected area. It should have grease filters using metallic grill to trip oil vapours escaping into the fume hood.

For detailed information on gas pipe installations, reference may be made to Paragraph 9 ‘Plumbing Services, Section 3 Gas Supply’, of National Building Code of India. All wiring in fume hoods shall be of fiberglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and Gas meters shall be housed in a suitably constructed metal cupboard located in a well-
ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

40.10 Illumination of Means of Exit
Staircase and corridor lights shall conform to the following:

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 the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;

b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;

c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.

d) Emergency lights shall be provided in the staircase and corridor; and

e) All wires and other accessories used for emergency light shall have fire retardant property.

40.11 A Stand by Electric Generator
A stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand by fire pump, 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 Authority.

40.12 Transformers
Transformers shall conform to the following:

a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.

b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage/ dump areas.

c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portions of the premises by walls/ doors / cut outs having fire resistance rating of 4 h.

40.13 Air – Conditioning
Air-conditioning shall conform to the following:

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 good practice.

c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.

d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.

e) As far as possible metallic ducts shall be used even for the return air instead of space above the false ceiling.
f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible materials, glass wool shall not be wrapped or secured by any material of combustible nature.
h) 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.
i) Air ducts serving main floor areas, corridor etc., shall not pass through the staircase enclosure.
j) The air handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way interconnected with the ducting on any other floor.
k) 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:
   i) Proper arrangements by way of automatic fire dampers working on smoke detector or fusible link for isolating all ducting at every floor from the main riser shall be made.
   ii) When the automatic fire alarm operates, the respective air handling units of the air conditioning system shall automatically be switched off.
l) The vertical shaft for treated fresh air shall be of masonry construction.
m) The air filters of the air handling units shall be of non-combustible materials.
n) The air handling unit room shall not be used for storage of any combustible materials.
o) 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.
p) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spun glass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2mm thick and which would not readily conduct heat.
q) Fire Dampers:
   i) These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
      1. at the fire separation wall.
      2. Where ducts/passages enter the central vertical shaft.
      3. Where the ducts pass though floors.
      4. At the inlet of supply air duct and the return air duct of each compartment on every floor.
   ii) The dampers shall operate automatically and shall simultaneously switch off the air handling fans. Manual operation facilities shall also be provided. (Note- For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
   iii) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.
      1. For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control.
      2. For other buildings on operation of smoke detection system and with manual control.
   iv) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

40.14 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 boilers 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 2 h fire resistance.
d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
e) The furnace oil tank for the Boiler if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
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.

40.15 Provision of First Aid and Fire Fighting Appliances
The first aid fire fighting equipments shall be provided on all floor including basements, lift rooms etc., in accordance with good practice in consultation with Authority.

40.16 Fire Alarm System

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

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

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

40.17 Lightening Protection of Buildings
The lightning protection for buildings shall be provided as given in Para.8 ‘Building Services, Section 2, Electrical Installations’ of National Building Code of India.

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

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

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

40.19.2 The Fire Officer shall:
   a) Maintain the firefighting equipment in good working condition at all times,
   b) Prepare fire orders and fire operational plans and get them promulgated,
   c) impart regular training to the occupants of the buildings in the use of fire fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan,
   d) Keep proper liaison with City Fire Brigade, and
   e) Ensure that all fire precautionary measures are observed at the times.
Note: Competent Authority having jurisdiction may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m

40.20 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.

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

For guidelines for fire drills and evacuation procedures for high rise buildings, Annexure E of National Building Code of India may be referred.

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

40.23 Helipad
For high rise buildings above 60 m in height, provision for helipad should be made.

40.24 Materials for Interior Decoration / Furnishing
The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.
For various types of occupancies, requirements given in National Building Code, Part IV as applicable shall be followed.
41 Regulations for Information Technology Establishments

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.

b) Height of the room for ITE: Any telemetric equipment storage erection facility can have a height as required for effective functioning of that system.

c) 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.

d) ITE (pertaining software only) may be permitted in IS Logistic zone on the plots / premises fronting on roads having width 18 m and above.

42 Regulations for Resorts and Amusement / Theme Parks

42.1 These Regulations shall apply to all resorts and amusement parks/ theme park developments undertaken within the Nagpur Metropolitan Area.

42.2 The entire land shall vest in single ownership. It shall not be sub-divided at any time and the individual structures of buildings shall not be sold to different persons.

42.3 Infrastructural facilities such as access road, water supply, solid waste collection and disposal shall be provided by the developer/owner at his own cost.

42.4 Existing trees shall be preserved and if any trees are cut, five times the number shall be planted and grown to their full height/maturity. Further, 15 trees per 1000sqm of open land shall be planted as part of the landscaping scheme of the development.

42.5 Minimum plot size, minimum width of access road, minimum setbacks and maximum ground coverage shall be as given in Table No. 12. All other relevant conditions given in these Regulations shall be applicable.

