

**JALGAON CITY MUNICIPAL CORPORATION,  
JALGAON**



**BUILDING BYE-LAWS  
&  
DEVELOPMENT CONTROL REGULATIONS**

**[Sanctioned vide Govt. Notification  
No.T.P.S.3507/2744/ C.R.01/  
Punarbandhani No.01/12/UD-9  
Dated :- 03/09/2012] Came into force.  
w.e.f. 13-09-2012**

# DEVELOPMENT CONTROL REGULATIONS FOR JALGAON CITY MUNICIPAL CORPORATION, JALGAON.

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जळगांव शहर महानगरपालिका, जळगांव  
 आयक 9430  
 ADTP  
 दिनांक 15 SEP 2012  
 कार्यालय अधिकारी  
 उपायुक्त  
 आयुक्त

विकास योजना - जळगांव

विकास नियंत्रण नियमावली विविध फेरबदल करण्याबाबत  
 महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे  
 कलम ३७(२) अन्वये मान्यता..

महाराष्ट्र शासन  
 नगर विकास विभाग

शासन निर्णय क्र. टिपीएस-३५०७/२७४४/प्र.क्र.०१/पुनर्बाधणी क्र.०१/१२/नवि-९  
 मंत्रालय (निर्मल कॅम्प), मुंबई ४०० ०२१, दिनांक : ०३ सप्टेंबर, २०१२.

शासन निर्णय:- सोबतची अधिसूचना महाराष्ट्र शासन असाधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,



(प्रदीप गोहिल)

कार्यासन अधिकारी, महाराष्ट्र शासन

प्रति,

- १) विभागीय आयुक्त, नाशिक विभाग, नाशिक.
- २) संचालक नगररचना, महाराष्ट्र राज्य, पुणे.
- ३) जिल्हाधिकारी, जळगांव
- ४) आयुक्त, जळगांव महानगरपालिका, जळगांव
- ५) सह सचिव (नगररचना), नगर विकास विभाग, मंत्रालय, मुंबई.
- ६) उप संचालक नगररचना, नाशिक विभाग, नाशिक.
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- ८) व्यवस्थापक, शासकीय मुद्रणालय, येरवडा कारागृह, पुणे

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात नाशिक विभाग, भाग - एक पुरवणीमध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ०५ प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे, उप संचालक नगररचना, नाशिक विभाग, नाशिक यांच्याकडे पाठवाव्यात.)

- ९) कक्ष अधिकारी, कार्यासन (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावे.)

- १०) निवडनस्ती-(नवि-९)

नगररचना विभाग  
 आयक नं.: ५९-१२१  
 10 SEP 2012  
 ज.श.म.भा., जळगांव  
 स.२५. न.९.

**Development Plan – Jalgaon**

Sanction under Section 37(2) of the Maharashtra Regional & Town Planning Act, 1966. to modification to Development Control Regulations for Jalgaon City Municipal Corporation.

GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai - 400 032.  
Dated – 3<sup>rd</sup> September, 2012

**NOTIFICATION**

*The Maharashtra Regional & Town Planning Act, 1966*

**No. TPS-3507/2744/CR-1/Reco.1/12/UD-9 :-** Whereas the Government of Maharashtra vide Urban Development Department's Notification No TPS-3588/194/CR-97/UD-9, dated 06.01.1993 has sanctioned the revised Development Plan prepared for the old limits of Jalgaon City and sanctioned also Development Plan of additional area of Jalgaon City vide Urban Development Department's Notification No TPS-3599/738/CR-142(A)/UD-9, dated 11.02.2002 and while sanctioning the Development Plans the Government has also sanctioned the Development Control Regulations for Jalgaon City (hereinafter referred to as 'the said Regulations') and the same have come in to force with effect from 15/02/1993 in respect of the old limits of Jalgaon City and with effect from 07/04/2002 in respect of additional area ;

And whereas as per the Government of Maharashtra, Urban Development Department's Order No. Gen.1596/194/CR-126/96/UD-24 dated 21/03/2003, Jalgaon Municipal Council has been converted into Jalgaon City Municipal Corporation .

And Whereas, the Jalgaon City Municipal Corporation vide its resolution No.86 dated 18/10/2006 has decided to initiate a modification proposal u/s 37 of the said Act ,to prepare New Development Control Regulations for entire area under the jurisdiction of Jalgaon City Municipal Corporation and a notice for inviting suggestions & objections on the above said modification was published in the Maharashtra Government Gazette dated 08/03/2007 on page Nos. 467 & 468 ;

And whereas after following all legal formalities, as stipulated under section 37 of the said Act, the Jalgaon City Municipal Corporation has submitted the modification proposal to the Govt. for final sanction on 27/09/2007 (hereinafter referred to as said Part 'A' Modification) ;

And whereas the Government of Maharashtra vide its order from time to time has issued various directives under section 37 (1) of the said Act read with section 154 of the said Act to all Municipal Corporations in Maharashtra to initiate modifications to incorporate new rules in their sanctioned Development Control Regulations ;

And Whereas, in accordance with the above Govt. directives, the Jalgaon City Municipal Corporation vide its resolution No. 45 dated 12/11/2008 has decided to initiate a modification proposal under section 37 of the said Act, to include the various provisions (Sr. No. 1 to 32) in the Development Control Regulations and a notice for inviting suggestions &

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objections on the above said modification was published in the Maharashtra Government Gazette dated 25/12/2008 on page Nos. 2327 & 2328 ;

And whereas, after following all legal formalities as stipulated under section 37 of the said Act, the Jalgaon City Corporation has submitted the modification proposal to the Govt. for final sanction on 16/02/2009 (here in after referred to as 'the said Part 'B' modification') ;

And whereas, the Jalgaon City Municipal Corporation has also initiated modification proposal (Sr. No. 33 to 39) under section 37 of the said Act, as per Government directives issued under section 37 of the said Act and section 154 of said Act from time to time ;

And whereas after following all legal formalities as stipulated under section 37 of the said Act, the Jalgaon City Corporation has submitted the modification proposals from time to time to the Government for final sanction (hereinafter referred to as 'the said Part 'C' Modification') ;

And whereas, after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune, Government is of the opinion that the said Modifications (Part A , Part B & Part C ) are in the public interest and as such required to be sanctioned with certain changes ;

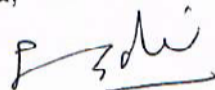
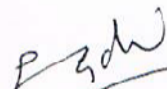
Now therefore, in exercise of the powers vested under section 37(2) of the said Act and all other powers enabling it in that behalf, the Government hereby :-

- A) Sanctions the said Modifications (Part A, B & C) with certain changes specifically described in the **SCHEDULE-A ( Part A , Part B & Part C )** appended hereto ;
- B) Fixes the date of publication of this Notification in the Government Gazette as the date of coming into force of these Modifications ;

Copies of modified Development Control Regulation for Jalgaon City shall be kept for inspection by the general public during working hours on all working days for a period of 1 (one) month from the date of coming into force of this modification at the office of -

- 1) The Commissioner Jalgaon City Municipal Corporation, Jalgaon.
- 2) The Assistant Director of Town Planning, Jalgaon Branch, Jalgaon.

By order and in the name of the Governor of Maharashtra,

  
 (Pradeep Gohil)  
Section Officer to Government

# **PART - I**

## **ADMINISTRATION**

## PART I: ADMINISTRATION

### 1. Short Title Extent and Commencement -

- 1.1 These rules shall be called the Building Rules and Development Control Rules of the Municipal Corporation of the City of Jalgaon, 2004.
- 1.2 These rules shall apply to building activity and development work in areas under the jurisdiction of the Municipal Corporation of the City of Jalgaon as planning authority
- 1.3 Deleted
- 1.4 **Applicability –**
  - 1.4.1 **Development & construction** – Except as hereinafter otherwise provided, these regulations shall apply to all development, re-development, erection and/or re-erection of building, change of user as well as to the design, construction or re-construction of and additions and alterations to the building.
  - 1.4.2 **Part construction** – Where the whole or a part of a building is demolished or altered or re-constructed/removed except where otherwise specifically stipulated, these regulations apply only to the extent of work involved.
  - 1.4.3 **Change of occupancy** – Where the occupancy of a building is changed except where otherwise specifically stipulated these regulations apply to all parts of building affected by change.
  - 1.4.4 **Reconstruction** – The reconstruction in whole or a part of a building which has ceased to exist due to an accidental fire, Natural collapse, demolition having been declared unsafe or which is likely to be demolished by or under an order of the corporation shall be allowed, subject to these rules.

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

### 1.5 **Meaning as in the Acts, Rules, etc.**

Terms and expressions not defined in these regulations shall have the same meanings as in the Maharashtra Regional & Town Planning Act – 1966 (Mah. Act No. XXXVII of 1966) or the Bombay Provincial Municipal Corporation Act – 1949 and the rules or bye-laws framed there under, as the case may be, unless the context otherwise requires.

### 2. Definitions -

#### **General**

In these rules, unless the context otherwise requires the definitions given under 2.1 to 2.93 shall have the meaning indicated against each of them.

- 2.1 **Accessory Building** - A building separated from the main building on a plot and containing one or more accessory uses.

- 2.2 **Accessory Use** - Any use of the premises/subordinate to the principal use and customarily incidental to the principal use.
- 2.3 **Act shall mean** -
- i) The Bombay Provincial Municipal Corporation Act, 1949 (i.e. B. P. M. C. Act, 1949); and
  - ii) The Maharashtra Regional and Town Planning Act, 1966 (i.e. M. R. and T. P. Act, 1966).
- 2.4 **Advertising Sign** - Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article of merchandise whatsoever and which surface or structure is attached to, forms part 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.
- 2.5 **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.
- 2.6 **Addition and/or Alteration** – Addition and/or Alteration as referred to in section 43(1) of M. R. and T. P. Act, 1966, shall not, include a change from one occupancy to another or structural change, including construction of, cutting into or removal of any wall, partition or a change in or closing of any means of ingress or egress, filling, re-filling and reclamation by any sort and all such operations not being exempt from the requirement of permission.
- 2.7 **Amenity** – Amenity means roads, streets, open spaces, parks, recreational grounds, play grounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.
- 2.8 **Automatic Sprinkler System** - An arrangement of pipes and sprinklers, designed to operate automatically by the heat of fire and to discharge water upon that fire and which may also simultaneously give automatic audible alarm.
- 2.9 **Balcony** - A horizontal cantilever projection including a handrail, parapet or balustrade to serve as passage or sitting out place.
- 2.10 **Basement or Cellar** - The lower storey of a building below or partly below ground level.
- 2.11 **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, plinths, wall, floors, roofs, chimneys, well, doorsteps, facing, plumbing and building services, fixed platforms, verandas, balcony, cornices or projections, any part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose and land or space and signs and outdoor display structures. However, tents shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of authority shall not be considered as building.
- (a) **“Assembly building”** means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. “Assembly buildings” include building of drama and cinema halls, museums, exhibition hall “mangal karyalayas” skating rink, gymnasium, stadium, restaurants, eating or boarding houses, place of worship, dance hall, clubs, gymkhanas, road, air, sea or other public transportation station and recreation piers.
  - (b) **“Business building”** means any building or part thereof used for transaction of business and/or keeping of accounts and records therefore; offices, banks, professional establishments, court houses being classified as business buildings if their principal function is transaction of business and/or keeping of books and records.
  - (c) **“Detached building,”** means a building with wall and roofs independent of any other building and with open spaces on all sides.

- (d)“**Educational building**” means 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 user’s incidental thereto such as a library 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 captive to an educational institution whether situated in its campus or not.
- (e)“**Hazardous building**” means a building or part thereof used for
- i) Storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations.
  - ii) Storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalise, acids or other liquids, gases or chemicals producing flame, fumes and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.
- (f)“**Industrial building**” means a building or part thereof wherein products or materials are fabricated, assembled or manufacture processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies, and factories.
- (g)“**Institutional building**” means a building constructed by Government, Semi-Government organizations or registered Trusts and used for medical or other treatment, a hostel for working women or for hospital, 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 ordinarily providing sleeping accommodation and includes dharmashalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, house of correction, detention and reformatories.
- (h)“**Mercantile building**” means a building used as shops, stores or markets for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental there to located in the same building.
- (i) “**Multi-storeyed building**” or “High-rise building” means a building of a height of 30 metres or more above the average surrounding ground level.
- (j)“**Office building**” (premises) means a building or premises or part thereof whole sole or principal use is for an office or for office purposes or clerical work. “Office purposes” includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and “clerical work “ includes writing, book-keeping, sorting papers, typing, filing, duplicating, punching cards or tapes, machine calculations, drawing of matter for publication & editorial preparation of matter for publication.
- (k)“**Residential building**” means a building in which sleep in accommodation is provided for normal residential purpose, with or without cooking or dinning facilities and includes one or more family dwellings, lodging or rooming houses, hostels, dormitories, apartment houses, flats and private garages of such buildings.
- (l)“**Semi-detached building**” means a building detached on three sides with open spaces as specified in these regulations.
- (m)“**Special building**” means
- i) A building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or a auditorium, an exhibition hall, theatre, museum, a stadium, a “Mangal Karyalaya” or where the built-up area of such a under exceeds 600 Sq.M. In the case of mixed occupancies;
  - ii) An industrial building;
  - iii) A hazardous building;
  - iv) A building of a wholesale establishment;
  - v) A residential hotel building or centrally air-conditioned building, which exceeds
    - a) 18 metre height or
    - b) A total built-up area of 600 Sq.M.

- (n) “**Storage building**” means a building or part thereof used primarily for storage or shelter of goods, wares, merchandise and includes a building used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hangar, truck terminal, grain elevator, barn and stable.
- (o) “**Unsafe building**” means a building which –
- i) Is structurally unsafe,
  - ii) Is insanitary,
  - iii) Is not provided with adequate means of egress,
  - iv) Constitutes a fire hazard,
  - v) Is dangerous to human life,
  - vi) In relation to its existing use, constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.
- (p) “**Wholesale establishment**” means an establishment wholly or partly engaged in wholesale trade and manufacturers’ wholesale outlets, including related storage facilities, warehouse and establishments engaged in truck transport, including truck transport booking agencies
- (q) “**Public Buildings**” – except where otherwise defined, ‘public building’ means a building owned or used by Government & Semi-Government authority, public registered trust or such other public agency for public purposes such as public worship, education, health and public offices of Government & Semi-Government authorities.
- 2.12 **Building, Height** - The vertical distance measured, in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority, to the highest point of the building adjacent to the street wall and in the case of pitched roof, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of gables facing the road the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall exclude for the purpose of taking heights.
- 2.13 **Building Line** - The line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the line prescribed if any, in any scheme and/or development plan.  
**Note-** this term is synonymous with ‘set back line’.
- 2.14 **Built-up Area** - Area covered by a building on all floors including cantilevered portion, if any, but excluding the areas excluded specifically under these Regulations.
- 2.15 **Cabin** - A non-residential enclosure constructed of non-load bearing non-masonry partition/s.
- 2.16 **Carpet Area** - The covered area of the usable rooms at any floor level (excluding the area of the walls).
- 2.17 **Chajja** - A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain.
- 2.18 **Chimney** - The construction by means of which a flue is formed for the purpose of carrying the products of combustion to the open air. Chimney includes chimneystack and the flue pipe.
- 2.19 **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 combustibility of Building Materials.
- 2.20 **Congested Area** - Relates to the existing congested area shown as such on the Development Plan.
- 2.21 **Courtyard or Chowk** - A space permanently open to the sky, enclosed fully or partially by building and may be at ground level or any other level within or adjacent to a building.
- 2.21.1 **Chowk Inner** - A chowk enclosed on all sides.



2.21.2 **Chowk Outer** - A chowk where one of the sides is not enclosed.

2.22 **Covered Area** - Ground area covered immediately above the plinth level by the building except the areas covered by rule No. 16.4.2

2.23 **“Convenience Shopping”** means shops, each with a carpet area not exceeding 10 Sq.M. except where otherwise indicated and comprising those dealing with day-to-day requirements, as distinguished from wholesale trade or shopping. It includes -

- i) Food grain or ration shops,
- ii) Pan shops,
- iii) Tobacconists,
- iv) Shop for collecting and distribution of cloths and other materials for cleaning and dyeing establishments,
- v) Tailor or darning shops,
- vi) Groceries, confectioneries, wine and general provision shops,
- vii) Hair dressing saloons and beauty parlours,
- viii) Bicycle hire and repair shops,
- ix) Vegetable and fruits shops,
- x) Milk and milk products shop,
- xi) Medical and dental practitioner's dispensaries or clinics, pathological or diagnostic clinics and pharmacies
- xii) Florists
- xiii) Shops dealing in ladies ornaments such as bangles etc.
- xiv) Shops selling bakery products
- xv) Newspaper, magazine stalls and circulating libraries,
- xvi) Wood, coal and fuel shops,
- xvii) Books and stationary shops or stores,
- xviii) Cloth and garment shop,
- xix) Plumbers, electricians, radio, television and video equipment repair shops and video library,
- xx) Restaurants and eating shops
- xxi) Shoes and sports shop

With the approval of the Corporation, the Commissioner may from time to time add to, alter or amend the above list.

2.24 **“Contiguous building”** means a contiguous piece of land in one ownership irrespective of separate property register cards.

2.24 **“Corridor”** means a common passage circulation space including a common entrance hall.

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

2.27 **Development** - "Development" with grammatical variations means the carrying out of building, engineering, mining, or other operations in or over or under land or water, or the making of any material change, in the building or land, or in the use of any building or land, and includes re-development and layout and sub-division of any land, and 'to develop' shall be construed accordingly.

2.28 **Development Plan** - The Development plan for the city of Jalgaon framed under the Maharashtra Regional and Town Planning Act, 1966 and amendments made from time to time.

2.29 **Drain** - The word 'drain' shall have the same meaning as per the B. P. M. C. Act, 1949.

2.30 **Drainage** - The removal of any liquid by a system constructed for this purpose.

- 2.31 **Dharmashala** - means a building used as a place of religious assembly, a rest house, a place in which charity is exercised with religious or social motives, or a place wherein a certain section of people have a right of, or are granted, residence without payment or on nominal payment.
- 2.32 **Enclosed Staircase** - A staircase separated by fire resistant walls and door/s from the rest of the building.
- 2.33 **Existing Building or Use** - A building, structure or its use existing authorisedly before the commencement of these regulations
- 2.34 **Exit** - A passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety.
- 2.34.1 **Vertical Exit** - A vertical exit is a means of an exit used for ascensions or descensions between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
- 2.34.2 **Horizontal Exit** - A horizontal exit is protected opening through or around a firewall or a bridge connecting two or more buildings.
- 2.34.3 **Outside Exit** - An outside exit is an exit from the building to a public way, to an open area leading to public way or to an enclosed fire resistive passage leading to a public way.
- 2.35 **External Wall** - An outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.36 **“Escape route”**- means any well-ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can be reach.
- 2.37 **Fire and/or Emergency Alarm System** - An arrangement of call points or detectors, sounders, and other equipment’s for the transmissions 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.
- 2.38 **Fire Lift** - One of the lifts specially designed for use by fire service personnel in the event of fire. Or other emergencies.
- 2.39 **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.
- 2.40 **Fire Resisting Material** - Material which has certain degree of fire resistance.
- 2.41 **Fire Resistance** - The time during which it fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS 3809 - 1966 Fire Resistance Test of Structures.
- 2.42 **Fire Separation** - The distance in metres measured from any other building on the site, or from other site, or from the opposite side of a street or other public space of the building.
- 2.43 **Fire Service Inlets** - A connection provided at the base of a building for pumping up water through in-built fire fighting arrangement by fire service pumps in accordance with the recommendations of Fire Services Authority.
- 2.44 **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.

- 2.45 **"Fire pump"**- means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs, capacity but shall be capable of having a pressure of 3.2 kg/cm<sup>2</sup> at the topmost level of a multi storied or high rise building.
- 2.46 **"Booster Fire pump"**- means a mechanical/electrical device which boosts up the water pressure at the top level of a multi storied/high rise building and which is capable of a pressure of 3.2 k.g./cm<sup>2</sup> at the nearest point
- 2.47 **Floor** – The lower horizontal surface in a storey on which one normally walks in a building.  
The general term, floor, unless otherwise specifically mentioned shall not refer to a mezzanine floor.  
**Note** – The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floors at or wholly above ground level the lowest floor in the building with direct entrance from the road/street shall be termed as Floor – 1. The other floors Floor – 1 shall be numbered in sequence as Floor –2, Floor – 3 etc., with number increasing upwards.
- 2.48 **Floor Space Index (F. S. I.)** - The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in rule no. 16.4.2 by the area of plot –  
**F. S. I.: - Total covered area on all floors/plot area.**
- 2.49 **Footing** - A foundation unit constructed in brick work, masonry or concrete under the base of at wall or column for the purpose of distributing the load over a large area.
- 2.50 **Foundation** - That part of the structure which is in direct contact with and transmitting loads to ground.
- 2.51 **Front** - The space between the boundary line of plot abutting the means of access, road, streets and the building line. In case of plots facing two or more means of access, roads, streets, the plot shall be deemed to front on wider means of access, roads, and streets.
- 2.52 **Gallery** - An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.53 **Gaothan** - Gaothan or similar congested area means area delineated as Gaothan or similar congested area on the development plan.
- 2.54 **Garage Private** - A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.
- 2.55 **Garage Public** - A building or portion thereof designed 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.
- 2.56 **Holding Contiguous** - A contiguous piece of land in one ownership irrespective of separate property register cards.
- 2.57 **Habitable Room (or Living Room)** - Habitable room or living room means a room constructed or intended for human habitation by one or more persons for study, living, sleeping, eating, etc.
- 2.57 (A) **Heritage building** - Means a building possessing architectural, aesthetic; historic or cultural values which is declared as heritage building by the Planning Authorities in whose jurisdiction such building is situated.
- 2.57 (B) **Heritage Prescient** - Means an area comprising heritage building or buildings and precincts there of or related contiguous places.

**2.58 Home Occupation** - Occupation other than that of operating an eating or drinking place offering services to the general public, carried on by a member of the family residing on the premises and in accordance with which there is no display that will indicate from the exterior that the building is being utilised in whole or in part for any purpose other than that as a residential (dwelling) use and in connection with which no article or service is sold or held up for sale except that produced, which is non hazardous and not affecting the safety of the inhabitants and neighbourhood by a member of the family residing on the premises and no mechanical equipment is used except as is customary 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.hr.** 'Home Occupation' may also include such similar occupations as may be specified by the Commissioner with the approval of Corporation and subject to such terms and conditions as may be prescribed.

**2.59 "Hazardous materials"**- means

- i) Radio active substances
- ii) Material which is highly combustible or explosive and/or which may produce poisonous fumes or explosive emanations or storage, handling, processing, or manufacturing of which may involve highly corrosive toxic or noxious, alkalis or acids or other liquids
- iii) Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust of fine particles capable of spontaneous ignition.

**2.60 Deleted**

**2.60.1 "Height of a Room"** means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.

**2.61 Ledge or Tand** - A shelf like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having a width more than half Meter.

**2.62 Licensed Architect/Engineer/Structural Engineer/Surveyor** - A qualified architect, engineer, structural engineer, surveyor who has been licensed by the Authority, or who is entitled to practice as an Architect under Architect's Registration Act, 1972.

**2.63 Lift** - An appliance designed to transport person or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.

**2.64 Loft** - An intermediary floor between two floors or a residual space in a pitched roof, above normal floor level which is constructed and adopted for storage purpose.

**2.65 "Masonry"** means an assemblage of masonry units properly bound together by mortar.

**2.66 "Masonry unit"** means a unit whose net cross sectional area in every plane parallel to the bearing surface is 75% or more of its gross cross sectional area measured in the same plane. It may be clay, brick, and stone. Concrete block or sand lime brick.

**2.67 Mezzanine** - An intermediate floor, not being a loft, between two floor levels, above ground level accessible only from lower level

**2.68 Non Combustible** - 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.

**2.69 Occupancy or Use Group** - The principal occupancy 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 buildings.

The occupancy classification shall have the meaning given in 2.11 unless otherwise spelt out in Development Plan.

- 2.70 **Open Space** - An area forming an integral part of the site, left open to the sky.
- 2.71 **Owner** - "Owner" includes any person for the time being receiving or entitled to receive, whether on his own account or as agent, trustee, guardian, manager or receiver for another person or for any registered or charitable purpose, the rents or profits of the property in connection with which it is used.
- 2.72 **Parapet** - A low wall or railing built along the edge of roof or a floor.
- 2.73 **Parking Space** - An area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive-way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.
- 2.74 **Partition** - An interior non-load bearing medium, divider one storey or part storey in height.
- 2.75 **Partition Wall-it includes** –  
(a) A wall forming part of a building, and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or occupied or constructed or adopted to be occupied by different persons; or  
(b) A wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side on grounds of different owners.
- 2.76 **Permanent Open Air Space** - Air space is deemed to be permanently open if;  
(a) It is a street or it is encroached upon by no structure of any kind; and  
(b) It's freedom from encroachment in future by a structure of any kind is assured either by law or by contract or by the fact that the ground below it is a street or is permanently and irrevocably appropriated as an open space;  
Provided that in determining the open space required in connection with construction work on a building any space occupied by an existing structure may if it is ultimately to become a permanently open air space, be treated as if it were already a permanent open space.
- 2.77 **Permit** – A valid permission or authorisation in writing by the competent authority of Jalgaon City Municipal Corporation to carry out the work regulated by the rules.
- 2.78 **Plinth** - The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground, as specified in Rule no. 18.1 to 18.9.4
- 2.79 **Plinth Area** - The maximum built-up covered area measured externally at the floor level or the basement or of any storey, whichever is higher.
- 2.80 **Porch** - A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.81 **"Plot"** - means a parcel or piece of land enclosed by definite boundaries.
- 2.82 **Road/Street** - Shall include any public or private street as defined in the B.P.M.C. Act, 1949 or as shown on the development plan.

- 2.83 **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 no officially established grade, the existing grade of the street at its mid-point.
- 2.84 **Road/Street line** - The line defining the side limits of a road/street.
- 2.85 **“Road width” or “Width of road/street”** means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey 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.
- 2.86 Deleted
- 2.87 **Row Housing** - A row of houses with only front, rear and interior open spaces.
- 2.87.A. **Residential Zone (R-1)** - Purely residential zone-residential plots on road less than 9 m. (30 ft.) in gaathan and congested area and on roads less than 12 m (40 ft.) in non-gaathan area.
- 2.87.B. **Residential Zone (R-2)** - All properties fronting on roads 9 m. (30 ft.) and more widths in congested area and on roads 12 m. (40 ft.) and more width in non-congested area.
- 2.88 **Semi-detached Building** - A building detached on three sides with open spaces as specified.
- 2.89 **Group housing scheme** - Means a building / more than one building constructed or to be constructed with one or more floor, each floor consisting of one or more dwelling units and having common service facilities like Stair case, Lift, Balcony, Veranda etc.
- 2.90 **“Retention activity”** means an activity or use which is allowed to continue, notwithstanding its non-confirming nature in relation to the use permitted in the adjoining or surrounding area.
- 2.91 **Service Road/lane** – A Road/lane provided at front, rear or side of plot for service purpose.
- 2.92 **Site or Plot** - A parcel/piece of land enclosed by definite boundaries.
- 2.93 **Site, Corner** - A site at the junctions of and fronting on two or more intersecting streets.
- 2.94 **Site, Depth of** - The mean horizontal distance between the front and rear site boundaries.
- 2.95 **Site, Double Frontage** - A site having a frontage on two streets other than a corner plot.
- 2.96 **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.
- 2.97 **Smoke-stop door** - A door for preventing or checking the spread of smoke from one area to another.
- 2.98 **Stair cover** - A structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- 2.99 **Storage** - A place where goods are stored.
- 2.100 **Store Room** - A room used as storage space.
- 2.101 **Storey** - The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

- 2.102 **Stilt or Stilt Floor** - Stilt or stilt floor means ground level portion of a building consisting of structural columns supporting the super structure done without any enclosures shall be minimum 2.5 m. in height from ground level to bottom of beams of stilts floor, exclusively for the purpose of parking of vehicles.
- 2.103 **Tenement** - An independent dwelling unit with a kitchen.
- 2.104 **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.
- 2.105 **Tower like Structure** - Structures shall be deemed to be tower like structures when height of tower like portion is at least twice the height of the boarder base.
- 2.106 **Theatre** - means a place of public entertainment for the purpose of exhibition of motion pictures and/or dramas and other social or cultural programmes.
- 2.107 **To abut** – To abut on a road such that any portion of the building is fronting on the road.
- 2.108 **To erect** – To erect a building means,
- To erect a new building on any site whether previously built upon or not
  - To erect any building of which portions above the plinth level have been pool; down burnt or destroyed; and
  - Conversion from one occupancy to another and sub – division of occupancy into more than one.
- 2.109 **Unsafe Building** - Unsafe buildings are those which are structurally unsafe, insanitary or not provided with adequate means of egress or 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.
- 2.110 **Volume-Plot ratio (V.P.R.)** - The ratio of volume of building measured in cubic metres to the area of plot measured in sq. metres and expressed in metres
- 2.111 **Water Closet (W.C.)** - A privy with arrangement for flushing the pan with water. It does not include a bathroom.
- 2.112 **Water Course** - A natural channel or an artificial one formed by training or diversion of a natural channel meant for carrying storm and wastewater.
- 2.113 **Major Water Course** - water course which carries storm water discharging from a contributing area of not less than 160 Ha.  
**Note:** The decision of the Authority as regards the calculation of the contributing area shall be final.
- 2.114 **Minor Water Course** - A watercourse which is not a major one.
- 2.115 **Window** - An opening to outside other than a door which provides all or part of the required natural light ventilation or both to an interior space.

### 3.0 **Applicability of the Rule/Bye-laws**

- 3.1 In addition to the provisions contained in sections 44, 45, 58 and 69 of Maharashtra Regional and Town Planning Act, 1966 and sections 253 to 269 (Chapter XV) of Bombay Provincial Municipal

Corporation Act, 1949, the building rules shall apply to the building regulation activity given under 3.2.

- 3.2 These rules shall apply to all 'Development'. Further, the rules shall apply to development work defined under rule no. 3.2.1 to 3.2.5.

3.2.1 Where a building is erected, these rules apply to the design and construction of the building.

3.2.2 Where the whole or any part of the building is removed these rules apply to all parts of the building whether removed or not.

3.2.3 Where the whole or any part of the building is demolished, these rules apply to any remaining part and to the work involved in demolition.

3.2.4 Where a building is altered these rules apply to the whole building whether existing or new except that the rules apply only to part if that part is completely self-contained with respect to facilities and safety measures required by the rules.

3.2.5 Where the occupancy of a building is changed, these rules apply to all parts of the building affected by the change.

- 3.3 ***Existing building or use*** - Nothing in the rules shall require the removal, alteration or abandonment, not prevent continuance of the lawfully established use or occupancy of existing building or use unless in the opinion of the Authority, such building is unsafe or constitutes hazard to the safety of the adjacent property.

#### ***4.0 Interpretation -***

- 4.1 In the rules 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 as an individual writing include 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 the building are specified, they shall mean the clear dimensions unless otherwise specified in these rules.

#### ***5.0 Building Permit and Commencement Certificate required.***

- 5.1 No person shall carry out any development, erect, re-erect or make alterations or demolish any building/land or cause the same to be done without first obtaining a separate building permission, commencement certificate for each such development work/building from the Authority. Any change in the use of the land or building excluding those specified in clause (VII), (VIII) and (IX) of section 43 of the Maharashtra Regional and Town Planning Act, 1966 shall also require permission of the Authority.

5.1.1 The following operational construction of the Government whether temporary or permanent, which is necessary for the operation, maintenance, development or execution of any of the following services may be exempted from the purview of the rules:

- (i) Railways.
- (ii) National Highways.
- (iii) National Waterways,
- (iv) Airways and Aerodromes,



- (v) Posts and Telegraphs, Telephones, Wireless, Broadcasting and other like forms of communication.
- (vi) Regional grid for electricity and
- (vii) Any other service which the State Government may, if it is of the opinion that the operation, maintenance, development or execution of such service is essential to the life of the community, by notification, declare to be a service for the purpose of this clause.

5.1.1.1 However, the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under rule no.5.1.1.

- (i) A new residential building (other than gate lodges quarters for limited essential operational staff, and the like) roads and drains in railway colonies, hospitals, clubs, institutions/institutes and schools, in the case of railways; and
- (ii) A new building, new construction or new installation or any extension thereof, in the case of any other services.

5.1.1.2 In the context of rule nos. 5.1.1 (i) and 5.1.1.1 (i) for the purpose of deciding what constitute 'Operational Construction' the following may be used as the basis: -

- (i) Repairs, renovation etc. to the following works in the existing installations, buildings, etc. of the railways.
  - (a) All railway tracks in and outside the yards, including the formation, culverts, bridges, tunnels and side drains.
  - (b) Buildings, platforms, foot over bridges, sub-ways, sheds over platforms, yardmasters and train dispatchers offices, weighbridges, turntables, lifting-towers, gantries;
  - (c) Running (Loco) sheds, carriages and wagon depots, carriage washing arrangements, running rooms trains Examiner's Offices and depots in the yards, permanent way inspector's and Signal Inspector's stores in the yards, water tanks overhead and ground level, pipelines and pumping stations;
  - (d) Goods shed, parcel offices, goods platforms.
  - (e) Store sheds, sub-stations;
  - (f) Signals, signal-cabins, control cabins in hump yards.
- (ii) Fencing or walling for protection of railway lines and yards.
- (iii) All overhead electrical equipment for electric traction.

**Note 1:** In the case of new railway lines, the Railway Administration should make a reference to the State Government for their views which will be given due consideration by the Railway Administration before finalising the project.

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

## 5.2 *Pre code building permit:*

If any building permit, for which had been issued before commencement of the Bye-laws, is not commenced within a period of one year from the date of issue of such permit and completed within the period of three years from the date of such permit after getting the Commencement Certificate or Building Permit duly revalidated after every year, the said permission shall be deemed to have lapsed and fresh permit shall be necessary to proceed further with the work in accordance with the provisions of these Bye-laws. In respect of half completed works, the provisions of new Development Control Rules not strictly are made applicable for granting new permissions in case of genuine bona fide hardship.

- 5.3 However, no permission shall be necessary for the following works: -
  - (i) 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.

- (ii) The carrying out works by any authority in exercise of its powers under any law for the time being in force;
- (iii) Or the carrying out by the Central or State Government or any local authority of any works Required for the maintenance or improvement of a highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street;  
For the purpose of inspecting, repairing or renewing any drains, sewers, mains, pipes, cable, telephone or other apparatus including the breaking open of any street or other land for that purpose;
- (iv) For the excavation (including wells) made in the ordinary course of agricultural operations;
- (v) For the construction of road intended to give access to land solely for agriculture purposes.
- (vi) For normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasion; and
- (vii) 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.

## **6.0 Procedure for obtaining building permission and commencement certificate.**

6.1 **Notice** - Every persons who intend to carry out development and erect, re-erect or make alterations in any place, in a building or demolish any building shall give notice in writing to the Authority of his said intention in the prescribed form (*see* appendix 'A') and such notice shall be accompanied by plans and statements in sufficient copies (*see* rule 6.1.1) as required under 6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type. Provided, however, that in the case of change in the use of land or building not entailing any construction work the owner shall submit a copy of the sanctioned plan of the premises in which the change in use is proposed showing the original and proposed uses.

6.1.1 **Copies of Plans and Statements** - Normally 4 copies of plans and statements shall be made available along with the notice. In case of building schemes, where the clearance is required, from other agencies like Jalgaon Fire Service (*see* rule 6.2.6.1) and others, number of copies of plans required shall be as decided by the Authority.

6.2 **Information Accompanying Notice** - The notice shall be accompanied by the key (location plan) site plan, sub-division plan, building plan, service plans, specifications and certificate of supervision and ownership title as prescribed in 6.2.1 to 6.2.12)

### **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 1. Marginal variation shall be overlooked.

6.2.1.2 **Colouring Notations for Plans** - The plans shall be coloured as specified in Table 2. Further prints of plans shall be on one side of paper only.

6.2.1.3 **Dimensions** - All dimensions shall be indicated in metric units.