42.6 Development permission
Maps and plans shall be submitted to NIT/ SPA at the time of development permission as per Regulation 6. Additionally, the following shall be submitted:

a) Location Plan at the scale of 1:5000;

b) Site plan on a scale of 1:500 showing site boundaries, existing contours, all existing natural and manmade features such as hills, water courses, trees, and other important landscape features, access roads, buildings and other structures;

c) Proposed master plan, including all temporary and permanent structures;

d) Landscaping plan.

42.7 The entire construction/ development program shall be completed within a period of three years from the date of grant of development permission, failing which the development permission shall automatically lapse.
Appendices
Appendix A – 1
(Regulation 6)

Form for Construction of Building or Layout of Building / Group Housing

To,

The Chairman,
Nagpur Improvement Trust

Sir,

I/we hereby give notice that I/we intend to carry out development in the site / to erect, to re-erect / to demolish / to make material alterations in the Building No. _______________ on Final Plot No. __________ in Improvement Scheme No. __________ 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 – 1, Item 6)

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>a</td>
<td>Full Name of Applicant</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Address of applicant</td>
</tr>
<tr>
<td></td>
<td>b</td>
<td>Name and address of Architect / licensed Engineer / Structural Engineer / Supervisor employed</td>
</tr>
<tr>
<td></td>
<td>c</td>
<td>Number and date of issue of License</td>
</tr>
<tr>
<td>2</td>
<td>Is the plot affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan?</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>a</td>
<td>What is the total area of the Final Plot according to the document?</td>
</tr>
<tr>
<td></td>
<td>b</td>
<td>Does it tally with the Revenue Record:</td>
</tr>
<tr>
<td></td>
<td>c</td>
<td>What is the actual area available on site measured by the Architect / Licensed Engineer / Structural Engineer / Supervisor.*</td>
</tr>
<tr>
<td></td>
<td>d</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>e</td>
<td>If so, what is the net area?</td>
</tr>
</tbody>
</table>

* The permission shall be based on the area whichever is minimum.

**Note:** indicate details on the site / building plan as in Proforma

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Are all plans as required under Regulation 6.2 enclosed:</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>a</td>
<td>What is the Final Plot Number of the Improvement Scheme? Also give name of the Improvement Scheme.</td>
</tr>
<tr>
<td></td>
<td>b</td>
<td>Please state sanction number and date of sub - division / layout:</td>
</tr>
<tr>
<td>6</td>
<td>a</td>
<td>In what land use zone does the plot fall?</td>
</tr>
<tr>
<td></td>
<td>b</td>
<td>What is the permissible FSI?</td>
</tr>
<tr>
<td></td>
<td>c</td>
<td>What is the number of the tenements per hectare permissible in the zone?:</td>
</tr>
<tr>
<td>7</td>
<td>a</td>
<td>Is the use of every room in the proposed work marked on the plans?</td>
</tr>
<tr>
<td></td>
<td>b</td>
<td>Is it in accordance with the rules?:</td>
</tr>
<tr>
<td></td>
<td>c</td>
<td>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?:</td>
</tr>
<tr>
<td>8</td>
<td>If the work is in connection with an industry</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a</td>
<td>Please briefly describe the main and accessory process</td>
</tr>
<tr>
<td></td>
<td>b</td>
<td>Please state the maximum number of workmen and the total horse power likely to be employed per shift in the factory</td>
</tr>
<tr>
<td></td>
<td>c</td>
<td>Under what industrial classification does it fall (Reference to relevant regulation should be given)</td>
</tr>
<tr>
<td></td>
<td>d</td>
<td>Is the proposal for relocation of an existing industry, if so give the name and address of existing industry</td>
</tr>
<tr>
<td></td>
<td>e</td>
<td>Will the building be at 10m away from the boundary of a residential and commercial zone?</td>
</tr>
<tr>
<td></td>
<td>f</td>
<td>Is the proposal for a scenic industrial estate on a plot</td>
</tr>
<tr>
<td>Question</td>
<td>Details</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>---------</td>
<td></td>
</tr>
<tr>
<td>a. What is the average</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) Prescribed width?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) Existing width of the street?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. What is the height of the building?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) Above the center of the street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) Above the average ground level of the plot</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Does it comply with the Regulation 22</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. If there are existing structures on the plot:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) Are they correctly marked and numbered on the site plan?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) Are those proposed to be demolished immediately and colored yellow?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please append statement I giving details)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iv) What is the number of existing tenements in the structure to be retained?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. What is the plinth area and total floor area of the proposed work? (Please append statement II giving details)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. What is the number of tenements proposed?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Note: To indicate details on the building plan as in Proforma I below</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Please state the plinth area and total floor area, existing and proposed (total of Item No. 10 (a) (iii) and 10 (c):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Please state the overall FSI (Item 11 (a) divided by Item 3 (e)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Does the work consume the full FSI of the plot, as given in Item 6 (b)? If not, why not?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Does the proposed building have setbacks on upper floors?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. What is the total number of tenements? (Item 10 (a) plus Item 10 (c):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Note: To indicate details on the building plan as in Proforma II below</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Regulation 22</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Please state which of the following is applicable for the front open spaces:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Table 12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does that front open space comply with it?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. What is?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(i) The width of the side open space (s)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) The width of the rear open space (s)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iii) The width of the rear open space (s)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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 Regulation 22?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. What are the dimensions of the inner or outer chowk?</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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 Regulation 22?