**TABLE 1**

<b>Drawing Sheet Sizes</b>		
<b>Sr. No.</b>	<b>Designation</b>	<b>Trimmed size in mm.</b>
<b>1</b>	<b>2</b>	<b>3</b>
<b>1</b>	<b>A0</b>	<b>841 x 1189</b>
<b>2</b>	<b>A1</b>	<b>594 x 841</b>
<b>3</b>	<b>A2</b>	<b>420 x 594</b>
<b>4</b>	<b>A3</b>	<b>297 x 420</b>
<b>5</b>	<b>A4</b>	<b>210 x 297</b>
<b>6</b>	<b>A5</b>	<b>148 x 210</b>

6.2.2 **Ownership Title** - Every application for a building permission and commencement certificate shall be accompanied by the following for verifying the proof of ownership.

(i) Attested copy of original Sale/Lease Deed.

OR

(i) Latest 7/12 extracts and/or the property register card; and

(ii) Other documents if required by the Authority.

In case of leasehold plots, clearance from the lesser regarding lease conditions shall be obtained.

**TABLE – 2**

**Colouring of Plans (Rule 6.2.1.2)**

Sr. No.	Item	Site Plan			Building Plan		
		White Print	Blue Print	Ammonia Print	White Print	Blue Print	Ammonia Print
1	2	3	4	5	6	7	8
1	Plot Lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2	Existing Street	Green	Green	Green	--	--	--
3	Future Streets if any	Green dotted	Green dotted	Green dotted	--	--	--
4	Permissible Building	Thick dotted black	Thick dotted black	Thick dotted black	--	--	--
5	Open Spaces	NO COLOUR					
6	Existing Work	Black (outline)	White	Blue	Black	White	Blue
7	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8	Proposed work	Red Filled in	Red	Red	Red	Red	Red
9	Drainage & sewerage work	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10	Water Supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11	Deviations	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched
12	Recreation Ground	Green wash	Green wash	Green wash	Green wash	Green wash	Green wash

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

6.2.3 **Key Plan (or Location) Plan** - A key plan drawn to a scale of not less than 1:10000 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, if required by the Authority.

6.2.3 **Site Plan** - The site plan sent with an application for permission shall be drawn to a scale of 1:500 and shall show: -

(a) The boundaries of the site and of any contiguous land belonging to the owner thereof;

**Note:** to indicate details of site/building plan in Proforma II of Appendix 'A';

(b) The position of the site in relation to the neighbouring street;

(c) The name of the streets in which the building is proposed to be situated, if any;

(d) The position of the building and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a) in relation to;

(i) The boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others,

(ii) If there is no street within a distance of 12 M of the site, the nearest existing street;

(e) All existing buildings standings on, over or under the site;

(f) The means of access from the street to the building, and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a);

(g) Space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purposes;

(h) The width of the street (if any) in front of the street (if any) at the side or rear of the buildings;

(i) The direction of north point relative to the plan of the buildings;

(j) Any existing physical features, such as wells, drains, trees etc.

(k) The ground area of the whole property and the break up of covered area of each floor with the calculations for percentages covered in each floor in terms of the total area of the plot as required under the rules governing the coverage of the areas;

(l) Aerial, electrical supply line, water supply and drainage line.

(m) Such other particulars as may be prescribed by the Authority.

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 not less than 1:500 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) Dimensions of plot;

(d) The location of drains, sewers, public facilities and services and electrical lines, etc.;

(e) Table indicating size, area, of all the plots in the sub-division layout plan;

(f) A statement indicating the total area of the site, area utilised under roads, open spaces for parks, playgrounds, recreation places and development plan reservations, schools, shopping and other public places along with their percentage with reference to the total area of the site to be proposed to be sub-divided;

(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.

6.2.6 **Building Plan** - The plans of the buildings and elevations and sections accompanying the notice shall be drawn to a scale of 1:100. The building plan shall.

(a) Include floor plans of all the floors together with the covered area clearly indicating the sizes of rooms, and the positions and width of staircase, ramps, and other exit ways, lift wells, lift machine rooms and lift pit details. It shall also include ground floor plans as well as basement plans. The details of parking space to be provided around and within the 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 buildings shall be shown on separate site plan sheet to a scale of 1:500.

\* **Note:** To indicate in Proforma I in appendix 'A'.

However, in the case of a cluster of buildings on same site, the details of parking space provided around and within the building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on plot in figured dimensions along with accessory buildings can be shown on separate site plan sheet to scale 1:500.

- (b) Show the use or occupancy of all parts of the building,
- (c) Show exact location of essential services, for example, WC, sink, bath and the like.
- (d) Include sectional drawings of the buildings showing all sectional details.
- (e) Show all street elevations.
- (f) Indicate details of basket privy (served privy) if any.
- (g) Give dimensions of the projected portions beyond the permissible building line.
- (h) Include terrace plan indicating the drainage and the slope of the roof.
- (i) Give indications of the north point relative to the plan, and.
- (j) Give dimensions and details of door, windows and ventilators.
- (k) Such other particulars as May prescribed by the Authority.

**6.2.6.1 Building Plans for Special Buildings** - For special buildings like assembly, institutional industrial, storage and hazardous with any of the aforesaid occupancies housing area more than 150 Sq.M. and multi-storeyed buildings which are more than 18 M. in height the following additional information shall be furnished/indicated in the building plans in addition to the items (a) to (k) of rule 6.2.6.

- (a) Access to the fire appliances/vehicles with details of vehicular turning circle and clear motor able access way around the buildings;
- (b) Size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;
- (c) Location and details of lift enclosures;
- (d) Location and size of fire lift;
- (e) Smoke stop lobby/door where provided;
- (f) Refuse chutes, refuse chamber, service duct etc.;
- (g) Vehicular parking spaces;
- (h) Refuse area if any;
- (i) Details of building services air conditioning system with position of fire dampers, mechanical ventilation systems electrical services, boilers, gas pipes etc.;
- (j) Details of exit including provisions of ramps etc. for hospitals and special risks;
- (k) Location of generator, transformer and switch gear room;
- (l) Smoke exhaustor system if any;
- (m) Details of fire alarm system network;
- (n) Location of centralized control, connecting all fire alarm system built in fire protection arrangement 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 sprinkler's, wet risers, hose reels, drenches, Co<sub>2</sub> installations, etc. and;
- (q) Location and details of first aid fire fighting equipment/installations.
- (r) The additional fire protection requirement shall be as per Appendix "O".

6.2.7 **Services 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.

6.2.8 **Specifications - General** specifications of the proposed construction giving type and grade of materials to be used in the form of given in Appendix 'A' duly signed by licensed architect/engineer/structural engineer/supervisor 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/supervisor 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 personnel is appointed and his certificate of supervision along with a certificate for the previous work erected either from the old architect or the new architect is accepted by the Authority.

6.2.10 **Building Permission Fee** - The notice shall be accompanied by an attested copy of receipt of payment of building permit application fee.

6.2.11 **Clearance Certificate for Tax arrears** - The notice shall also be accompanied by an attested copy of clearance from the Assessment Department of Municipal Corporation for payment of tax arrears, where applicable.

6.2.12 **No Objection Certificates** - In case of certain occupancies requiring clearance of the Authorities like civil aviation authorities, railways, Directors of Industries, Maharashtra Prevention of Water Pollution Board, District Magistrate, Inspectorates of Boilers and Smoke Nuisance, etc., the relevant 'no objection certificates' from these authorities applicable to the occupancy shall also accompany the application, Provided, in exceptional cases the 'no objection certificates' may be produced subsequently but in no case before commencement of any sort of construction.

6.3 **Signing the Plans** - All the plans shall be duly signed by the owner and the licensed architect/engineer/structural engineer/supervisor as the case may be and shall indicate their names, addresses and license numbers allotted by the Authority.

*Note:* To indicate on plans as in pro forma II in Appendix 'A'.

6.4 **Qualifications and Competence of the Licensed Engineer/Architect/Structural Engineer/Supervisor** - Architects, Engineers, Structural Engineers and Supervisors referred to under rules 6.2.5, 6.2.6 and 6.3 shall be licensed by the Authority as competent to do the various works as given in Appendix 'C'. The qualifications and procedure for licensing the engineers, structural engineers and supervisors shall be as given in Appendix 'C'.

6.5 *Schedule of Fees –*

**TABLE – 2A**

**THE SCALE OF FEE FOR DEVELOPMENT OF LAND/SUB-DIVISION/LAY-OUT OF LAND & BUILDING PERMISSIONS FOR VARIOUS KINDS OF BUILDINGS SHALL BE AS FOLLOWS –**

<b>i) Sub- division of land or development work:</b>	
<b>Area to be developed</b>	<b>Rupees</b>
1 Ha	225
1-2.5 Ha.	450
2.5 - 5 Ha.	675
Above 5 Ha 225 additional for every 5 Ha. above Rs. 675	
<b>ii) Residential building</b>	
<b>iii)</b>	
<b>Total covered area on all floors</b>	<b>Rupees</b>
Up to 60 Sq. m	15
Up to 150 sq. m	75
Above 150 sq. m and 300 sq. m	150
Above 300 sq. m charge Rs. 15 for every 50 sq. m above Rs. 150 subject to a maximum of Rs. 375	
<b>iv) Commercial (Mercantile) Business Assembly, Hazardous and Storage Buildings i.e. Shop Show Rooms, Business Officers, Godowns, Ware Houses, Banks, Cinemas, Theatres, Clubs etc</b>	
<b>Total covered area</b>	<b>Rupees</b>
150 Sq.M.	300
For every additional	150

150 Sq.M. or part thereof	Additional for every 150 Sq.M. above Rs. 300 subject to a maximum of Rs. 1500/-
Above 300 Sq.M. charge Rs. 15 for every 50 Sq.M. above Rs. 150 subject to a maximum of Rs. 375	
<b>iv) Public Buildings (for Education Religious and charitable use)</b>	
<b>Total covered area</b>	<b>Rupees</b>
150 Sq.M.	37.50
More than 150 Sq.M.	37.50 Additional for every 150 Sq.M. Above Rs. 37.50 subject to a maximum of Rs. 150/-
<b>v) Industrial Buildings.</b>	
<b>Total covered area</b>	<b>Rupees</b>
150 Sq.M.	300
Every additional 150 Sq.M. of part thereof	37.50 Additional for every 150 Sq.M. Above Rs.300 subject to a maximum of Rs. 1500/-

**Note :-** The above specified fees may be treated as minimum fees and may be modified by the Commissioner from time to time.

6.5.1 ***The fixation of these fees shall be governed by following –***

- For re-erection of existing buildings, the fees chargeable shall be the same as erection of new building.
- For additions and alterations in the existing buildings, the fees shall be chargeable on added/alterted portions only, on the same scale as for a new building.
- For revised plan of a building, which the Authority has already sanctioned, the fees chargeable shall be  $\frac{1}{4}$  of the fees chargeable on the original plan, subject to the condition that the covered area of the building has not increased than in the original sanctioned plan.
- In case of additions and alterations of buildings if the use of the building is also changed, then the chargeable fees shall be calculated on the use proposed.
- In case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area.
- In case of buildings with principal and subsidiary occupancies, in which the fees liveable are different, then the fees for the total building scheme shall be calculated as per the rates for individual occupancies.



g) In case of repetitive type of residential buildings, the buildings permit fees shall be calculated only for each type of the building block/scheme, based on which the other buildings are constructed.

6.5.2 The owner may withdraw his application and plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application; but the fees shall, in no case be refunded.

**6.5.3 CHARGES FOR STACKING OF BUILDING MATERIALS ON PUBLIC ROADS: -**

The stacking of building materials and debris on public roads, highways shall be prohibited except with special permission of the Authority. Where such permission has been granted, the licence fee for depositing building materials and debris on public roads, highways etc. shall be as follows: -

a) for construction of Residential building - Rs. 7.50/m<sup>2</sup> per week.

b) for construction of non-Residential building - Rs. 15/ m<sup>2</sup> per week.

**Note:** -The stacking of materials would be permitted till the completion of the building. If after completion of the building, in the opinion of the Authority, certain material have got been cleared or left in a stage causing annoyance or inconvenience, the Authority shall take necessary actions against the owner and any cost incurred in the removal of such material, which has been carried out by the Authority, shall be recovered from the owner.

**6.6 Delegation of and Discretionary Powers: -**

6.6.1 **Delegation of Powers** - Any of the powers, duties or functions, conferred or imposed upon and vested in the Commissioner by any of the forgoing rules may be exercised, performed or discharged under the Commissioner's control and subject to his revision and to such conditions and limitations, if any as shall think fit to prescribe, by any municipal officer, whom the commissioner generally or specially empowers in writing in this behalf and in each of the said rules the word "Commissioner" shall to the extent to which any municipal officer is so empowered be deemed to include such officer.

**6.6.2 Discretionary Powers -**

(a) In conformity with the intent and spirit of these rules, the Commissioner may:

- (i) Decide on matters where it is alleged that there is an error in any order, requirement, decision determination or interpretation made by him in the application of these rules;
- (ii) Determines and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- (iii) Interpret the provisions of these rules where the streets layout actually on the ground varies from the streets layout shown on the development plan;
- (iv) Modify the limit of a zone where the boundary line of the zone divides a plot; and
- (v) Authorise the operational construction of public service building or use of undertaking for public utility purposes only, where he finds such and authorisation to be reasonably necessary for the public convenience and welfare even if it is not permitted in any land use classification.

(b) In specific cases where a clearly demonstrable hardship is caused the Commissioner may by special written permission and for reason to be recorded in writing: -

- (i) Permit any of the dimensions/provisions prescribed by these rules to be modified or relaxed provided the relaxation sought for does not violate the health, safety against fire, structure safety and public safety of the inhabitants, the buildings, and the neighbourhood.

Provided that no relaxation of F.S.I. will be permitted unless it is a case involving marginal increase in F.S.I. which has been caused in circumstances which do not reveal foul play or deliberate violation of F.S.I. rules.

Provided further that while granting permission as above, the Municipal Commissioner may impose condition regarding obligation of claim of compensation, payment of a deposit and its forfeiture for non-compliance and payment of premium amount.

- (c) If any question or dispute arises with regard to the interpretation of any of these regulations the matter shall be referred to the State Government which after considering the matter and if necessary, after giving hearing to the parties shall give a decision, on the interpretation of the provision of these regulations. The decision of the Government on the interpretation of these regulations shall be final and binding on the concern party or parties.

#### 6.7 ***Grant of Permission or Refusal:***

6.7.1 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 and thereupon shall communicate its decision to the person giving the notice in the prescribed form given in appendix 'D' and 'E'.

6.7.2 If within 60 days of the receipt of the notice under 6.1 of the rule, the authority fails to intimate in writing to the person, who has given the notice, of its refusal or sanction, the notice with its plans and statements shall be deemed to have been sanctioned, provided nothing shall be construed to authorise any person to do anything on the site of the work in contravention of or against the term of lease or titles of General Power or Attorney of the land or against any regulations, rules or ordinance.

6.7.3 Once the plan has been scrutinised and objections have been pointed out, the owner giving notice shall modify the plans, comply with the objections raised and re-submit it. No new objections may generally be raised when they are re-submitted after compliance of earlier objections. The authority shall scrutinise the re-submitted plan and if there be further objections, the plan shall be rejected.

6.7.4 ***Duration of Sanction:*** - In line with section 45 of Maharashtra Regional and Town Planning Act, 1966, the sanction once accorded through building permit shall remain valid for one year from the date of issue. The building permit shall be got revalidated before the expiry of this period. The request for further revalidation shall be subject to the development plan provision as also the building Byelaws and the Development Control Rules amended up to date.

Such revalidation could be done for consecutive terms of 1 year each after which proposals will have to be submitted to obtain building permit/commencement certificate afresh.

‘Such revalidation could be done for year to year but such extended period shall in no case exceed three years’

Provided further that if the application for renewal of building permit is submitted after expiry of period, the Commissioner may condone by charging reasonable fees. But for such renewal also, the provisions mentioned in the above Para. shall apply.

#### 6.8 ***Revocation of Permission:***

6.8.1 In addition to the provisions of section 51 of Maharashtra Regional and Town Planning Act, 1966, the Authority may revoke any building permission issued under the provisions of the rules, wherever there has been any false statement or any misrepresentation of material fact in the application on which the building permission was based, and the whole work shall be treated as unauthorised.

In the case of revocation of permission based on false statements or any material misrepresentation of fact in the application, no compensation should be paid.

## **7.0 Procedure during Construction:**

**7.1.1 Notice for Commencement of Work** - Within one year from the date of sanction of building permission, the owner shall commence the work for which the building permission has been awarded. The owner shall give notice to the Authority of the intention to start work on the building site in the pro forma given in Appendix 'F'. The owner shall commence the work after 7 days from the receipt of such notice by the Authority. In case of inspection/direction by the Authority within 7 days, the work may be commenced earlier.

7.1.2 Neither the granting of the permissions nor the approval of the drawing and specifications nor inspections made by the authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out of the work in accordance with the requirement of rules.

## **7.2 Documents on/at Site -**

7.2.1 Where tests of any materials are made to ensure conformity with the requirements of the rules records of the test data shall be kept available for inspection during the construction of the building and for such a period thereafter as required by the Authority.

7.2.2 The persons to whom permission issued shall during construction keep:

- (a) Posted in a conspicuous place on the site in respect of which the permission was issued, a copy of the building permission; and
- (b) A copy of the approved drawings and specifications referred to in rule 6 on the site in respect of which the permit was issued.

7.3 **Checking of Plinth/Columns up to Plinth Level** - The owner shall give notice in prescribed form given in appendix 'G' to the Authority after the completion of the work up to plinth level with a view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plans. The Authority shall carry out inspection within seven days from the receipt of such notice and give them permission for carrying out further construction work as per sanctioned plans in prescribed pro forma given in Appendix 'H'. Within the above period if the permission is not refused, the permission shall be deemed to have been given.

7.4 **Deviations during Construction** - If during the construction of a building, any departure which is not of a substantial nature from the sanctioned plan is intended to be made by way of addition which does not violate any provisions regarding general building requirements, structural stability and fire safety requirements of the rules, alteration may be made and sanction of the Authority shall be obtained immediately and in any case before application for occupation certificate and the procedure laid down for original plans shall apply to all such amended plans except the building permission fee.

Provided further that if any such alterations are likely to result in increasing the number of tenements, the built-over area/F.S.I. or change in the marginal open spaces or the height of the building no such alteration shall be carried out unless sanction to the amended plans in first obtained.

7.5 **Completion Certificate** - The owner through the licensed architect, engineer, structural engineer, as the case may be, who has supervised the construction shall give notice to the Authority regarding completion of work described in the building permission. The completion certificate shall be submitted in the prescribed pro forma given in appendix 'J' and shall be accompanied by three set of a completion plan.