15 If the height of the building is greater than 16 m above the average ground level, is provision for lifts made? :

a If so, give details of the lift

<table>
<thead>
<tr>
<th>Type</th>
<th>Passenger Capacity</th>
<th>No. of the lifts</th>
<th>Type of Doors</th>
</tr>
</thead>
</table>

b Details of the fire lift

16 a Does the building fall under purview of Regulation 6.2.6 (j)?

b If so, does the proposed fire protection requirements confirm to Regulation 27 and 40?

c If not, give reasons for non conformity

17 a (i) What are the requirements for parking spaces under Regulation 14?

(ii) How many are proposed?

(iii) How many lock up garages are proposed?

b (i) Are loading / unloading spaces necessary under Regulation 14.6?

(ii) If so, what is the requirement?:

(iii) How many are proposed?

Note: Indicate details on building plans as in Proforma I below

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 these Regulations?

(iii) Do they serve as a passage to any part of the building?

(iv) What is their total area?

b What is the maximum width of weather frames, sunshades (chajja), sun breakers, comice, eaves or other projections?

c (i) Are any porches / canopies proposed?:

(ii) Are they in compliance with Regulation 22.5?:

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 open space provided as required under Regulation 13.3?:

a Are any accessory buildings proposed? If so, for what purpose?

b What are their heights?

c Are they 7.5 m away from the street or front boundary and if located within the open spaces 1.5 m 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?:

<table>
<thead>
<tr>
<th>Type</th>
<th>Passenger Capacity</th>
<th>No. of the lifts</th>
<th>Type of Doors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Question</td>
<td>Answer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------------------------------------</td>
<td>--------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is it in compliance with Regulation 24.1?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the proposal in the Air Port Zone?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is a &quot;No Objection Certificate&quot; for height and character of smoke from chimneys obtained in compliance with Regulation 22?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the proposal fall in any of the restricted zones?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does any natural water source pass through the land under development?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the necessary setback provided as per Regulation 11.1?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the plinth level proposed to be above the surrounding ground level?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The details of the materials to be used in construction with specification are as below:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Roofs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Floors</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c) Walls</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d) Columns</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e) Any other material</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The number of water closet, urinals, kitchens, baths to be provided are as follows:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any other material</td>
<td>Baths</td>
<td>Urinals</td>
<td>Kitchens</td>
</tr>
<tr>
<td>Existing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proposed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water closets</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Details of the source of water to be used in the construction:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance from the sewer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area of municipal land that will be used for stacking building material?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 /

Address:                                                                                                                Supervisor

*Note: to indicate on building plan as in form II

---

Form of Statement 1

[No. 10 (a) (III)]

Existing Building to be Retained

<table>
<thead>
<tr>
<th>Existing Building No.</th>
<th>Floor No.</th>
<th>Plinth Area</th>
<th>Total Floor Area of Existing Building</th>
<th>Use occupancy of Floors</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
<td>(5)</td>
</tr>
</tbody>
</table>

OR

Form of Statement 2

[No. 10 (b)]

Proposed Building

<table>
<thead>
<tr>
<th>Proposed Building No.</th>
<th>Floor No.</th>
<th>Plinth Area</th>
<th>Total Floor Area of proposed Building</th>
<th>Use occupancy of Floors</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1)</td>
<td>(2)</td>
<td>(3)</td>
<td>(4)</td>
<td>(5)</td>
</tr>
</tbody>
</table>
Proforma I
(At Right Hand Top Corners of Site / Building Plan at Floor Level)

<table>
<thead>
<tr>
<th>A</th>
<th>Area Statements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Area of plot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2</th>
<th>Deductions for</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Road acquisition area</td>
<td></td>
</tr>
<tr>
<td>b) Proposed road</td>
<td></td>
</tr>
<tr>
<td>c) Any reservation</td>
<td></td>
</tr>
<tr>
<td>Total (a + b + c)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3</th>
<th>Net gross area of plot (1 - 2)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>4</th>
<th>Deduction for</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Recreation open space as per Regulation No. 13.3</td>
<td></td>
</tr>
<tr>
<td>b) Internal roads</td>
<td></td>
</tr>
<tr>
<td>c) Total (a + b)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5</th>
<th>Net area of plots (3 - 4c)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>6</th>
<th>Additional for FSI (2a)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total built up area (2b)</td>
<td></td>
</tr>
<tr>
<td>Purpose + For ..... (2c)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7</th>
<th>Total area (5 + 6)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>8</th>
<th>FSI permissible</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>9</th>
<th>Permissible floor area (7 x 8)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>10</th>
<th>Existing floor area</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>11</th>
<th>Proposed areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area statement</td>
<td>sq m</td>
</tr>
<tr>
<td>12</td>
<td>Excess balcony area taken in FSI (As per B(c) below</td>
</tr>
<tr>
<td>13</td>
<td>Total built up area (10 + 11 + 12)</td>
</tr>
<tr>
<td>14</td>
<td>FSI consumed (13 ÷ 7)</td>
</tr>
</tbody>
</table>