7.6 **Occupancy Certificate** - The Authority, on receipt of the completion certificate, shall inspect the work and sanction or refuse an occupancy certificate, in the pro forma given in appendix 'K'

within 21 days from the date of receipt of completion certificate, after which period it shall be deemed to have been approved by the Authority for occupation provided the building has been constructed as per the sanctioned plans. Where the occupancy certificate is refused, the various reasons shall be quoted for rejection at the first instance itself.

**7.6.1 Part Occupancy Certificate** - Upon the request of the holder of the building permit, the authority may issue a part occupancy certificate for a building or part thereof, before completion of the entire work as per building permission provided sufficient precautionary measures are taken by the holder of the building permission to ensure public safety and health safety. The part occupancy certificate shall be given by Authority subject to the owner indentifying the Authority as per the pro forma given in Appendix 'L'.

**7.6.2 Occupancy Certificate (Fire Point of View)** - In the case of building identified in rule no 6.2.6.1 the work shall also be subject to the inspection of the Chief Fire Officer/Fire Superintendent/Fire Brigade and the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of the work from the fire protection point of view.

## **8.0 Inspection:**

8.1 The authority shall have the power to carry out inspection of the work at various stages to ascertain whether the work is proceeding as per the provisions of the rules and sanctioned plan. Section 458 (5) of the B.P.M.C. Act, 1949 shall apply for the procedure for inspection by the Authority and for action to be taken by Authority arising out of the inspection carried out.

## **9.0 Unsafe Building:**

9.1 The unsafe buildings shall be considered to constitute danger to public safety hygiene and sanitation and shall be restored by repairs, demolition or dealt with as other directed by The Commissioner, Jalgaon City Municipal Corporation. The provisions of section 264 of B.P.M.C. Act 1949 shall apply for procedure of actions to be taken by The Commissioner, Jalgaon City Municipal Corporation for unsafe buildings.

## **10. Offences and penalties:**

**Offences and penalties** – Any person who contravenes any of the provision of bye-laws or any requirements or obligations imposed on him by virtue of the byelaws include the maintenance of fire protection services or who interferes with or obstructs any person the discharge of his duties shall be guilty of an offence and upon conviction shall -

- a) Be punished by a fine as fixed by The Commissioner, Jalgaon City Municipal Corporation and as stipulated in Maharashtra Regional & Town Planning Act, 1966 and as stipulated in B.P.M.C. Act – 1949.
- b) Take suitable actions including demolition of unauthorized works as decided by The Commissioner, Jalgaon City Municipal Corporation; and
- c) Take suitable action against the licensed technical personnel, which may include cancellation of the licence and debarring him from further practice for a period extending up to 5 years

## **11.0 Architectural Control: -**

11.1 For the buildings coming up in the important areas or fronting on major roads more than 18 m. in width or streets or in the case of important monumental buildings or in the proximity of buildings of historical importance, the building schemes may be cleared from the architectural aesthetics point of view. The Commissioner, Jalgaon City Municipal Corporation shall have powers to frame suitable rules for ensuring the above.

For this The Commissioner, Jalgaon City Municipal Corporation may seek the following information through detailed drawings or models showing the exterior of the building indicating the details on the following –

- i) Projections, architraves on windows, doors and other openings, weather frames, sun-breakers, galleries, balconies and porches;
- ii) Exterior material/ finishes used with texture;
- iii) Stair rooms and such other constructions on top of the building which affect the sky line; and
- iv) Details of gates and boundary walls.

# **PART - II**

## **GENERAL BUILDING REQUIREMENTS**

## **12.0 Requirements of Sites:**

12.1 No piece of land shall be used as a site for construction of building.

- (a) If the Authority considers that the site is insanitary or that it is dangerous to construct a building on it.
- (b) If the site is adjacent to any water sources shown on the development plan.  
Provided however, that, The Commissioner may allow the construction of building in such a site after determining the waterway required and subject to the condition that a retaining wall (or such other protection work) is constructed by the applicant at his cost at the edge of such waterway.  
Provided further that where a water source passes through a low lying land without well-defined bank, the owner of the property may be permitted by the Authority to restrict or divert the water source to an alignment and cross section as determined by the Authority.  
Notwithstanding the above, the Authority shall be entitled to take cognisance of the existence of all water sources whether shown on the development plan or not while sanctioning layouts and no persons shall take any action without the permission of the Authority which results in reducing the waterway or closing or filling-up of any existing water source.
- (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 use for cinemas and theatres as well as for public worship which has not been previously approved by the authority OR designated on Development Plan.
- (f) If the building is proposed on any area filled up with carcasses, excreta, filthy and offensive matter till the production of certificate from the Health Officer and Corporation Engineer to the effect that it is from the health and sanitary point of view fit to be built upon.
- (g) If the use of the said 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. If the development work relates to an industrial building, it shall be accompanied by a 'no objection certificate' of the Industrial Development Department of the Government of Maharashtra.
- (h) If the building is nearer than 24.2 m. from the centre line of the National Highway, State Highway or Major District Road in case of residential buildings and 34.5 m. in case of other buildings or any other provisions of Ribbon Development Rules.
- (i) If the plot has not been approved as a building site either by Authority or City Improvement Trust Board or Planning Authority.
- (j) If the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations.
- (k) If the level of the site is less than prescribed Datum level depending on the topography and drainage aspects.

12.2 **Distance of site from Power Lines - Vertically + Horizontally** - No varandah, 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 quoted below in accordance with the current Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line: -

	Vertically M.	Horizontally M.
(a) Low and medium voltage lines and Service lines	2.5	1.2
(b) High voltage lines up to including 33,000 V.	3.7	2.0
(c) Extra high voltage beyond 33,000 V.	3.7	2.0
	(Plus 0.3 m for every additional 33,000 V. or part thereof)	(plus 0.3 m for every additional 33,000 V. or part thereof)

12.2.1 The minimum clearance specified in clause 12.2 above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

12.3 Distance from railway boundary ....

“No Objection Certificate from concerned railway authority shall be insisted before granting permission for the building plans between the railway boundary and the distance 30.00 mt. from it.

No new construction of building or reconstruction of an existing building shall be allowed within a distance of 30.00 m. from railway boundary without obtaining N.O.C. from concerned railway department.

### 13. Means of Access: -

13.1 Every building existing or proposed shall have public or internal means of access as required in these rules.

13.2 **Encroachment:** 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.

13.3 **Public means of access** - The plots shall abut on public means of access like street/roads. Plots which do not abut on a street shall abut/front on public means of access, the width and other requirements of which shall be as given below in Table 3.

**TABLE 3**

Sr. No.	Length of public means of access in M.	Width of public means of access in M.
1	2	3
(i)	Up to 75	9.0 m
(ii)	Above 75 upto 150	12.0 m
(iii)	Above 150 upto 300	15.0 m to 18.0 m
(iv)	More than 300	18.0 m

**Note: -**

1. The approach to the building from the road/street/internal means of access shall be through paved pathway of width not less than 1.50 m. provided its length is not more than 20 m. from the main/internal means of access.
2. In gaothan areas in the case of plots facing streets less than 4.50 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the centre line of the street to give rise to a new street width of 4.50 m.
3. Minimum Roads width for Commercials/Industrials Layouts shall be given below: -



**TABLE – 3A**

Sr.No.	Length in Metre.	Width in Metre.
1	Up to 75 Mt.	12 Mt.
2	76 – 150 Mt.	13.5 Mt.
3	Above 150 Mt.	15 Mt. Or more as may be required by proposed traffic

4. In cases of group housing schemes/ row housing schemes minimum width of internal means of access shall be as under.

**TABLE – 3B**

Maximum length of access (m)	Minimum width (m)
50	3 (which shall not serve more than 50 Mt. & 8 plots on each side of pathway.
100	4.5
150	6
225	7.5
300	9
Above 300	As per Table 3.

Note – Every road mentioned above shall meet the road which is having higher width.

Access below 6 m. width, not being public means of access shall be constructed and maintained by the owners/occupants to the satisfaction of the Authority.

In no case development on plots shall be permitted unless it is accessible by a public street of widths not less than 6 m. provided further that for all industrial buildings, theatres, cinema houses, assembly halls, stadia, educational buildings, markets, other buildings, which attract large crowd, the means of access shall not be less than 12 m. serving up to a length 200 m and for length higher than 200 m. the width shall not be less than 15 m. Further in no case shall means of access be lesser in width than the internal access ways in layouts and sub-division.

13.3.1 **Pathways** - The approach to the buildings from road/street, internal means of access shall be through paved pathway of width not less than 1.5 m. provided its length is not more than 20 m. from the main/internal means of access. Provided further that there is a minimum set back of 1 m. between the edges of the pathway and front wall of the building.

13.3.1.1 In case of Special housing schemes for low income group and economically weaker section of society developed up to two stories row housing scheme, the pathway width shall be 1.5m which shall not serve more than 50m and 8 plots on each side of the Pathway, provided that there is a minimum set back of 1m between the edge of the pathway and front wall of the building.

13.3.2 **Length Measurement** - The length of the means of access shall be determined by the distance from the further 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, provided that in the case of a 'U' loop the length shall be considered as half the length of the loop.

13.3.3 **Wider than Required** - In the interest of general development of an area the Authority may require the means of access to be of larger width than that required under rule no. 13.3 If such

means of access is required to be continued for development of the adjoining properties the Authority may insist on such provision.

#### 13.3.3.1 Deleted

13.3.4 **Private to Public** - 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 9.0 m. to a number of plots, the Commissioner may with the sanction of the Corporation/standing committee improve the passage at the Municipal cost and thereafter take steps under the provisions of Bombay Provisional Municipal Corporation Act to declare it as a public street, subject to the provisions of sections 223 and 224 of the Bombay Provisional Municipal Corporation Act, 1949.

13.3.5 **Narrow, Setbacks** - In Gaothan areas in the case of plots facing street/means of access less than 4.5 m. in width, the building shall be set back by 2.25 m. from the centre line of street/means of access of a length not exceeding 100 m. and by 3.0 m. from the centre line of the street/means of access way of a length of 100 m. and above, to give rise to a new street/means of access way width of 4.5 m. /6 m. respectively.

**Ideal** - Means of access shall be free of encroachment by any structure or fixture so as not to reduce its width below the minimum required under Rule no. 13.3 and shall be maintained in a condition to the satisfaction of the Authority.

13.4.1 **Responsibilities of Adjoining Land Owner** - If any private street or any other means of access to a building be not levelled, metalled, flagged or paved, severed, drained, channelled, lighted or laid with water supply line or provided with trees for shade to the satisfaction of the authority, he 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 or any or more of the aforesaid requirements in such manner as he shall direct.

13.4.2 **Obstruction** - If any structure or fixture is set upon a means of access so as to reduce its width below the minimum required, the authority may remove the same further and recover the expenses so incurred from the owner.

13.5 **Access from Highways/Important Roads** - No premises other than highway amenities like petrol pumps, motel, etc. shall have an access direct from highways and such other roads having a width of 30 m. or more. The above will be subject to the provisions of the State Highway Act, 1955 and National Highway Act, 1956, provided that in suitable cases, The Commissioner, Jalgaon City Municipal Corporation may suspend the operation of this rule till service roads are provided.

13.6 **Special Category Building** - For buildings identified in rule no. 6.2.6.1, the following additional provisions of means of access shall be ensured: -

- (a) The width of the main street on which the building abuts shall not be less than 12 metres and one end of this street shall join another street of width not less than 12 m. in width (See rule no. 13.3).
- (b) The approach to the building and open spaces on its all sides up to 6 m. width and the layout for the same shall be done in consultation with the Head of the Jalgaon City Fire Brigade and the same open space shall be kept free of obstructions and shall be motorable.
- (c) Main entrance 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 metres the entrance gate shall fold back for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.

## 14. Rules for development of land into land sub-division and layout -

14.1 Layouts or sub-division proposed shall be submitted for the following: -

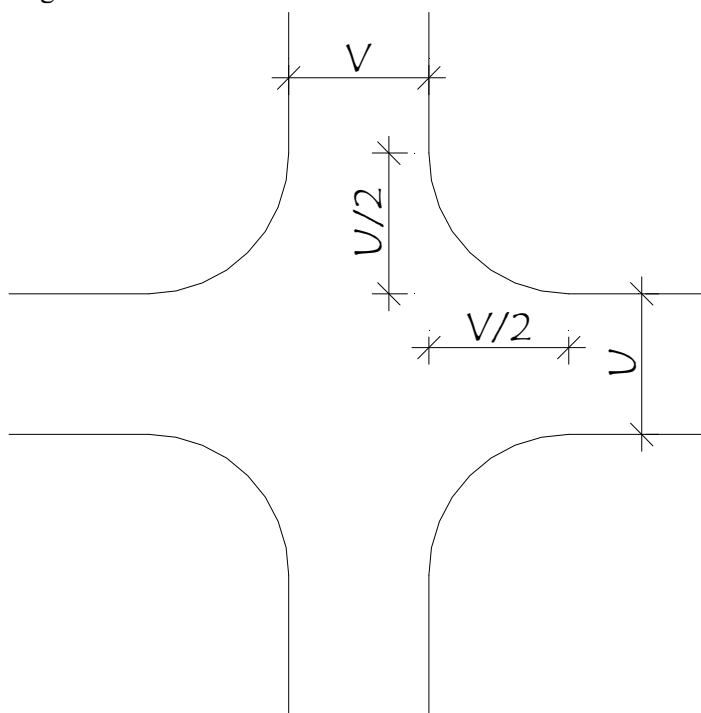
- (i) When more than one building is proposed on any land excepting for accessory buildings in the case of residential buildings, the owner of the land shall submit proposal for proper layout of the building of sub-division of his entire continuous holding.
- (ii) When development and re-development of any tract of land which includes division and sub-division into plots for various land uses within a colony.
- (iii) Development permission for land shall be considered in a two-step. Viz. Tentative and Final Approval as per the terms and conditions specified by planning authority.

### 14.2 Roads/Streets in Land Sub-Division or Layout:

14.2.1 **Required Road Widths** - The width of roads/streets/public and internal access way including pathway shall conform to provisions of rule no. 13.3 to 13.6.

14.2.2 **Cul-De-Sacs** - In addition to the provisions of rule no.13.3, Cul-de-sacs giving access to plots and extending up to 150 m. normally and 275 m. maximum with an additional turning space at 150 m. will be allowed only in residential areas, provided cul-de-sacs would be permissible only on straight roads and further provided that the cul-de-sacs shall be higher in level than the level of starting point of such dead end roads. The turning space in which case shall be not less than 81 Sq.M. in area with a maximum width of 9 m.

14.2.3 **Intersection of Roads** - At junctions of roads meeting at right angles, the rounding off of intersection shall be done, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve being  $1/2$  the road width across the direction of tangent as given below:



“Figure :- Rounding of Inter sections at Junctions.”

14.2.3.1 For junctions of roads meeting at other than right angles, the rounding off or cut off or similar treatment shall be done, to the approval of the Authority, depending upon the widths of roads, the traffic generated, the sighting angles, etc.

### 14.3 *Open Spaces:* -

14.3.1 For layout or sub-division of land admeasuring 0.4 ha. or more for residential purpose and 0.8 ha. or more for industrial purpose 10 percent of the entire holding, recreation O/S shall be provided which shall be as far as possible, be provided in one central place.

Such open spaces shall also be earmarked in case of group Housing schemes.

Such open spaces shall be required in case of lands, which are shown for public & Semi public zones. However such open spaces shall not be required in case of layout / sub-division of educational purposes, wherein, specific space for playground is provided which is not less than open space area.

14.3.1.1 **Minimum Size** - No such recreational spaces shall admeasure less than 400 Sq.M.

14.3.1.2 **Minimum Dimension** - The minimum dimension of such recreational space shall in no case be less than 7.5 m. on any side and if the average width of such recreational space is less than 24 m. the length thereof shall not exceed 2.5 times the average width.

14.3.1.3 **Structures to be permitted** – An area to the extent of 10 per cent of the total open space area may be allowed to be constructed by ground floor structure for the purpose of allied public use, such as kinder garden, library, club hall, pavilion, crèche (Palna ghar) etc. Location of such structure shall be in one corner of the open space. This facility shall be available for open space having an area 500 Sq.M. and above only. No detached toilet block shall be permitted.

14.3.1.4 (i) Whenever called upon by the Jalgaon City Municipal Corporation as per the provisions of sect. 202, 203 of B.P.M.C. Act – 1949 to do so the areas under roads and open space of the lay-out/sub-division/group housing etc. as specified in rule no. 13.1 to 13.6 and 14.3 shall be handed over to The Jalgaon City Municipal Corporation after development of the same for which nominal amount of Re. 1/- shall be paid by The Jalgaon City Municipal Corporation. In case of the owners who undertake to develop the open spaces for bonafide reasons as recreational community open spaces, The Jalgaon City Municipal Corporation may permit the owner to develop the open space. In case if, the Jalgaon City Municipal Corporation is convinced that there is misuse in development of open spaces it shall take over the land and develop the same by itself for bona fide reasons as recreational community open space.

(ii) Electric sub-station - In every case of development/re-development of any land, building or premises, provision for electric sub-stations may be permitted as under if the requirement for the same is considered necessary by the concerned power supply authority.

(iii) In such case other than structure tropical trees shall be grown at the rate at 5 trees per 100 Sq.M. or part there of and shall be taken care of

(iv) 10% of the layout open space area is allowed to be used for ground floor structure of Kinder garden, club house etc. The construction of such user's are permissible subject to the following rules.

A) Rules for the layout open space yet to be transferred in favour of the Municipal Corporation.

1) Such construction works along with upper tenant land shall have to be transferred in favour of all the co-owners of the layout plots by sale deed.

2) The proposal of such construction work shall have to be preferred by the land owner / co-operative society of the layout plot holders / federation of societies. Such proposals shall be for the use of all masses of the society and there should not be any profit making motto behind this proposal.

- 3) The use of such construction shall be for recreation and public purpose and the developer of such open space shall have to deposit an amount as decided by the Commissioner, Jalgaon City Municipal Corporation. to the Jalgaon City Municipal Corporation.
- 4) The remaining area of the open space shall have to be kept permanently open for play ground, garden, recreation ground etc. to be used by the plot holders.
- 5) The Commissioner, Jalgaon City Municipal Corporation, if required can stipulate any condition while allowing construction works on open space.
- 6) If the co-operative society of the land owner / plot holders housing society / federation of societies has not been established in that case all the plot holders have to submit register under taking to the Commissioner Jalgaon City Municipal corporation stating that the all the terms and conditions are agreeable to him

**B)** If the 10% of the open space have already been transferred in favor of the municipal corporation then the corporation may allow to construct above mentioned work by giving the said land on lease / Rent to the Co-operative Housing Society/Federation of the society of the plot holders only of the terms and condition as mentioned above or Municipal Corporation can developed the said open space by it self.

**TABLE – 3C**

**REQUIREMENT OF TRASFORMER/SUB-STATION**

Sr. No.	Plot Area	Maximum requirements depending on land
1	Plot of 1001 Sq.M. to 1500 Sq.M.	One single transformer sub-station of the size of 8m. X 5m. and height of not more than 5m.
2	Plot of 1501 Sq.M. to 3000 Sq.M.	One single transformer sub-station of the size of 12m. X 5.5m. and height of not more than 5m.
3	Plot of 3001 Sq.M. to 2 ha.	Two numbers, single or two transformers sub-station or combination thereof of the size stipulated in serial No.3 above.
4	Layout or sub-division of a plot measuring 2 ha. or more.	A suitable site for an electric sub-station (11kv/33kv/110kv.) as decided by the Commissioner.

Provided that the sub-station is constructed in such a manner that it is away from main building at a distance of at least 3 Mt. And in general does not affect the required side margin open spaces or prescribed width or internal access or larger open space or as may be decided by the Commissioner.

**Note:** This would be exempted from F.S.I./Built-Up area calculation. Every such plot and recreational open space shall have an independent means of access.

**14.3.2** In the case of sub-division of land in industrial zones of area 0.8 hectares. Or more, 5% of the total area shall be reserved as amenity open space, which shall also serve as a general parking space, when such amenity open space exceeds 1500 Sq.M. And the excess area could be utilised for the construction of buildings for banks, canteens, welfare centres and such other common purposes, considered necessary for the industrial user, as approved by the authority.

**14.3.2.1** Further in all industrial plots admeasuring 1000 Sq.M. or more in area, 10% of the total area shall be provided as an amenity open space to a maximum of 2500 Sq.M. Such an amenity open space shall have a proper means of access and shall be so located that it could be conveniently utilised as such by the persons working in the industry.

#### 14.4 *Sizes of Plots:*

14.4.1. **Low Income Group (L.I.G)** - For special housing schemes undertaken by Public Agencies for Low Income Group Economically Weaker Section of the Society and Slum Clearance Schemes, the minimum plot size shall be 30 Sq.M. With a minimum width of 3.5 m.

14.4.2 **Industrial Zone** - The width of plot shall not be less than 15 m. and the size of the plot shall not be less than 300 Sq.M.

14.4.3 **Other Buildings** - The minimum size of plots for buildings for other uses like business, educational, mercantile, assembly (cinema theatre), mangal karyalayas, petrol filling station etc., shall be as decided by the Authority subject to rule no 14.4.3.1 to 14.4.3.3.

14.4.3.1 **Cinema Theatres/Assembly Halls** - Minimum size of plot for cinema theatres/assembly buildings shall be on the basis of seating capacity of the building at the rate of 3 Sq.M. per seat. Or as prescribed by Govt. from time to time as per cinema rules.

14.4.3.2 **Public Entertainment Hall/Mangal Karyalaya:**

The minimum size of plot shall be not less than 1000 Sq.M.

14.4.3.3 **Petrol Filling Station** - The minimum size of the plot shall be:

- (a) 30.50 m. X 16.75 m. in the case of petrol filling station with Kiosk without service bay.
- (b) 36.5 m X 30.5 m. in the case of petrol filling station with service bay.
- (c) "In the Redevelopment of sites of existing filling and service station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle fuel, change of user shall not be permitted."

14.4.4 **F.S.I/Built-up Area Calculation on net plot area** - For the purpose of F.S.I./Built-up area calculations, the net area of the plot shall only be considered. In the case of a layout such net area shall be calculated after deducting from the gross area of plot, the areas covered by means of access and recreational space.

14.4.4.1 Total plot area shall be reckoned in F.S.I./built-up area computed as under. This shall be applicable only to new development, to be undertaken herein after,

Gross plot area in Sq.M.	Area in Sq.M. for F.S.I. computation
For plot less than 4000 Sq.M.	90% of area
For plot 4000 Sq.M. and more	75%of area

14.4.4.2 The Commissioner shall permit on the same plot, additional F.A.R. (FSI) on 100% of the area required for road widening or for road construction of new roads of the final Development Plan, if the owner (including the lessee of such land) is prepared to release such area of road widening or for construction of new roads without claiming any compensation thereof. Such 100% of the area going under road widening

Or new road construction shall be limited to 40% of the area of the plot remaining after release of the land required for road widening or road construction. Thereafter the road land shall be transferred in the city survey records or revenue records in the name of Corporation and shall vest in it becoming part of public street. Provided further that this concession shall not be granted in respect of road located in the areas of Town Planning Schemes Unless further widening thereof is proposed.

14.4.4.3 **Floor Area Ratio regulations for Gaothan and Similar Congested areas as may be specified in Development Plan** -The permissible F.A.R. shall be 1.5 for purely residential buildings and 2 for mixed residential and commercial or other uses subjected to maximum F.A.R. utilised for commercial uses shall not exceed 1. Further this provision of F.A.R. 2 will be applicable to R2 zone only (Refer Appendix N.)

14.5 If the land proposed to be laid out is affected by any reservation for public purpose, the authority may agree to adjust the location of such reservation to suit development without altering the area of such reservation. Provided however that no such shifting of the reservations shall be permitted.

- a) beyond 200 m. of location of the development plan proposal,
- b) beyond the holding of the owner in which such reservation is located, and....  
unless the alternative location is at least similar to the location of the development plan as regards access levels etc.

All such alterations in the reservation/ alignment of roads shall be reported by Planning Authority to Govt. at the time of sanctioning the layout.

14.6 **Convenience Shopping** - In the case of layouts or sub-division of areas in excess of 2 Ha. in residential and commercial zones, provisions shall be made for convenience shopping. Such shopping area shall not be less than 2% but not however exceed 5% of the area of plot.

Further, the following provisions shall apply: -

- (i) The convenience shopping may be distributed within the layout area, so that it is available within 300 m. from any part of the layout.
- (ii) Such convenience shop shall not have an area more than 20 Sq.M. Each and shall comprise of shopping activities as specified in rule no. 2.23 only. The Municipal Corporation Commissioner may from time to time add to, alter or amend the above list.
- (iii) In any layout or subdivision of plot of 2 Ha. Or more a suitable site for electric transformer shall be provided.

14.7 **Amenity space:** In every layout of 3 ha. Or more 5 % of the total area shall be provided as amenity plot.

While developing this amenity plot 20 percent of its area shall be earmarked for open parking space. The remaining area of this amenity plot can be developed by the owner or by the Jalgaon City Municipal Corporation with consent of the owner with prior approval of the Municipal Commissioner for the purpose of nursery schools, police post, Post Office, Bank, Community Centre, Gymnasium, Health Club, Dispensary, Baby Sitter, as may be decided by the Commissioner.

## **15. Land use Classification and Uses Permitted:**

15.1 **Land use classification** - The various land use classifications shall be in the following zones:

(i) Residential Zone	Residential (R-1) Residential (R-2)
(ii) Commercial Zone	Commercial area (C)
(iii) Industrial Zone	Industrial Area (I)
(iv) Agricultural Zone	No Development Zone Green Belt
(i) Reservations.	

**15.1.1 Land uses and the manner of development:** The uses of all lands situated within the limits of Jalgaon City Municipal Corporation, which have been allocated, designated or reserved for certain purposes in the development plan, shall be regulated in regard to type and manner of development/re-development, according to table hereunder:

TABLE - 4

## LAND USES AND THE MANNER OF DEVELOPMENT

Sr. No	Use (Allocation, designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible
1	2	3	4
I	<b>Residential</b> a) Residential(R) Residential(R-1)  b) Residential with shop line (R- 2) c) Public housing (PH) & Housing the Dishoused (HD)	Owner  Owner  Corporation or Public /Semi public authority or Owner	-----  -----  The Corporation or Public or Semi-Public authority may develop the land after acquiring it in accordance with law, OR The owner may develop the land for housing with the normal permissible FSI on such terms as are agreed to between him and Commissioner Provided that 1) In the layout 50 percent plot shall be minimum size of 50 sq.mt area and the owner shall handed over 10 percent of the layout area from these 50 percent plots free of cost to Municipal Corporation OR 2) If the owner desires to construct a multi-storeyed building with the normal permissible FSI , owner shall construct 50 percent tenements of 30 sq.mt. carpet area and shall hand over to Municipal Corporation out of these 30 sq.mt. tenements equal to 10 percent of the total built up area free of cost The Corporation shall allot such plots/tenements to persons affected by implementation of D.P. 3) Minimum width of internal colony roads in layout/sub division shall be as follow (i) commercial use and mixed use – 12 Mt. (ii) Purely residential use – as per provisions in Table no. 3. Only one option shall have to be used, either to prepare the layout plan of the land to carve out plots or to utilize the land through a proposal of multistoried building. No change shall be effected in respect of partial area of the approved option. Full residential uses –as per provisions



Sr. No	Use (Allocation, designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible
1	2	3	4
	d) Municipal Staff Quarters/ Municipal Housing. e) Government Staff Quarter/Housing.	Corporation  Government or Semi-Govt. organisations.	in table No.3 -----  -----
<b>II</b>	<b>Commercial (C)</b> (i) i) Local Commercial (C-1). ii) District Commercial (C-2).	Owner  Corporation or Public /Semi public authority or Owner	----  The Owner may be allotted to develop on such terms as may be agreed between him and Commissioner If land owner is allowed to develop the land, 1) 15 percent land to be left for Public amenities as fire station, electrical sub station , water tank , sanitary block etc. 2) 30 percent land for District Commercial use. 3) 55 percent land for Shops on ground floor and Offices /Residential user on Upper floors will permissible. Note: For C-1 and C-2 Zone 1) As far as possible, separate blocks of plots, for various uses such as a) Full commercial use b) Building with shops on ground floor and offices/residence on upper floors (mixed use) and c) Full residential use etc. shall be provided. 2) Minimum plot area for various uses shall be: Full commercial use: 500 Sq.M. Mixed use: 250 Sq.M. Full residential use: As per Provisions in table 25(1). 3) Minimum width of internal (colony) roads in layout/sub-division shall be as: Full commercial use: 12 Meters. And Mixed uses Full residential uses: As per. Provisions in Table 3. 4) For lands admeasuring 3 Ha. Or more 5% Amenity space, as per Rule No.11 (8) will not be necessary in District Commercial Zone (C-2) besides what is provided for as in table for C-2 Zone. 5) For lands admeasuring up to 0.4 Ha. For which 10% recreational open space is observed. However, F.S.I. of such open space shall be granted in same layout subject to the provision in rule No.N-2.10. In such cases, area of recreational open spaces shall be minimum 200 Sq.M.

Sr. No	Use (Allocation, designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible
1	2	3	4
	(b) (i) Market and Shopping Centre (MSC)  ii) Shopping Centre (SC)  iii) Open market iv) Municipal Market	Corporation or Owner  Corporation or Owner  Corporation Corporation	1) Corporation can acquire the land and develop it for reserved purpose OR 2) If the owner desires to develop the land under reservation he will construct/develop market on 20% land and hand it over to Corporation free of cost as per norms and conditions decided by the Municipal Commissioner in respect of design, specification and condition. And landowner can utilise permissible FSI of the total reserved land in remaining land.  1) Corporation can acquire the land and develop it for reserved purpose OR 2) If the owner desires to develop the land under reservation he will hand over 25% of the total shop area to the Corporation on payment at the rate of construction cost plus 15% of construction cost amount by Corporation or this 25% shop area shall be handed over to Corporation by grating the equivalent additional FSI in lieu of these shops. The 25% shop area to be handed over free of cost to Corporation will be decided by the Municipal Commissioner in respect of design, specification and conditions. --- ---
<b>III</b>	<b>Industrial</b>  (i) i) Service Industries (I-1) ii) General Industries (I-2) iii) Special Industries (I-3) (b) Industrial Estate (I E)	Owner  Owner  Owner  Public Authority or Owner	The Public Authority may, acquire the land and develop the Industrial Estate. OR The owner may develop the industrial estate on his agreeing to give 25% of the galas to the Corporation for the purpose of rehabilitation of such industries which are to be rehabilitated from non-conforming areas or zones or who are displaced from sites reserved for public purposes or amenities in the development plan or other projects on payment of cost of construction plus 15% of the

<b>Sr. No</b>	<b>Use (Allocation, designation or reservation)</b>	<b>Person/Authority who may develop</b>	<b>Condition subject to which development is permissible</b>
1	2	3	4
			cost of construction.
	(c) Service Industrial Estate (SIE)	Public Authority or Owner	As above
	(d) Godown/Warehousing/Cold Storage	Public Authority or Owner	As above
	(e) Transportation, Parking (P)	Corporation/Public Authority/Public Organisation/ Owner	(1) The Corporation may acquire the land and develop, operate and maintain the parking. OR (2) The land owner or public authority will develop the reservation as per the design, specification and conditions decided by the Divisional Deputy Director of Town Planning and the use permissible in the surrounding area shall be permitted in the land reserved for parking lot within the limit of the permissible F.S.I.

Sr. No	Use (Allocation, designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible
1	2	3	4
<b>IV</b>	<b>Public, Semi-Public Institutional</b> (a) Dispensary and Maternity Home (DMH)  (b) Hospital (H)          c) Govt. Offices/Semi Govt. Offices Municipal purpose	Corporation or Owner          Corporation or Public Authority or Owner          Govt./Semi Govt. Institute/ Corporation	1) The Corporation may acquire, develop and maintain the amenity as a reservation. OR 2) The land owner may develop the reservation as per the design specifications and conditions decided by the Divisional Deputy Director of town Planning. Owner shall hand over the built-up area equivalent to at least 15% of the total area under reservation for dispensary a 25% of the total area for maternity home to Corporation free of cost. If for both there uses there is singular composite reservation, then the built-up area equivalent to at least 20% of the total area under reservation shall be handed over to Corporation free of cost and the owner will be allowed to utilise full permissible F.S.I. of the total area under reservation and the uses permissible in the surrounding area will be permitted in the land under reservation. The development of the reservation will be done as per the norms to be specified by the Divisional Deputy Director of Town Planning in consultation with the Deputy Director of Health of the concern division. ---
<b>V</b>	<b>Educational</b> (a) Municipal Primary School          (b) Private Primary School (c) High School (d) College (e) Polytechnic (f) Technical School	Corporation or Owner (for construction purpose only)          Public Authority or Owner -Do- -Do- -Do- -Do-	1) The Corporation may acquire and develop the reservation. OR 2) The eligible registered educational institute may be permitted to develop the land under reservation. 1) The owner may permitted to develop the land under reservation and run the institution himself or may hand over the same to some authorised educational institutional for functioning. OR The land under reservation can be acquired for eligible educational institution or for running an educational institution the land under



Sr. No	Use (Allocation, designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible
1	2	3	4
			be allowed to utilise full permissible F.S.I. of the total area under the reservation and the uses permissible in the surrounding area will be permitted in the land under reservation.
<b>VII</b>	<b>Public utilities</b> a) Post Office (PO)  b) Post and Telegraph Office  c) Telephone Exchange  d) Police Station/ Police Chowki	Concerned Govt. Department or Owner  -Do-  -Do-  -Do-	Concerned Government Department can acquire the land under reservation and develop it. OR The landowner may develop the land under reservation and hand over such construction to the concerned Government Department free of cost as constructed according to the norms, design, specifications and conditions of the concerned Government Department. In lieu of this constructed part to be handed over, the land owner will be allowed to utilise full permissible F.S.I. of the total area under reservation and the uses permissible in the surrounding area will be permitted in the land under reservation.

**Explanation:**

- (i) Where the owner is permitted to develop the land under reservation the development shall be in accordance with the norms, design, specifications and conditions to be decided by the Municipal Commissioner.
- (ii) An owner, who, in terms of column (3) of above table, is permitted to develop certain categories of allocations, designations or reservations, shall provide the required parking spaces for the same, in addition to those required for developments he is permitted to undertake.
- (iii) If the proposal of development of the reservation as per above criteria is submitted by the owner to the Commissioner, the Commissioner may grant permission for the proposal on above criteria, if the proceedings for acquisition of the said reservation are not already initiated by the Corporation.

15.2 The various building uses and occupancies and premises to be permitted in the various zones shall be given in appendix 'M'

15.3 No building or premises shall be changed or converted to a use not in conformity with the provisions of rule no. 15.4 and the sub-rules.

**15.4 Uses as specifically designated on Development Plan -**

15.4.1 Where the use of site is specifically designated on the Development Plan, it shall be used only for the purpose so designated.

15.4.2 **Users to be in Conformity With the Zone** - Where the use of building or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall.

Provided that any lawful use of premises existing prior to the date of enforcement of these rules shall continue;

Provided that a non-conforming industrial use shall be shifted to a conforming use zone within a period of 5 years from the date on which the sanctioned/revised Development Plan comes in force.

Provided further those non-conforming cattle stables shall be shifted to a conforming area within such period as may be decided by the Municipal Commissioner.

15.4.3 **Widths of Roads in the Development Plan** - Notwithstanding anything contained in the Development Plan the Commissioner may from time to time prescribe after following the procedure in the B.P.M.C. Act, 1949 regular lines of streets wider than the prevailing regular lines of the respective street. Such regular lines of the street will have the same effect of road lines in the Development Plan.

**15.5 Non-Conforming Uses:**

15.5.1 **Industries** - Where a non-conforming industry has been granted a written permission without condition for its shifting to a conforming zone at the end of a specified period, additions thereto for the manufacture of a new article or for starting new process may be permitted by the Authority (Commissioner) when:

- (a) Such schemes form an integral part of and are directly connected with the process carried on in the existing unit;
- (b) Such schemes of additions do not envisage more than 5 per cent increase in the employment and do not result in increasing existing authorised floor space for the industrial use;
- (c) Such addition is for preventing undue loss or for improving the working efficiency or the conditions of existing unit or for balancing the existing production units for the industry;
- (d) Open spaces of 6 m. are maintained from the boundaries of the plot as well as between two buildings;
- (e) Satisfactory means of access as required under these rules for industrial zones is provided and maintained; and
- (f) Parking and loading - unloading spaces are provided according to these rules.