B Balcony Area Statement
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 |
<table>
<thead>
<tr>
<th></th>
<th>Tenements proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total tenements (d + c)</td>
</tr>
</tbody>
</table>

**D Parking Statement**

<table>
<thead>
<tr>
<th></th>
<th>Parking required for (by Regulation 14)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td>Cars</td>
</tr>
<tr>
<td>b</td>
<td>Garages permissible</td>
</tr>
<tr>
<td>c</td>
<td>Garages proposed for</td>
</tr>
<tr>
<td></td>
<td>Cars</td>
</tr>
<tr>
<td>d</td>
<td>Total parking provided</td>
</tr>
</tbody>
</table>

**E Loading / Unloading Spaces**

<table>
<thead>
<tr>
<th></th>
<th>Loading / Unloading provided</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Loading / Unloading provided</td>
</tr>
</tbody>
</table>
**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**

<table>
<thead>
<tr>
<th>Revision Description</th>
<th>Description</th>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Certificate of Area**

Certified that the plot under reference was surveyed by me on __________ and the dimensions of sides 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** ____________________________________________

<table>
<thead>
<tr>
<th>Job No.</th>
<th>Dwg. No.</th>
<th>Scale</th>
<th>Drawn By</th>
<th>Checked By</th>
<th>North Line</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

____________________________
Signature, Name and Address of Architect / Licensed Engineer / Structural Engineer / Supervisor
Appendix A – 2
(Regulation 6)

For Sub-Division of Land as Plotted Layout

Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966 read with Section ………………. of the Nagpur Improvement Trust Act, 1936.
From …………

(Name of the owner)

To,
The Chairman,
Nagpur Improvement Trust

Sir,

I intend to carry out the under mentioned development in the site/plot of land, bearing Final Plot No. ________ Improvement Scheme No. _______________ situated at Road / Street _______________ in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with 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 (Name in block letters) __________________________ and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No. ___________), who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).

1) Key Plan (Location Plan);
2) A site plan (in quadruplicate) showing the surrounding land and existing access to the land included in the layout;
3) A layout plan (in quadruplicate) showing -
   (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations;
   (ii) width of the proposed streets; and
   (iii) dimensions and area of open spaces provided in the layout for the purpose of recreational open space or any like purpose.
4) An extract of record of rights property register card (any other document showing ownership of land to be specified) along with consent of co-owners where third party interest is created.
5) Attested copy of Receipt for payment of scrutiny fees.
6) No Objection Certificate, wherever required.

I request that the proposed layout may please be approved and permission accorded to me to execute the work.

Signature of Owner
Signature of the Licensed Surveyor/Architect
Name of Owner
Name of Owner __________________________
Address of Owner __________________________

Dated: / /
### Form Giving Particulars of Development
#### (Part of Appendix A – 2, Item 6)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>(a) (i) Full Name of Applicant</td>
</tr>
<tr>
<td></td>
<td>(ii) Address of applicant</td>
</tr>
<tr>
<td></td>
<td>(iii) e-mail ID</td>
</tr>
<tr>
<td></td>
<td>(iv) Mobile No.</td>
</tr>
<tr>
<td></td>
<td>(b) Name and address of Architect/ licensed Engineer employed.</td>
</tr>
<tr>
<td></td>
<td>(c) No. and date of issue of License</td>
</tr>
<tr>
<td>2</td>
<td>Is the land affected by any reservations or road lines? If yes,</td>
</tr>
<tr>
<td></td>
<td>are these correctly and clearly marked on the block plan?</td>
</tr>
<tr>
<td></td>
<td>Not relevant in case of IS</td>
</tr>
<tr>
<td>3</td>
<td>*(a) What is the total area of the OP and FP according to the</td>
</tr>
<tr>
<td></td>
<td>IS document?</td>
</tr>
<tr>
<td></td>
<td>*(b) Does the OP area tally with the Revenue (7/12) /CTS Record</td>
</tr>
<tr>
<td></td>
<td>*(c) What is the actual area available on site measured</td>
</tr>
<tr>
<td></td>
<td>by Architect/licensed Engineer.</td>
</tr>
<tr>
<td></td>
<td>*(d) Is there any deduction in original area of the land on</td>
</tr>
<tr>
<td></td>
<td>account of road lines or reservation. Please state the total</td>
</tr>
<tr>
<td></td>
<td>area of such deductions?</td>
</tr>
<tr>
<td></td>
<td>Not relevant in case of IS</td>
</tr>
<tr>
<td></td>
<td>*(e) If so, what is the net area?</td>
</tr>
<tr>
<td></td>
<td>Not relevant in case of IS</td>
</tr>
<tr>
<td>4</td>
<td>* The permission shall be based on the area whichever is minimum</td>
</tr>
<tr>
<td>5</td>
<td>(a) Is the land of a city Triangulation Survey Number,</td>
</tr>
<tr>
<td></td>
<td>Revenue Survey Number or Hissa Number of a Survey Number or a</td>
</tr>
<tr>
<td></td>
<td>Final Plot Number of a Town Planning Scheme?</td>
</tr>
<tr>
<td></td>
<td>(b) Whether the certified measurement plan of the land</td>
</tr>
<tr>
<td></td>
<td>issued by the Land Records Department is submitted with the</td>
</tr>
<tr>
<td></td>
<td>proposal?</td>
</tr>
<tr>
<td>6</td>
<td>In what zone does the land fall?</td>
</tr>
<tr>
<td>7</td>
<td>What is the average</td>
</tr>
<tr>
<td></td>
<td>(i) prescribed width of access road?</td>
</tr>
<tr>
<td></td>
<td>(ii) existing width of the street?</td>
</tr>
<tr>
<td>8</td>
<td>Whether the internal roads proposed in the layout conform to</td>
</tr>
<tr>
<td></td>
<td>the Regulation No.12.</td>
</tr>
<tr>
<td>9</td>
<td>How much recreational open space is proposed?</td>
</tr>
<tr>
<td>10</td>
<td>Whether amenity space required is as per regulation? If so,</td>
</tr>
<tr>
<td></td>
<td>how much is proposed?</td>
</tr>
<tr>
<td>11</td>
<td>Does the proposal fall in any of the restricted zones?</td>
</tr>
<tr>
<td>12</td>
<td>Does any natural water source pass through the land under</td>
</tr>
<tr>
<td></td>
<td>development?</td>
</tr>
</tbody>
</table>