Before permitting any such additions, the Commissioner shall first satisfy himself that the degree of nuisance from the existing unit will in no way be increased by such additions;

15.5.2 **Others (non-conforming users other than industries)** - Where non-conforming user existing prior to the date of enforcement of these rules is allowed to be continued in the Development Plan, any additions to such non-conforming use other than those provided in rule no.15.5.1 not exceeding the permissible Floor Space Index. Total permissible built-up area for the zone or the normal floor space index 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 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 alterations are meant for the existing user and not proposed to be let out;
- (d) Open spaces and parking spaces required under the Development Control Rules shall be provided; and
- (e) The change in ownership of the establishment shall be permissible provided there is no change of user.

## **16.0 Open Spaces, Area and Height Limitations:**

16.1 **Exterior Open spaces** - The provisions for open spaces in the front, side and rear of the buildings, depending upon occupancy, plot size, nature of development (namely row housing, semi-detached and detached), width of road fronting the plot, the locality shall be as given in Appendix 'N'.

16.1.1 **Buildings Abutting Two or More Streets** - When a building abuts two or more streets, the front setbacks from the streets shall be such as if the building was fronting each such street.

16.1.2 **Open spaces separate for each building or wing** - The open spaces required under these rules shall be separate or distinct for each building and where building has two or more wings, each wing shall have separate or distinct open spaces according to these rules for the purposes of light and ventilation of the wings.

16.1.3 **Accessory Building** - However, in case of single storeyed accessory buildings to residential buildings, the separation between accessory buildings shall be not less than 1.5 m.

### **16.2 Interior Open Spaces (Chowk):**

16.2.1 **Inner chowk for congested and other area** - The whole of one side of one or more rooms intended for human habitation including kitchen and not abutting on either the front, rear or side(s) open spaces (*see* rule no 18.13.4) shall abut on an interior open space (courtyard, inner chowk), whose minimum width shall be 2.4 m.

Inner chowk shall be as below: -

**Table – 5**

<b>Maximum height of the building (m.)</b>	<b>Minimum area (Sq.M.)</b>	<b>Minimum dimension (m.)</b>
1	2	3
7.5 M	6.00 Sq.M.	2.40 M.
10.0 M	9.00 Sq.M.	3.00 M.
12.5 M	12.00 Sq.M.	3.00 M.
15.0 M.	15.00 Sq.M.	3.60 M.
18.0 M.	18.00 Sq.M.	3.60 M.
21.0 M.	21.00 Sq.M.	4.00 M.
24.0 M.	24.00 Sq.M.	4.00 M.
27.0 M	27.00 Sq. m	5.20 M
30.0 M	30.00 Sq. m	5.50 M

**Note:** - such uncovered chowk & ducts shall be free from F.S.I. calculations.

16.2.2 **Ventilation Shafts** - Where only water closet and bathrooms are abutting on the interior open space, the size of the interior open space shall be in line with the provisions for ventilation shafts as given in rule no 18.13.5



16.2.2 **Outer chowk for congested and other area** - The minimum width of outer chowk (as distinguished from its depth) shall be as per the table for inner chowk. In the case of outer chowk, if the width of notch is equal or more than the depth, the provisions of outer chowk shall apply for the open spaces. However, if the depth of notch is more than the widths of notch the provisions of rule no.16.1.2 shall apply for the open spaces to be left between the wings. For various heights of building the size of outer chowk shall be as per the Table in rule no 16.2.1

16.3 **Area and Height Limitation** - The area and height limitation through covered area, height of buildings and number of storeys, tenement density, Floor Space Index for various occupancies, facing different road widths shall be as given in Appendix 'N'.

16.4 **TRANSFER OF DEVELOPMENT RIGHTS -**

(Ref. Govt. memorandum No. DCR 1094/S/9/CR/102/94/UD-11/Dt. 20<sup>th</sup> Apr. 1994.)

A) In certain circumstance the development potential of a plot or land may be separated from a land itself and made available to the owner of the land in the form of Transferable Development Right (T.D.R.). These rights may be made to the landowners/developers and be subjected to the following regulations.

The basic concept of T.D.R. is to procure the land reserved for various purposes in the Development plan by offering the Development Rights to owner/a developer on the other lands and to enable Jalgaon City Municipal Corporation to implements the development. Plan proposal in view of providing facilities/amenities to the citizens by solving the financial problems in respect of acquisition of reserved sites.

**A-1) T.D.R. of Reservations Appropriate Authority other than Corporation :**

Whenever the Appropriate Authority submits its demand for the land reserved for it in the Development Plan or the land owner serves notice under Section 127 for such land, then it shall be permissible for the Commissioner to grant TDR and take possession of such land subject to condition that the concerned Appropriate Authority. ( Other than the State Government Department ) shall deposit at least 75 % of the land value as per prevailing rate of Ready Reckoner. The Commission shall hand over the possession of such land after receiving the payment of 100% land value as per the prevailing rate of Ready Reckoner. However, for the site reserved for the State Government / State Government Department, the Commissioner shall handover such reserved land free of cost to the State Government / concerned State Government Department.

**B) REGULATIONS FOR GRANT OF TRANSFERABLE DEVELOPMENT RIGHTS (T.D.R.) TO OWNERS/DEVELOPERS AND CONDITION FOR GRANT OF ANY SUCH RIGHTS –**

1) The owner (or lessee) of a plot or land which is reserved for a public purpose or road construction or road widening in Development Plan and for additional amenities deemed to be provided as reservations in Development plan, shall be eligible for the award of Transferable Development Rights (TDRs) in the form of Floor Space Index (FSI) to the extent and on the conditions set out below. Such award shall entitle the owner of the land to FSI in the form of a Development Rights Certificate (DRC) which he may use himself or transfer to any other person.

In case of an existing retention user or area required for road widening or any Development plan proposal whose Development potential i.e. FSI has been fully utilised or any area from agriculture zone or any compulsory recreation open space shall not be eligible for the award of Transferable Development Rights (TDRs)

2) However, in case of lessee who shall pay the lesser or deposit with the Commissioner of Municipal Corporation /Development Authority as the case may be for the payment to the lesser or amount equivalent to the value of lesser interest to be determined by any of the said authority considered on the basis of LA Act, 1894 as FSI or Transferable Development Right against the area of land surrendered free of cost and free of encumbrances will be available on the lessee. In case of Appropriate Authority is other than Commissioner of Municipal Corporation for the

implementation of proposal the Municipal Corporation may allow to transfer the land in favour of respective authority on terms and conditions as may be decided by the Commissioner, Jalgaon City Municipal Corporation

- 3) Subject to regulations (I) above where a plot of land is reserved for any purpose specified in section 22 of Maharashtra Regional & Town Planning Act, 1966. The owner will be eligible for Development Rights (D.R.S.) subject to regulations 5 & 6 as given below after the said land is surrendered free of cost as stipulated in regulations 5 given below.
- 4) Development Rights Certificate (D.R.C.) will be issued by the Commissioner himself. It will be mentioned in figures and in words the F.S.I. in Sq.M. of the built-up area to which the owner or lessees of said reserved plot is entitled the place under zone in which such credits may be utilized.
- 5) The built-up area for the purpose of F.S.I. credit in the form of D.R.C. shall be equal to the area of reserved plot that is surrendered according to the permissible F.S.I. of the zone from where T.D.R. has originated. (Net Area = gross Area of plot Minus 10% of gross area)
- 6) When an owner/lessee also develops or construct the built-up area on the surrendered plot at his cost subject to such stipulations as may be prescribed by the Commissioner or appropriate authority as the case may be to their satisfaction and hand over the said developed/constructed built-up area to the Commissioner/Appropriate authority free of cost he may be granted further D.R. in the form of F.S.I. equivalent to the area of construction/Development done by him, utilisation of which etc. will be subject to the regulations contained in these rules.
- 6A) If a area of the plot on which the co-operative housing society has already constructed a building is yet not been transferred to the said society by conveyance deed by the developer in that case unutilized TDR potential of the area of the plot shall not be allowed to be used to the developer while granting new construction permission on the remaining area of the plot or amalgamated plot. In such cases TDR shall be granted in proportion to the remaining open area of the plot.
- 7) D.R.C. will be issued only on the satisfactory compliance of the conditions prescribed in this rule.
- 8) If a holder of D.R.C. intends to transfer his rights to any other person, he will submit the D.R.C. to the Commissioner with an appropriate application for an endorsement of the new holder name that it transferee on the said certificate without any such endorsement by the Commissioner himself, the transfer shall not be valid and the certificate will be available for use to the original holder only.
- 9) A holder of D.R.C. who desires to use of F.S.I. credit certificate there in on a particular plot of land shall attach to his application for Development permission valid D.R.C. to the extent required for this purpose. The city has been divided into following four zones namely A, A-1, B & C shown as on plan.

<b>ZONE</b>	<b>DESCRIPTION</b>
A	Area of Gaothan Jalgaon, Pimprala, Nimkhedi, Mehrun, Khedi
A-1	Area of Mehrun regional park, now changed into residential zone with "low rise low density" Principle and incorporated in Development plan for additional area.
B	Area within old municipal limit excluding area of zone A.
C	Area in between old municipal limit and extended municipal limit of which Development plan has been sanctioned vide notification dated 11/02/2002 excluding area of zone – A1. (The following rules shall apply for use of TRS.)

## **10) RESTRICTIONS ON USE OF DEVELOPMENT RIGHTS (D.Rs.)**

10.1) Development rights (D.Rs.) shall not be allowed to use in the following zones and areas mentioned below:

- |              |  |
|--------------|--|
| i) Zone A    | Gaothan (Congested Areas)  |
| ii) Zone A-1 | Low rise, low density Residential area as per D.P. (additional area)   |
| iii)         | Area or plot for housing schemes of slum dwellers.   |
| iv)          | Area required for road widening or any DP proposal whose development potentiality (i.e. F.S.I.) has been fully utilised. |

**10.2)** Use of Development rights limited to 25% area of plots fronting on arterial main road falling within the depth of 30 m. from main roads in zone B is allowed. The remaining Development rights (D.Rs) i.e. 15% can be used on rest of the areas subject to other regulations.

### **LIST OF ARTERIAL/MAIN ROADS –**

- i) M. G. Road and Zilla Road up to Mahabal Colony.
- ii) Chitra Chowk to Ganesh Colony Road
- iii) Leva boarding to Ring Road
- iv) Pachora Road (Pushpalata Bendale Chowk to New Municipal Limit)
- v) Mohadi Road up to New Municipal limits
- vi) Ring Road (Pimprala Rly. Gate to Kanwar Nagar)
- vii) Railway over bridge (Shivaji Nagar) to New Municipal limits
- viii) M. J. College Road to Polytechnic Road.
- ix) Proposed roads above 24 m. & above wide in Draft Development Plan of Additional area Jalgaon.

**10.3)** Subject to restriction mentioned in 10.1 to 10.2 above, following restrictions are applicable; -

- i) D.Rs originating from zone A may be used in zone B and zone C subject to other regulations.
- ii) D.Rs originating from Zone A-1 (low-rise low-density area) may be used in Zone B up to 30% and remaining in zone C or 100% in zone C subject to other regulations.
- iii) D.Rs originating from Zone B may be used in Zone B or may be used in Zone C subject to other regulations.
- iv) D.Rs originating from zone C shall be permitted in Zone c only, subject to other regulations.

**11)** D.Rs may be used one or more plots of land whether vacant or already developed or by the erection of additional stories or in any other manner consistent with these regulations, but not so as to exceed in any plot a total built-up F.S.I. higher than prescribed as given bellow

a) In any case FSI of receiving plot shall not be allowed to exceed than that of 0.4 in respect of a D.Rs available or otherwise FSI credited from road widening or road construction from the same plot. In any case total FSI should not be exceeded by 1.4.

## **12) DEVELOPMENT RIGHTS CERTIFICATES; -**

12.1) D.Rs will be granted and D.R.C. be issued only after the land reserved vide D.P. proposals or road widening or road construction is surrendered to the municipal corporation free of encumbrances after the owner or lessee has levelled the land to the surrounding ground level and after he has constructed 1.50 m. high compound wall (to the sites reserved in D.P.) or at a height of stipulated by the Commissioner of Municipal Corporation with a gate at the cost of the owner and to the satisfaction of the Commissioner, the cost of any transaction involved shall be born the owner or lessee.

Commissioner may accept the reserved land without any improvement and construction of compound wall & gate after receiving such application by owner and lessee and decreasing FSI credit by 25% against the cost of improvement and compound wall or charging the actual cost of improvement and the cost of construction of compound wall and gate.

12.2) With an application for Development permission where an owner seeks utilisation of D.R.C., he shall submit the D.R.C. to the Commissioner, who shall endorse there on in writing in figures and words quantum of D.Rs. proposed to be utilised before granting Development permission, and when the Development is completed the Commissioner shall endorse on the D.R.C. in writing in figures and words the quantum of D.Rs. actually utilised and the balance remaining there after.

12.3) D.R.C. shall be issued by the Commissioner himself as certificate printed on a bond paper in an appropriate form prescribed by Commissioner of Municipal Corporation, such a certificate will be transferable and negotiable instrument after due authentication by him of all transaction etc. Relating to grant of utilisation of D.R.C.

12.4) The surrendered reserved land for which a D.R.C. is to be issued shall vest in the Commissioner of Municipal Corporation, and such a land shall be transferred in City Survey Records in the name of the Commissioner of Municipal Corporation. In case Commissioner of Municipal Corporation is not the appropriate authority for implementation of the proposal, the appropriate authority may only on application be allowed by the Commissioner of Municipal Corporation to transfer the land in favour of that appropriate authority on appropriate terms and conditions as may be decided by the Commissioner, Municipal Corporation

**13)** Commissioner of Municipal Corporation /Appropriate Authority shall draw up in advance and make public from time to time a phased annual programme (allowing 10% variation to deal with emergency development) for utilisation of T.D.R. in form of D.R.C. prioritising revised (draft or sanctioned) Development plan reservation to be surrendered and indicating the areas for their utilizations on receiving plots. Not with standing this is urgent cases the Commissioner or appropriate authority may be reasons to be recorded in writing, Grant D.Rs. and when considered appropriate and necessary.

#### **14) GRANT OF T.D.R. IN CASES WHERE LANDS ARE UNDER ACQUISITION**

Transferable Development Rights (TDR) shall not be permissible once an award has been declared under the acquisition process and or the possession has already been delivered to the Municipal Corporation under any Act or by private negotiation.

15) Grant of T.D.R. to I. to R. to be given to public utilities and amenities :

FSI of the receiving plot in the area of permission may be allowed to be exceeded up to 100% of FSI of the said plot area excluding area under road winding or new road without deducting amenity space by way of Development rights in respect of the land surrendered for public utilities & amenities to the planning authority in pursuance of the Development permission

### **16.5 Exemptions to open spaces and covered area.**

#### **16.5.1 The following exemption to open spaces shall be permitted.**

- (a) **Projection 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 whether 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.
- (b) **Canopy/Porch:** A canopy/porch not exceeding 5 m. in length and 2.5 m. in width (or 12.5Sq.M. in area) in the form of cantilever or supported and unenclosed, over the main entrance providing a minimum clear height of 2.1 m. below the canopy from plinth or at lintel level. In one-storeyed residential buildings only one such canopy shall be permitted for each individual detached block. In more than one storied buildings, two canopies shall be permitted over ground floor/higher floor entrance.  
The canopy shall not have access from upper floors (above floors) for

using as a sitting out place. There shall be a minimum clearance of 1.5m between the plot boundary and canopy

- (c) **A balcony and balconies** at roof level of a width of 1.20 m. over hanging set backs within one's own land and courtyards and this shall be subject to a maximum of 1/3 length of perimeter of building. Balcony or balconies shall be permitted to project in marginal open space of not less than 3m. In width.

But balconies may be allowed to be enclosed, when enclosed one third of the area of their faces shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters. The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Jalgaon City Municipal Corporation from time to time.

- (d) **Projection, Cupboards/Shelves** - The Projections (cantilever) of cupboards and shelves may be permitted and would be exempted from covered area calculations. Such projections may project up to 60Cms. In the marginal distance 2.25 m. or more for residential buildings provided the width of such cupboards/shelves does not exceed 2.4 m. and their is not more than one such cupboard/shelf in such room.

Notwithstanding the above, continuous cupboards/shelves with 23Cms. projection shall be permitted provided the same is constructed underneath the sill portion of the window (not exceeding 90Cms. from floor) and over the lintel of windows (at height of 2.10 m. above floor level). Projected area as mentioned above of cupboard is free from FSI calculations.

- (e) **Staircase landing** up to 1.20metre. Width in the form of cantilever projection in side margin may be permitted, with clear minimum height of 2.20Mt. below the landing from ground level, provided minimum side margin shall be 2.25Mt.

**Note:** -The area of landing shall not be counted in FAR and built-up area calculations, provided marginal open space shall be 2.25 Mt. or more.

- (f) **Dry Balcony (Balcony meant for washing of utensil & clothes)** shall be of maximum 2.4 Mt. lengths (in addition to allowable length of balcony) in marginal distance of minimum 3.00 Mt. and shall not be allowed to be enclosed. The width of dry balcony is restricted to 1.20 Mtr.

- (g) **Terraces open towards marginal space** with proper railings may be allowed in staggered manner in multi-storied buildings separated by two stories having minimum vertical distance of 5.6 Mt. In no case such terrace shall be closed & utilized for human habitation room. Such terraces will be free from F.A.R. calculations.

- (h) Deleted

16.5.1.1 **Accessory Building** - The following accessory building may be permitted in the marginal open spaces: -

For the purpose of this provision, garage shall mean a detached ground floor structure in the compulsory open space of plot, or open space on the ground floor of a building or any part thereof or space in the basement or any upper floor of a building or any part of thereof and intended to be used for the parking or sheltering of mechanically propelled vehicles where repairs to such vehicles (not being repairs requiring motive power including gas or electric welding operations) may be carried out.

- (a) In existing Building, **sanitary block** of one storey in height in the rear and side open space at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permitted where facilities are not adequate. Area at such sanitary block shall not exceed 4.0 Sq.M. The Authority may reduce the 1.5 m margin in rare cases to avoid hardship.