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

Date : ----------------------    Signature of the Applicant.
Address : ----------------------    Mobile No. : ----------------------
E-mail ID : ----------------------
### PROFORMA I
(At Right Hand Top Corners of Land Sub-division Layout Plan)

<table>
<thead>
<tr>
<th></th>
<th>Area Statements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Area of Final Plot</td>
</tr>
<tr>
<td></td>
<td>Sq m</td>
</tr>
<tr>
<td>2</td>
<td>Areas for</td>
</tr>
<tr>
<td></td>
<td>a) Internal roads</td>
</tr>
<tr>
<td></td>
<td>b) Open space</td>
</tr>
<tr>
<td></td>
<td>Total (a + b)</td>
</tr>
<tr>
<td>3</td>
<td>Net area of plots (1 – 2)</td>
</tr>
<tr>
<td>4</td>
<td>Area for FSI calculation is 1, area of the final plot allotted in the IS</td>
</tr>
</tbody>
</table>
Appendix B  
(Regulation No. 6.2.9)  
Form for Supervision  

To,  
The Building Engineer, NIT Nagpur  

Sir,  

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No. on / in Final Plot No.___________ in Improvement Scheme No. _____________ situated at Road / Street _______________ 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 C – 2 to C – 9. The procedures for licensing the technical personnel are given in Regulation C – 10.

C-2 Architect
C-2.1 Qualification: 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) Certificate of supervision and completion for all building.

C-2A Licensed Architect 1: Who is not eligible to be registered under the Council of Architecture as per Architects Act, 1972.
C-2A.1 Qualifications- The qualifications for licensing of Architect who is having 3 to 2 years Diploma of Architecture and which makes him not eligible for such membership or such qualifications listed in Schedule XIV of Architects Act, 1972 and shall not be permitted to be registered under the Council of Architecture as per Architects Act, 1972.

C-2A.2 Competence of Architect: 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) Certificate of supervision and completion for building/s on plot up to 200 sq m for a building (Valid only for having related experience of more than 5 years).

C-3 Licensed Engineer - I
C-3.1 Qualifications: The qualifications of the Licensed Engineer – It shall be the Bachelor’s Degree in Civil Engineering obtained from any Indian University recognized by the University Grants Commission of the Government of India OR Associate Membership of the Institution of Engineers, India in the branch of Civil Engineering OR Diploma in Civil Engineering or Equivalent, having experience of 10 years in the field of land and building planning.

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/s on plot upto 500 sq m for a building of not more than, Ground plus Three storey/s or 12 m in height. (Valid only for Degree Holders / equivalent (A.M.I.E.) having related experience of more than 5 years).
   c) Certificate of Completion conforming to the Development Control Rules of Nagpur City.
   d) Certificate of Completion as a Supervisor, conforming to the sanctioned plans and structural designs of the registered Structural Engineer.
C-4 Licensed Supervisor – II
C-4.1 Qualifications: The qualifications of the Licensed Supervisor – II shall be the Diploma in Civil Engineering obtained from any State Board of Technical Educations.
C-4.2 Competence: To carry out the work related to Development Permission as given below and to submit:
   a) All plans and related information connected with Development Permission on plot up to 200 sq m.
   b) Structural Details and Calculations for building/s on plot up to 200 sq m for a building of not more than Ground plus Two stories or 9 m height. (Valid only for Diploma Holders having related experience of more than 5 years).
   c) Certificate of Completion conforming to the Development Control Rules of Nagpur City of buildings on plot up to 200 sq m.
   d) Certificate of Completion as a Supervisor, conforming to the sanctioned plans and structural designs of the registered Structural Engineer.

C-5 Licensed Supervisor – III
C-5.1 Qualifications: The qualifications of the Licensed Supervisor - III shall be three years’ experience as Architectural Assistant in the office of the registered architect and/or intermediate in Architecture with two years’ experience in the office of the registered architect.
C-5.2 Competence: To carry out the work related to Development Permission as given below and to submit:
   a) All plans and related information connected with Development Permission on plot up to 100 square meters.
   b) Certificate of Completion conforming to the Development Control Rules of Nagpur City of buildings on plot up to 100 sq m.
   c) Certificate of Completion as a Supervisor, conforming to the sanctioned plans and structural designs of the registered Structural Engineer.

C-6 Licensed Structural Engineer – I
C-6.1 Qualifications- The qualifications of the Licensed Structural Engineer - I shall be Bachelor’s Degree in Civil Engineering obtained from any Indian University recognized by the University Grants Commission of the Government of India OR Associate Membership of the institution of Engineers, India in the branch of Civil Engineering, with minimum 5 years related experience (Two years in field and Three years in the office of Licensed Structural Engineer – II).
C-6.2 Competence: To design the RCC / Steel / Timber Structure of building/s and to submit:
   a) Structural details and calculations for building/s on plot up to 750 sq m for a building of not more than, Ground plus FOUR storeys or 15 m height.
      (Licensed Structural Engineer – I shall not be eligible for designing complicated structures like industrial structures, auditoriums, stadiums, roof top towers, cinemas, theatres, hospitals and / or any public structure).

C-7 Licensed Structural Engineer - II
C-7.1 Qualifications- The qualifications of the Licensed Structural Engineer - II shall be Master’s Degree in Structural Engineering in addition to Bachelor’s Degree in Civil Engineering obtained from any Indian University recognized by the University Grants Commission of the Government of India OR Associate Membership of the institution of Engineers, India in the branch of Civil Engineering, with minimum 3 years related experience in Licensed Structural Engineer – III’s office.
C-7.2 Competence: To design the RCC / steel / timber structure of building(s) and to submit:
   a) Structural details and calculations for building(s) on plot up to 750 sq m for a building of not more than, ground plus SEVEN storeys or 24 m height.
     (Licensed Structural Engineer - II shall not be eligible for designing complicated structures like industrial structures, auditoriums, stadiums, roof top towers, cinemas, theatres, hospitals and / or any public structure).
C-8  Licensed Structural Engineer – III
C-8.1 Qualifications- The qualifications of the Licensed Structural Engineer - III shall be Master’s Degree in Structural Engineering in addition to Bachelor’s Degree in Civil Engineering obtained from any Indian University recognized by the University Grants Commission of the Government of India OR Associate Membership of the Institution of Engineers, India in the branch of Civil Engineering, with minimum 6 years related experience in the office of a Licensed Structural Engineer – IV.

C-8.2 Competence: To design the RCC / steel / timber structure of building(s) and to submit:
  a) Structural details and calculations for building(s) on plot of any size for a building of not more than, ground plus TEN storeys or 34 m height.
  (Licensed Structural Engineer - III shall be eligible for designing complicated structures like industrial structures, auditoriums, stadiums, roof top towers, cinemas, theatres, hospitals and / or any public structure).

C-9  Licensed Structural Engineer – IV
C-9.1 Qualifications- The qualifications of the Licensed Structural Engineer - IV shall be Master’s Degree in Structural Engineering in addition to Bachelor’s Degree in Civil Engineering obtained from any Indian University recognized by the University Grants Commission of the Government of India OR Associate Membership of the Institution of Engineers, India in the branch of Civil Engineering, with minimum 10 years related experience.

C-9.2 Competence: To design the RCC / steel / timber structure of building(s) and to submit:
  a) Structural details and calculations for building(s) on plot of any size for a building of any height.
  (Licensed Structural Engineer - IV shall also be eligible for vetting/proof checking the structural designs of all the other categories of Licensed Structural Engineers).

C-10  Licensing
C-10.1 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-10.2 Fees for Licensing-
The annual licensing fees shall be as follows:
  For Engineer and Structural Engineer: Rs. 1000 per annum.
  For Supervisor (I) Rs. 500 per annum
  For Supervisor (II) Rs. 250 per annum

C-10.3 Duties and Responsibilities of Licensed Technical Personnel:-
The duties and responsibilities of licensed technical personnel shall be as follows:-
  a) 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 MR&TP Act, and of any regulations for the time being in force under the same.
  b) 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 these Development Control Regulations, 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/ supervisor or the 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.
  c) 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 NIT under the provisions of relevant Act 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 pretence whatever, be a part to any evasion or attempted evasion of the set-
back (if any that may be required).
d) 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 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.
e) 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 NIT/ SPA in
contravention of any term or condition of the lease or agreement for lease.
f) When licensed technical personnel ceases to be in the employment for the
development work, he shall report the fact forthwith to the NIT/ SPA.
Form for Certificate of Structural Design Sufficiency

With respect to the building work of erection, re-erection or for making alteration in the building No. ___________ or Final Plot No. ___________ in Improvement Scheme No. ____ Tahsil ________________ we certify that the structural plans and details of the building submitted for approval satisfy the structural safety requirements for all situations including natural disasters, as applicable, as stipulated under Part 6 Structural Design of the National Building Code of India and other relevant Codes; and the information given therein is factually correct to the best of our knowledge and understanding and Structural work shall be carried out under my supervision and I shall be responsible for Structural work in all respect.