- (b) **Parking lock-up garages** 2.4 m. in height shall be permitted in the side or rear open spaces at a distance of 7.5 m. from any road line or the front boundary of the plot. If the height of the parking garages is more than 2.4 m. there shall be a minimum distance of 1.5 m. from rear or side boundaries

Parking lock up garages when located within the main building shall be 7.5 m. away from the road line and shall be of such construction giving fire resistance of 2 hours.

The areas of sanitary blocks and parking lock up garages shall be taken into account for the calculation of F.S.I. and covered area calculations subject to the provisions of the rule no.16.5.2 (g) and (h)

16.5.2 In addition to rule no 16.5.1 (a), (b), (c), (d), (e), (f), (g) & (h) the following shall not be included in covered area for F.S.I. and built-up area calculations –

- (a) A basement or cellar space used as parking space, storeroom, Storage incidental to principal use and for air-conditioning plant room. Space under a building (Stilt) used as parking space unenclosed on sides, where these are used as parking space minimum permissible height shall be 2.5 Meter from ground level to bottom of the beam.

Parking and A/C Equipment's in basement may be permitted free of FSI, however when the basement is used for the following uses it shall be counted in FSI.

- 1) Bank cellar, Strong Room.
- 2) Storage incidental to principal use
- 3) Uses other than residential, industrial / hazardous

**Note:** 1) No basement should be used for purposes envisaging human habitation

- 2) The basement should not be permitted in a Gaothan and congested area to be used for any of the habitable uses by including it in F.S.I. calculation.

- (b) **Electric cabin or substation, watchman's booth** of maximum size of 1.6 Sq.M. With minimum width or diameter of 1.2 m. pump house, including watchman residence with toilet block, the maximum area of 18 Sq.M. and minimum width or diameter 4.50 Mt. Garbage shaft, space required for location of fire hydrants, electric fittings, and water tank and such other requirements required for the same purposes. (Electric cabin, sub station, watchman's booth, pump house or watchman's residence & water tank may be provided in marginal space of minimum 4.5 Meter or more.

- (c) **Projections** as specifically exempted under these rules

- (d) **Common Staircase** of minimum width of 1.2 m in Residential Buildings, Residential + commercial mixed use buildings, the existing common staircase having width of 1.0 m. in residential & residential + commercial mixed use buildings constructed prior to coming into force of these rules, and minimum 1.5 m in Non-Residential buildings as well as Staircase room and/or lift rooms above the topmost storey and lift shaft, architectural features and elevated tanks of dimensions as permissible under the rules are exempted from these rules. However staircase in individual bungalows and duplex flats which do not act as a common passage are not exempted.

Provided that where the permissible FSI has not been exhausted in case of existing building and cases decided by the corporation prior to coming into force of these regulations, the exclusion of FSI computation as in this regulation will be available for construction of balance potential.

- (e) One room admeasuring 3.6 X 3 m. on the ground floor of Co-operative housing societies or **apartment owner's association buildings** and other multi storeyed buildings as office-cum-letter box room. However, in case of bigger co-operative housing societies or apartment owner's association buildings, having 20 or more flats, area of such office room up to 20 Sq.M. may be permitted. Provided in case of developed property such area of office room may be allowed on upper floors.
- (f) **Rockery well and well structures**, plant, nursery, water pool, swimming pool, (if uncovered platforms round a tree tank), fountain, bench chabutra/ota, with open tops and unenclosed sides by walls, ramps, compound wall gate, slide, swing, overhead water tank on the top of buildings.
- (g) In residential buildings, the area of *one garage* of size 2.5 x 5 m. plus one garage for every 400 Sq.M. Of the plot area.
- (h) **Sanitary block** with independent water closet of 1.1 x 0.9 m and built-up area not more than 4.0 Sq.M.
- (i) **Lofts** as provided under rule no.18.5 shall be free from F.A.R.calculations.
- (j) **Free FSI to fitness centre for Residential Building :-** In the residential building development of fitness center is permissible free of FSI subject to the condition that In every residential building, constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association, a fitness centre room will be permitted. The area of the room shall be limited to 2 (two) percent of the total built up area of building or 20 sq.mt. whichever is more. It shall not be used for any other purpose, except for fitness activities and it s ownership shall vest to society or association.

**16.6** The height and number of storeys shall be governed by the provision of Appendix N and the following clauses: -

- (a) (i) In the case of Gaothan plots abutting roads up to 6 m. (20') width the maximum height of building shall not exceed the sum of 1.5 times the width of the road plus the front marginal space within the premises.
- (ii) In the case of Gaothan plots abutting on roads of width between 6 m. to 10 m. (20' to 30') the maximum height of the building shall be 10 m (30') plus the front marginal open spaces within the premises.
- (iii) In the case of Gaothan plots abutting on other roads, the maximum height of the building shall not exceed the sum of the width of the road plus the front marginal open space within the premises.
 

(a) The maximum height of the building shall not exceed 18 Mtrs. In any case Rule No. 16.6 (iii) (d) notwithstanding any earlier provision, the absolute height of a building shall not be more than 18 mtrs. However to consume extra F.S.I. allowed for road	Decision for the maximum height of the building is kept in abeyance.
--	--

widening height of building shall be restricted to 20 Mtrs. However if the owner/ developer desires to use the TDR height may be allowed upto 30 Mt.

(b) For buildings in the vicinity of aerodromes, the maximum height of such buildings shall be as per the height control rules shown on the Development Plan and also subject to values framed by the Civil Aviation Authorities.

(c) In addition to (b), for Industrial Chimneys coming near airport zone, 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.

(d) Notwithstanding any earlier provisions, the absolute height of a building shall not be more than 18.0 m.

Decision for the absolute height of the building is kept in abeyance.

16.6.1 **Height Exemptions** - The following appurtenant structures shall not be included in the height of the building. Roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, roof structures other than barsaties, staircover (Mamti) Chimneys and parapet walls and architectural features not exceeding 1 m. in height.

Unless the aggregate area of such structures including exceeds one third of the roof of the building upon which they are erected.

**TABLE - 5A**  
**Area Aerodrome vicinity height restrictions**

Sr. No.	Limits of distance from the aerodrome reference point of buildings, structures or installations measured horizontally	Permissible height of building, structure or installation from aerodrome reference point	Remarks
1	Between 7925 m and 22000 m	152 m	
2	Between 6706 m and 7925 m	122 m	
3	Between 5486 m and 6706m	91 m	
4	Between 4267 m and 5486m	61 m	
5	Between 3658 m and 4267 m	48m	
6	Between 3048 m and 3658m	36 m	
7	Between 2438 m and 3048m	24 m	No tree shall be planted within the limits of the distances indicated
8	Between 1829 m and 2438m	12 m	
9	Less than 1829 m	Nil, except with the concurrence of the local Aerodrome Authority	

**Note 1 :-** Irrespective of their distances from the Aerodrome, even beyond the 22 km limit from the Aerodrome reference point, no radio masts or similar type of installations exceeding 152 m in height should be erected without the prior permission of the Director General of Civil Aviation.

**Note 2 :-** No buildings, structure or installation exceeding the height specified in Table shall be permitted without prior consultation with the concerned Civil or Military Aerodrome Authority.



**Note 3 :-** The location of slaughter house / butcher house and other areas for activities like depositing of garbage dumps which would generate the collection high flying birds like eagles / hawks etc. shall not be permitted within a radius of 10 km from aerodrome reference point.

**Note 4 :-** This table is applicable of Civil Air ports and Civil Aerodromes other than International Civil Air ports and their Alternates.

### ***17.0 Parking Spaces***

17.1 Each off street parking space provided for motor vehicles shall not be less than 2.5 x 5 m. area and for two wheelers the parking spaces provided shall not be less than 3 Sq.M.

17.2 For buildings of different occupancies off street space for vehicles shall be provided as given in 17.2.1 and 17.2.2.

17.2.1 The provision for parking motor vehicles shall be as given in Table 6

TABLE 6

## OFF STREET PARKING SPACE

(For areas situated outside gaothan/semi -congested locality)			
Sr. No.	Occupancy	Four Wheeler Parking space	Two Wheeler Parking space
1	Residential: (a) Dwelling/flats: For every plot of 250 Sq.M. Or major fraction thereof Or For buildings having 6 or more tenements. (i) For every two tenements or 50 Sq.M. Or more area and (ii) For every tenements of 80 Sq.M. Or more (b) Lodging establishments, tourist houses: For every 5 guests rooms (c) Restaurants: For every 50 Sq.M. Of built-up area or part thereof.	1  1  1 1  1	2  1  1 2  2
2	Mercantile (Markets, dept. stores shops and other commercial users): For every 75 Sq.M. Of built-up area or part thereof.	1	2
3	Educational: For every 150 Sq.M. Of built-up area or part thereof.	1	4
4	Institutional (Hospitals, Medical Institutions): For every 10 beds or part thereof.	1	2
5	Assembly (Theatres etc.): For every 40 seats or part thereof.	1	5
6	Government, Semi-public, private Business buildings: For every 100 Sq.M. Or part thereof.	1	4
7	Wholesale establishments, storage, Godown, Warehouses: For every 100 Sq.M. Of built-up area or part thereof.	1	2
8	Industrials: For every 200 Sq.M. Of built-up area or part thereof.	1	2
9	Sr.No.9 Stadium for every 200 seats or part there of .	10	40

**Note:**

- 1) In the case of auditorium for Educational Buildings parking spaces shall be as per Sr.No. 5.
- 2) For plots up to 100 Sq.M. As in the case of shops, parking spaces need not be insisted.
- 3) In case the entire ground floor is used as stilt for parking, the floor above it shall be deemed to be ground floor for purpose of computing number of permissible floors.
- 4) While calculating the total built-up area of mercantile user's areas of basements, other than parking shall be taken for computation of parking requirements.
- 5) Where to be accommodated: The parking spaces may be provided –
  - (a) Underneath the building, in basement within its stilted portions.
  - (b) In the marginal open spaces but not in the amenity spaces if –
    - (i) They are enclosed but uncovered except as provided in Rule No.16.5.1.1. (b)
    - (ii) They do not consume more than 50% of the open marginal space.

- (iii) A minimum distance of 3.0 m. around the building is kept free of parking for proper manoeuvring of vehicles.
  - (iv) They are at least 7.5 m. from road boundary.
  - (v) The parking layouts meet the requirement of the Chief Fire Officer in case of multi storied, high rise and special buildings.
- 6) Notwithstanding anything contained in these rules the parking lockup garages provided in the basement of a building or under a building constructed on stilt or within a building shall be included in the calculation for floor space for FSI calculation.
- Note:** These rules shall not be applicable for the building proposals where occupancy/Completion certificates have been granted prior coming to force at these byelaws. Provided further that where a permissible FSI has not been exhausted in the case of existing buildings and cases decided by the Corporation, prior to coming into force of these modified regulations, provisions about the exclusion from FSI computation as in these regulations will be available for construction of remaining balance FSI on site as on coming to force at these byelaws.
- 7) Where a particular rule is changed in these bye-laws, the corresponding correction to any other rule shall be consider as having been done as per the rule.
- 17.2.2 **Other Type of Vehicles** - For non-residential and non-assembly occupancies in addition to the parking areas provided under rule no 17.2.1 above 25% additional parking space shall be provided for parking other types of vehicles. Of this a minimum of 20% shall be set apart exclusively for scooter and 5% for cycles.
- 17.3 Off-street parking space shall be provided with adequate vehicular access to a street; and the areas of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these rules.
- 17.4 If the total parking space required by these rules 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 rules; subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted, if a common parking space is proposed for the groups of buildings, and the owners of such buildings shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for parking space will be kept inbuilt and will be developed as a parking lot.
- 17.5 In addition to the parking spaces provided for buildings of Mercantile (Commercial) like office, markets, departmental stores, industrial and storage, loading and unloading spaces shall be provided at the rate on one motor vehicle parking space for each 1000 Sq.M. On floor area or fraction thereof exceeding the first 200 Sq.M. Of floor area, shall be provided. The space shall not be less than 3.6 X 7.5 m.
- 17.6 **Lockup Garages - Included in F.S.I.** - Parking lock-up garages shall be included in the calculation for floor space for F.S.I. calculations unless they are provided in the basement of a building, or under a building constructed on stilts with no external wall.
- 17.7 **Type of Vehicles** - Parking spaces shall be paved and clearly marked for different types of vehicles.
- 17.8 **Basements** - In the case of parking spaces provided in basements, at least two ramps of adequate width and slope in marginal open space of not less than 3.0Meters (see rule No. 20.4.5) shall be provided, located preferably at opposite ends.

## **18.0 Requirements of Parts of Buildings**

### **18.1 Plinth:**

18.1.1 **Main Buildings** - The plinth or any part of a building or out-house shall be so located with a respect to surrounding ground level that adequate drainage of the site is assured but not a height less than 45 Cms..

18.1.1.1 In the case of special Housing Schemes put up by Public Agencies for low-income group and economically weaker section of society; the minimum height of plinth shall be not less than 30 Cms.

18.1.2 **Interior Courtyards** - Every interior courtyard shall be raised at least 15 Cms. above the surrounding ground level and shall be satisfactorily drained.

## 18.2 **Habitable Rooms** -

18.2.1 **Size** - No habitable room shall have a floor area of less than 9.5 Sq.M. except those in the hostels attached to recognised 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. Where there are two rooms one shall be not less than 9.5 Sq.M. and other 7.5 Sq.M.

18.2.1.1 In the case of special Housing Schemes put up by Public Agencies for Low Income Group Economically Weaker Section of Society; the size of the single room tenement shall not be less than 12.5 Sq.M. with a minimum width of 2.4 m.

18.2.2 **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). In the case of centrally air-conditioned building, height of the habitable rooms 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. The minimum clear headroom under beam shall be 2.4 m.

18.2.2.1 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.

18.2.2.2 However, the maximum room height shall be 6.00 m. in case of all buildings excepting Assembly, Industrial, Institutional, Educational, Hazardous and storage mercantile occupancies, and in case of portion common to two floors of the duplex flats. Duplex flats shall mean a residential flat divided into two floors with an internal staircase connecting the two floors.

## 18.3 **Kitchen** –

18.3.1 **Size** - The area of the kitchen shall not be less than 5.5 Sq.M. with a minimum width of 1.8 m. a kitchen which is also intended for use as dining room shall have a floor area not less than 9.5 Sq.M. with a minimum width of 2.4 m.

18.3.1.1 In the case of Special Housing Schemes as given in rule no

18.2.1.1 no provisions of kitchen is necessary. In the case of double room tenements, the size of kitchen shall not be less than 4.0 Sq.M. with a minimum width of 1.5 m.

18.3.2 **Height** - The room height of 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 rule 18.2.2

18.3.3 **Other Requirements** - Every room to be used as kitchen shall have: -

- (a) Unless separately provided in a pantry, 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) Window of not less than 1 Sq.M. in area, opening directly on to an interior or exterior open space, but not into shaft. (See rule no.18.13.5)

## 18.4 **Bathrooms and Water Closets:** -

18.4.1 **Size** - The size of the bathroom shall not be less than 1.5 Sq.M. With a minimum width of 1.0 m. The minimum size of water closet shall be 1.1 Sq.M. With minimum

width of 0.9 m. If it is a combined bathroom and water closet, the minimum area shall be 2.4 Sq.M. With a minimum side of 1.2 m.

18.4.1.1 In the case of Special Housing Schemes given in rule no. 18.2.1.1, the side of bathroom and water closets shall be as follows: -

- (a) Independent water closet: 1.1 x 0.9 m.
- (b) Independent bathroom: 1.3 x 1.1 m.
- (c) Combined bathroom and water closet: 2.0 Sq.M. with minimum width of 1.1 m.

**18.4.2 Height** - The height of a bathroom or water closet measured from the surface of the floor to the lowest point in the ceiling (or slab) shall not be less than 2.10 m

18.4.3 **Other Requirements** - Every bathroom and water closet shall: -

- (a) be so situated that at least one of its walls shall open to external air (see rule no 18.13.5);
- (b) Not be directly over or under any room other than another water closet, washing place, bath or terrace, unless it has a water-tight floor;
- (c) Have the platform or seat made of water-tight non-absorbent material;
- (d) Be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1m. above the floor of such a room; and
- (e) Be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards varandah or any other room;
- (f) **Conservation, augmentation & recycling of urban water utilization:** A lot of emphasis has been given on conservation, augmentation and recycling of Urban water. As such usage of controlled flush system is made mandatory in the houses and buildings being constructed / already completed.

18.4.4 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.

18.5 **Loft** - The maximum height of a loft shall be 1.5 m. and the loft shall be provided over residential kitchens, bathroom, water closet corridors and over shop floors. Built-up to an area 25 % over kitchens and full space of bathrooms, water closets and corridors. In shops with width up to 3 m. lofts of 33-1/3 % of the covered area may be provided. In shops with width above 3 m. 50 % of the covered area may be provided, with maximum height of 1.5 Mt.

18.5.1 The clear head room under the loft shall be not less than 2.2 m.

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

18.6 **Ledge/Tand** -

18.6.1 **Size** - A ledge of Tand in a habitable room shall not cover more than 25% of the area of head door on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.

18.6.2 **Height** - The ledge shall be provided at a minimum height of 2.2 m.

18.7 **Mezzanine Floor -**

18.7.1 **Size** - The aggregate area of the mezzanine floor shall not exceed 50 % of the built-up area of the floor. The minimum size of a mezzanine floor if it is used as living room shall be not less than 9.5 Sq.M.

**Note:** Mezzanine floor area is counted towards Floor Space Index

18.7.2 **Height** - The minimum height of a mezzanine floor shall be 2.2 m. The headroom under mezzanine floor shall not be less than 2.2 m. (see rule no.18.2.2.2)

18.7.3 **Other Requirements** - A mezzanine floor may be permitted over a room or a compartment provided that: -

- (a) It conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.5 Sq.M. Or more.
- (b) It is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
- (c) Such mezzanine floor or any part of it shall not be used as kitchen;
- (d) In no case a mezzanine floor shall be closed so as to make liable to be converted into unventilated compartment; and
- (e) 'No objection certificate' from the Director of Industries will be necessary for additional floor area in case such mezzanine floor is constructed in industrial zone.

18.8 **Store Room:**

18.8.1 **Size** - The area of a store room where provided in residential building shall be of maximum 5.00 Sq.M. if it is unventilated.

18.8.2 **Height** - The height of a storeroom shall not be less than 2.2 m.