No of floors: ___________  
Height of building: ________

Signature of owner
Date: 
Signature of the
Registered Engineer / Structural Engineer
Date: 
Registration No:

Name: ____________________
Address: ____________________

Name: ____________________
Address: ____________________
NAGPUR IMPROVEMENT TRUST  

APPENDIX 'D'
(Regulation No. 6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

<table>
<thead>
<tr>
<th>No. BE(Metro)/</th>
<th>Dispatch Date :<strong>/</strong>/______</th>
</tr>
</thead>
<tbody>
<tr>
<td>To,</td>
<td></td>
</tr>
<tr>
<td>Name of the Person</td>
<td></td>
</tr>
<tr>
<td>Address of the Applicant</td>
<td></td>
</tr>
<tr>
<td>Permit No. :</td>
<td>Date:</td>
</tr>
<tr>
<td>Site of Proposed Work,</td>
<td>Date:</td>
</tr>
<tr>
<td>Final Plot No. :</td>
<td></td>
</tr>
<tr>
<td>Mouza &amp; Khasra :</td>
<td></td>
</tr>
<tr>
<td>Layout Name :</td>
<td></td>
</tr>
</tbody>
</table>

Sir, With reference to your application number ________ dated ________ for the grant of sanction of Commencement Certificate as per M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act 1966 to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contrivance any of the building Regulation/Development Control Rules of Improvement Scheme in Nagpur Metro Region. Building Plans are approved by Hon. Chairman, Nagpur Improvement Trust vide order dated ___/___/________. The Commencement Certificate / Building permit is granted subject to the following conditions. 

1. The sanction once accorded through commencement certificate/building permit shall remain valid for Four 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 four years from the date of commencement certificate / development certificate. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust may require it to be demolished or altered in such a manner as it may deem fit.

6. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The Inspection Notice/intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".
7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Appendix "G" to the NIT. Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NIT.
8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed format "J". The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in appendix "I". This certificate shall be accompanied by 3 sets of plans of completed development. The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.
9. Any person who contravences any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances 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 shall be liable for prosecution.
10. W.C. Bath & washing places shall conform to requirement contained in table _____ to _____ attached to Building Regulation of I.S.
11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.
12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.
13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table _____ to _____ through licensed plumber as mentioned in 12 above and completion Notice in form "I" duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.
14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.
15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.
16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.
17. The permit holder is not allowed to collect earth/materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land. If any material is stacked or dumped on Nagpur Improvement Trust land without prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.
18. Subject to the condition that the party will plant and grow in vacant land _____ Nos. of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act. 1975.
19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.
20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.
21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
22. Necessary arrangement for rain water harvesting shall be done
23. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector/Authority (Nagpur) on dated _____/_____/__________
24. This sanction is subject to the conditions of Development Agreement Dated _____/_____/__________ with NIT.
25. This sanction is subject to the conditions of FIRE NOC from NMC/Competent Authority Dated _____/_____/__________
26. This sanction is subject to the conditions of NOC from Airport Authority of India dated _____/_____/__________.
27. This sanction is subject to the conditions of NOC from Gram Panchayat dated ____/____ /
29. The Layout of land under reference is approved by Chairman/Collector vide order dated 
____/____/__________
30. The development agreement of land under reference is approved by Chairman, NIT vide order 
dated ____/____/__________
31. The Landowner/Developer and Architect/Engineer shall be guilty of offence for Unauthorized 
Construction under MRTP Act 1966
32. The provisions of DCR of I.S. shall be binding on the owner/developer.
33. If any error / mistake is found in the computation sheet or calculations in the plan which are not 
in conformity with DC rules. The part of the building or construction which is not as per rules shall be 
construed as unauthorised and the decision of Chairman NIT Nagpur in this regard shall be final.
34. The construction material should be arranged in such a manner so as not to obstruct drain, rain 
water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the 
Chairman, NIT.
35. If any defect found in ownership & other documents submitted for sanction of building 
construction or if documents are found to be fraudulent and misleading then the permission granted 
shall be treated as cancelled. Similarly the permit holder shall be liable for criminal prosecution 
under the provisions of Indian Penal Code.
36. The structural stability certificate shall be obtained from the competent Civil engineer/ Structural 
engineer.
37. The building construction shall be completed under the supervision of licensed civil engineer/ 
architect as per the sanctioned building plan, for the breach of any terms and conditions, the 
Building Permission shall be treated as cancelled.
38. Prior to use of building the applicant should make necessary arrangement for water supply, 
water & sewage disposal.

Enclosure : One Copy / One Set of Sanctioned Plan

Building Engineer (Metro) 
Nagpur Improvement Trust 
Nagpur, Dated

Copy to : -

1. The Divisional Officer Division Nagpur, 
Nagpur Improvement Trust for information with a 
copy of sanction plan (enclosed herewith) for record

Building Engineer (Metro) 
Nagpur Improvement Trust 
Nagpur, Dated
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. _____ on/ in Final Plot No. _______________ in Improvement Scheme No. ___________ situated at ___________ Road / Street ________ village ______. I have to 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.

7.

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

Letter No.

Date:

REJECTED
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 Final Plot No. _____ in Improvement 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 Final Plot No. ________ in Improvement 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 Final Plot No. _____ in Improvement Scheme No. _______ situated at _______ Road / Street _______ 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 I
(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 Final Plot No. ________ in Improvement Scheme No. ________ situated at ________ Road / Street ________ Ward ________ 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 and 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 J
(Regulation No. 7.7)

Form for Granting 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 No. ______ on / in Final Plot No. ______ in Improvement Scheme No. ______ situated at ______ Road / Street ______ Ward ______ 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:
Occupancy Certificate No:
Date:

OCCUPANCY GRANTED
Appendix K
(Regulation No. 7.7)

Form for Refusal of Occupancy Certificate

To,

i) Owner
ii) Architect, Licensed Engineer
    Structural Engineer / Supervisor

Sir,

The part / full development work / erection / re-erection / or alteration in of Building No _____ on / in Final Plot No ____ in Improvement Scheme No. _____ Village _____ situated at ________ Road / Street ________ completed under the supervision of _______ Architect, Licensed Engineer / Structural Engineer / Supervisor / License No. __________ is not allowed to be occupied on the following conditions.

1. The construction carried out by you does not confirm to the sanctioned plans
2. 
3. 
4. 
5. 

A set of certified completion plans is retained with the NIT and remaining sets are regretfully returned herewith.

Yours faithfully,

Building Engineer
Nagpur Improvement Trust, Nagpur

Office No:
Office Stamp:
Date:
Occupancy Certificate No:
Date:

OCCUPANCY REJECTED
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

**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.

<table>
<thead>
<tr>
<th>Final Plot Area in Hectares</th>
<th>10 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Final Plot Area in sq m</td>
<td>100,000 sq m</td>
</tr>
<tr>
<td>FSI</td>
<td>1.5</td>
</tr>
<tr>
<td>Maximum permissible Built up Area with above FSI</td>
<td>150,000 sq m</td>
</tr>
</tbody>
</table>

**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 m). Also consider that 10% of the final plot area will be reserved as recreational open space (10,000 sq m). Thus the available net land area for group housing will be 75,000 sq m and the net FSI for group housing will be as follows, since land under roads and open spaces are considered valid for computation of FSI.

| Recreational open space (10%) | 10,000 sq m |
| Roads for group housing (15%) | 15,000 sq m |
| Land available for group housing development | 75,000 sq m |
| Available Developable BUA | 150,000 sq m |
| Net FSI (150,000/75,000) | 2 |

**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:

<table>
<thead>
<tr>
<th>Plot type 1</th>
<th>Area per plot (sq m)</th>
<th>Number of plots</th>
<th>Total land area as plot (sq m)</th>
<th>FSI</th>
<th>Total permissible BUA under FSI consumed (sq m.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>150</td>
<td>40</td>
<td>6,000</td>
<td>1.5</td>
<td>9,000</td>
<td></td>
</tr>
<tr>
<td>Plot type 2</td>
<td>200</td>
<td>40</td>
<td>8,000</td>
<td>12,000</td>
<td></td>
</tr>
<tr>
<td>Plot type 3</td>
<td>250</td>
<td>44</td>
<td>11,000</td>
<td>16,500</td>
<td></td>
</tr>
<tr>
<td>Plot type 4</td>
<td>300</td>
<td>50</td>
<td>15,000</td>
<td>22,500</td>
<td></td>
</tr>
<tr>
<td><strong>Total Area under plots</strong></td>
<td></td>
<td></td>
<td><strong>40,000</strong></td>
<td><strong>1.5</strong></td>
<td><strong>60,000</strong></td>
</tr>
</tbody>
</table>

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 m). Also consider that an additional 10% will be reserved as recreational open space (10,000 sq m). Thus the available net land area for group housing will be 35,000 sq m. 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 | 60,000sqm |
| Recreational open space (10%) | 10,000sqm |
| Roads for group housing (15%) | 15,000sqm |
| Land available for group housing development | 35,000sqm |
| Available Developable BUA | 90,000sqm |
| Net FSI (90,000/35,000) | 2.57 |

**Scenario 3: Entire Final Plot Area is developed as a plotted scheme**

The entire Final Plot may be developed as a plotting scheme. In this situation the following can happen subject to the provisions of the GDCRs of the IS.

| Recreational open space (10%) | 10,000 sq m |
| Roads for group housing (15%) | 15,000 sq m |
| Land available for sub plots | 75,000 sq m |
| Available Developable BUA | 150,000 sq m |
| Net FSI (150,000/75,000) on each sub plot | 2 |