18.9 **Garage –**

18.9.1 **Garage-Private** - The size of private garage in residential building shall not be less than 2.5 m. x 5 m. The garage may be permitted touching the rear and/or side boundary provided no light and ventilation should be derived from the adjacent plot. Similarly the slope of the roof should be such that it is not draining water into the adjacent plot. The minimum distance between the main building and garage shall be 1.5m.

18.9.2 **Garage-Public** - The size of the public garage shall be calculated based on the number of vehicles to be parked (as per Table 6) and the minimum parking spaces for each vehicle as specified in rule No. 17.1

18.9.3 **Height** - The minimum headroom in a garage shall be 2.4 m.

18.9.4 The plinth of garage located at a ground level shall not be less than 15 Cms. above the surrounding ground level.

18.9.5 The garage shall be set back behind the building line for the street/road on to which the plot abuts, and shall not be located affecting the access ways to the building.

18.9.5.1 **Corner site** - When the site fronts on two or more streets, the frontage would be as on the street having the larger width. In cases where the two streets are of the same width, then the large depth of the site will decide the frontage and open spaces. In such cases the location of a garage (in a corner plot) if provided within the open spaces shall be located diagonally opposite the point of intersection.

## 18.10 **Roofs-**

18.10.1 The roof of a building, shall be so constructed or framed as to permit effectual 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 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.

18.10.2 Rain-Water Disposal - The Authority may require rain-water pipes to be connected to a drain or sewer through a covered channel formed beneath the public footpath to connect the rain-water pipe to be road gutter or in any other approved manner.

18.10.3 Rain-Water Pipe - Rain-water pipes shall be affixed to the outside of the walls of the buildings of in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Corporation.

## 18.11 **Basement –**

18.11.1 The construction of the basement shall be allowed by the Corporation in accordance with the use and other provisions specified under the Development Control Rules.

18.11.1.1 **Usage** - Basement may be put to only the following uses to be constructed within the prescribed setbacks and prescribed building lines and subject to coverage on floor-1 (entrance floor)

- (a) Storage of house-hold or other goods for ordinarily combustible material;
- (b) Strong rooms, bank cellars, etc.;
- (c) Air-conditioning equipment and other machines used for services and utilities of the building; and
- (d) Parking spaces.
- (e) Deleted

18.11.1.2 The basement shall not be used for residential purposes. Or human habitation

18.11.2 The basement shall have following requirements: -

- (a) Every basement shall be in every part at least 2.5 m. in height from the floor to the underside of the beam bottom.
- (b) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to rules. Any deficiency may be met by providing adequate mechanical ventilation in form of blowers, exhaust fans, air-conditioning systems, etc.;
- (c) The minimum height of the ceiling of any basement shall be 0.9 m. and maximum of 1.2 m. above the average surrounding ground level;
- (d) Adequate arrangements shall be made such that surface drainage does not enter the basement;
- (e) The walls and floors of the basement shall be watertight 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
- (f) 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 the same shall be enclosed type serving as a fire separation from the basement floor and higher floors.

Open ramps shall be permitted if they are constructed within the building line subject to provision of (d). provided leaving 6 mt. marginal space for movement of fire fighting vehicles

## 18.12 *Chimneys -*

18.12.1 Chimneys, where provided shall confirm to the requirements of IS 1645-1966 Indian Standard Code of Practice for Fire Safety of building (General): Chimneys, Flues, Flue pipes and Hearths.

18.12.2 Notwithstanding the provisions of rule no.18.3.1 the chimneys shall be built at least 0.9 m. above flat roofs provided the top of the chimneys shall not be below the tops of adjacent parapet wall. In the case of sloping roofs, the Chimney top shall not be less than 0.6 m. above the ridge of the roof in which the chimney penetrates.

## 18.13 *Lighting and Ventilation of Rooms -*

18.13.1 Lighting and ventilation of rooms: All habitable rooms including kitchen shall have, for the admission of light and air, one or more apertures, such as windows and fan lights, opening directly to the external air or into an open space varandah, not more than 2.4 m. in width.

18.13.2 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 Part VIII Building Services Section 1 Lighting and Ventilation of National Building Code of India published by Indian Standards Institution. 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.

18.13.3 Minimum Area Required - Notwithstanding the above, the minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10 of floor area.

18.13.4 Restrictions - 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 that portion.

18.13.5 *Ventilation shaft* - For ventilating the spaces for water closets and bath rooms, if not opening on the front, side, rear and interior open spaces, shall open on to the ventilation shaft, the size of which shall not be less than the values given below: -

**TABLE – 7**

Height of buildings in M.	Minimum area of ventilation shaft in Sq.M.	Minimum dimension of shaft in M.
1	2	3
6.00	1.20	0.90
12.00	2.80	1.20
18.00	4.00	1.50
24.00	5.40	1.80
30.00	6.00	2.00

18.13.6. In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per rule no.18.13.2, the size of the ventilation shaft may be relaxed by the Corporation.

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

18.15 *Cabin* - The size of cabins shall not be less than 3.0 Sq.M. The clear passages within the divided space of any floor shall not be less than 0.75 m. and the distance from the farthest space in a cabin to any exit shall not be less than 18.5 m. In case the sub-divided cabin does not derive direct lighting and ventilation from any open spaces mechanical means, the maximum height of the cabin shall be 2.2 m.



18.16 **Wells** - Wells intended for supply of water for human consumption or domestic purposes, where provided, shall comply the requirements of rules nos. 18.16.1 and 18.16.2.

18.16.1 **Location** - The well shall be located -

- (a) Not less than 15 m. from any ash pit, refuse, pit, earth closet or privy and shall be located on a site 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 upward from the earth closet or privy.
- (c) 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 may not fall into the well and rot.

18.16.2 **Requirements** - The well shall -

- (a) Have a minimum internal diameter of not less than 1 m.
- (b) Be constructed to a height not less than 1 m. above the surrounding ground level, to form a parapet or kerb and to prevent surface water flowing into a well, and shall be surrounded with a paving constructed or impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet from the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well
- (c) Be of sound and permanent construction (PUCCA) throughout. Temporary exposed (KUTCHA) wells shall only be permitted in fields or gardens for purposes of irrigation and
- (d) The interior surface of the lining of walls of the well shall be rendered impervious for a depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the wellhead.

18.17 **Septic Tanks** - Where a septic tank is used for sewage disposal, the location design and construction of septic tank shall conform to requirements of rules no.18.17.1 and 18.17.2

18.17.1 **Location of Septic Tanks and Sub-surface absorption system** - A sub-soil dispersion system shall not be closer than 18 m. from any source of drinking water, such as well, to mitigate 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.

18.17.2. **Requirements** –

- (a) *Dimension of septic tanks:* Septic tanks shall have minimum width of 75 Cms. Minimum depth of one metre below the water level and minimum liquid capacity of one cubic metre. Length of tanks shall be 2 to 4 time the width;
- (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by the Authority;
- (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 degrees with the direction of flow in main pipe;
- (e) The gradients of land drains, under drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.

- (f) Every septic tank shall be provided with ventilating pipe of at least 50 mm. diameters. 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 Meters.
- (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 90 Cms. and not less than 100 Cms. in depth below the invert level of the inlet pipe. The pit may be lined with stone brick or concrete blocks with dry open joints, which should be backed with at least 7.5 Cms. 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 the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down at depth of 90 Cms. from the top as an anti-mosquito measure and
- (h) When disposal of septic tank effluent is to a dispersion trench the dispersion trench shall be 50 Cms. to 100 Cms deep and 30 Cms. to 100 Cms. wide excavated to a slight gradient and shall be provided with 15 Cms. to 25 Cms. of washed gravel or 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 1.8 m.

18.18 **Boundary Wall** - The requirement of the boundary wall is given below:

- (a) Except with the special permission of the Commissioner, the maximum height of the compound wall shall be 1.5 m. above the centre line of the front street. Compound wall up to 2.4 m. height may be permitted if the top 0.9 m. is of open type construction of a design to be approved by the Commissioner.
- (b) In case of a corner plot the height of the boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the intersections and the remaining height of 1.5 m. if required in accordance with (a) may be made up of open type construction (through railings) and of design to be approved by the Commissioner and
- (c) However, the provisions of (a) and (b) are not applicable to boundary walls 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 up to 2.4 m. may be permitted by the Commissioner.
- (d) Compound gates should open entirely inside the property and shall not open on access/pathway/road/street.

18.19 **Office-cum-Letter Box Room** - In the case of multi-storeyed multifamily dwelling apartments, constructed by co-operative Housing Societies or apartment owners Co-operative societies, an office-cum-letter box room of dimensions 3.6 m. x 3 m. shall be provided on the ground floor. In case the numbers of flats are more than 20, the minimum size of the office-cum-letter box room shall be 20 Sq.M.

## 19.0 **Provisions of Lifts**

19.1 Provision of lift shall be made in all types of buildings where the height exceeds 15.0 Mts. (Ground floor/stilt floor + four upper) and in Hospital building exceeding 8 m. in height subject to provisions in rule no.20.4.7. And 26.2

## **20.0 Exit Requirements**

20.1 **General** - The following general requirements 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 exit shall comply with the minimum requirement of this part except those not accessible for general public use.
- (c) All exits shall be free from obstructions.
- (d) No building shall be altered so as to reduce the number width or protection of exits to less than required.
- (e) Exits shall be clearly visible and the routes to reach the exit shall be clearly marked and sign posted to guide the population to 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 ways.
- (h) Alarm devices shall be installed for buildings above 15 m. in height to ensure prompt evacuation of the population 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 may be reached without passing through another occupied unit, except in the case of residential buildings.
- (k) In case of multipurpose hall, exhibition hall, recreation hall, drama theatre etc. all the doors shall open out side the hall and necessary health safety arrangement be made for emergency exit.

### **20.2 Type of Exits**

- (a) 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 veranda 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 and
- (b) Lifts and escalators shall not be considered as exits.

20.3 **Number and Size of exits** - The requisite number and size of various exits shall be provided, based on the population in each room area and floor based on the occupant load, capacity of exits, travel distance and height of buildings as per provisions of rule no. 20.3.1 to 20.3.3

20.3.1 **Arrangements of exits** - Exits shall be so located that the travel distance on the floor shall not exceed 22.5 m. for residential, educational, institutional and hazardous occupancies and 30 m. for assembly, business, mercantile, industrial and storage occupancies. Whenever more than one exit is required for a floor of a building exit 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.

20.3.2 **Occupant Load** - The population in rooms, areas of floors shall be calculated based on the occupant load given in Table - 8.

**TABLE 8**

(Rule 20.3.2)		
<b>Occupant Load</b>		
<b>Sr. No.</b>	<b>Group of Occupancy</b>	<b>Occupant Load Gross Area* in Sq.M. /persons</b>
<b>1</b>	<b>2</b>	<b>3</b>
(1)	Residential	12.5
(2)	Educational	4
(3)	Institutional	15*
(4)	Assembly - (a) With fixed or loose seats and dance floors (b) Without seating facilities including dining rooms	0.6**
(5)	Mercantile- (a) Street floor and sales basement (b) Upper sale floors	3 6
(6)	Business and industrial	10
(7)	Storage	30
(8)	Hazardous	10

20.3.3 **Capacity of exits** - The capacity of exits (door and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 Cms. shall be as given in Table 9.

**TABLE – 9**

(Rule 20.3.3)			
<b>Occupants For Unit Exit Width</b>			
<b>Sr. No.</b>	<b>Groups of occupancy</b>	<b>Number of occupants</b>	
		Stairways	Doors
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
1	Residential	25	75
2	Educational	25	75
3	Institutional	25	75
4	Assembly	60	90
5	Business	50	75
6	Mercantile	50	75
7	Industrial	50	75
8	Storage	50	75
9	Hazardous	25	40

20.3.4 **Stair Ways** - Residential Buildings - For all residential buildings excepting single and multi-family dwellings above 15 m. in height, and other buildings above 9.0 m. in height, there shall be minimum of two staircases and one of them shall be an enclosed stairway and the other shall be on the external walls of buildings and shall open directly the exterior, interior open spaces or to any open place for safety.

20.3.5 **Width** - Notwithstanding the detailed provision for exit as per rule nos. 20.3.1 to 20.3.3 the following minimum width provisions shall be made for stairways.

(a) Residential buildings 1.00 m.

**Note:** For row housing, semidetached/detached housing up to 300sqm.and duplex tenements

with two storeys, 0.75 m.

(b) Assembly buildings like Auditorium, theatres, cinemas, .1.50 m.  
Educational buildings, Residential hotel buildings

X 1 \*The gross area shall mean plinth area or covered area.

\*\* Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums etc. where sleeping accommodation is provided shall be calculated at not less than 7.5 Sq.M. gross area/persons.

+ 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 place. 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.

20.3.5 (c) Institutional Buildings like hospitals.

Up to 10 beds 1.5 m.

More than 10 beds 2.0 m.

(d) Educational buildings like 2.00 m.  
Schools

(e) All other buildings 1.50 m.

20.4 **Other requirements of Individual Exits** - The detailed requirements of individual exits area given in rules no. 20.4.1 to 20.4.5

20.4.1 **Doorways-**

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit on a corridor or passage way providing continuous and protected means of egress;
- (b) No exit doorway shall be less than 100 Cms. in width. Doorways shall be not less than 200 Cms. in height Doorways for bathrooms, water closet, stores, etc., shall not be less than 75 Cms. 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 opened shall reduce the required width of stairway or landing to less than 90 Cms. overhead 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 and.
- (e) Exit doorways shall be openable from the side, which they serve without the use of key.

20.4.2. **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 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. And stairway served by a revolving door shall discharge through a lobby or foyer.

#### 20.4.3

#### ***Stairways –***

- (a) Interior stairs shall be constructed of non-combustible materials throughout.
- (b) Interior staircase shall be constructed as self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed. Provided in case of bungalows/duplex houses where staircase is an internal staircase within the bungalow/duplex house/apartment, etc., the above provisions may not be strictly observed.
- (c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of fire-resistance rating as that for type of construction itself. For building more than 18 m. in height the staircase location shall be to the satisfaction of the Head of Jalgaon City Municipal Corporation's Fire Brigade.
- (d) Hollow combustible construction shall not be permitted.
- (e) The minimum width of an internal staircase shall be 100 Cms. subject to provisions of rule no 20.3.5.
- (f) The minimum width of treads without nosing shall be 25 Cms. for an internal staircase for residential buildings. In the case of other buildings the minimum tread shall be 30 Cms. the treads shall be constructed and maintained in a manner to prevent slipping.
- (g) The maximum height of stair riser shall be 19 Cms. in the case of residential buildings and 15 Cms. In the case of other buildings. They shall not be limited to 12 per flight for L.I.G. Housing Scheme in narrow plots and buildings having floor height of 4 m. and above the number of riser per flight shall be limited to 12 per flight.
- (h) Handrails shall be provided with a minimum height of 90 Cms. from the centre of the tread.
- (i) The minimum headroom in a passage under the landing of a staircase shall be 2.2 m.
- (j) No living space store or other fire risk shall open directly into the 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 any door other than a door provided to for a draught 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 at a height of 0.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way making 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 equipment's. Further all landings of floor shall have floors indication board indicating the number of floor as per rule no. 2.47. The floor indications boards indicating the number of floor as per rule no 2.47 shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5 x 0.5 m.

(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 of a cut-off screen wall without opening having a fire resistance of not less than 2 hours with discharge point of two different ends or through enclosures (*see* rule no. 18.11.2). It shall also be cut off from the basement areas at various basement levels by protected and ventilated lobby/lobbies.

The staircase shall be lighted and ventilated and the minimum size of openings on walls abutting to open space shall be 0.3 Sq.M. per landing.

#### 20.4.4

***Spiral Stairs (fire escape)*** - The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies, terraces to allow escapes to pause.

A spiral fire escape shall be not less than 150 Cms. in diameter and shall be designed to give adequate headroom.

Subject to the following conditions.

- a) Fire escape shall not be taken into the account in calculating the evacuation time of a 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 of fire escape shall be free of obstruction 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 flight not less than 75Cms.wide with 15 cm. Treads and risers not higher than 19cm. The number of risers shall be limited to 16per flight.
- g) Handrails shall be of a height not less than 90Cms.
- h) Fire escape shall be allowed in marginal space not less than 3Meter.

#### 20.4.5 ***Ramps –***

- (a) Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limiting dimensions. Ramps shall be surfaced with approved non-slipping material.
- (b) The minimum width of the ramps in hospitals shall be 2.25 m.
- (c) Handrails shall be provided on both sides of ramps.
- (d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place

- (e) The ramps shall be constructed excluding the space for movement of fire fighting vehicles. In case of special buildings like hospital, assembly building, cultural centre, hotels/ restaurants etc., ramp shall not be allowed in required marginal spaces as per D.C.R. The slope of such ramp shall not exceed 1:8.

#### 20.4.6 *Corridors* –

- (a) The minimum width of a corridor shall not be less than 75 Cms, in the case of 2 storey row housing residential building and 100 Cms. in the case of other building and actual width shall be calculated based on the provisions of rule no. 20.3.1 to 20.3.3.  
For building more than 15.0Meter in height.
- (b) In case of more than one main staircase of the building inter-connected 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.
- (c) For all building exceeding 15m.in height, excepting multifamily dwellings, one refuge area shall be provided on the external walls as cantilever projection or in any other manner (which will not be covered in F.A.R.) with a minimum area of 15 Sq.M.

#### 20.4.7. *Lifts* –

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

### **21. Fire Protection Requirements -**

- 21.1 Building shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV Fire Protection of National Building Code of India, unless otherwise specified in these rules. In the case of buildings identified in rule no 6.2.6.1 the building schemes shall also be cleared by the Head of Jalgaon City Municipal Corporation's Fire Brigade.
- 21.2 The additional provisions related to fire protection of building more than 15m. in height and building identified in Rule No. 6. 2. 6. 1 shall be as given in Appendix-O.
- 21.3 For building which are more than 24m. in height the additional fire protection requirements specified in the Building Byelaws &Development Control Rules For Maharashtra Corporation 1978 shall apply.

### **22. Special Requirement of Occupancies -**

#### 22.1 *Special requirements of Educational Buildings*

While granting building permission for education purpose in respect of the



educational institute minimum 40 % of the plot area in single piece shall be reserved for play ground purposes.

22.1.1 No classroom shall admeasure less than 38 Sq.M. with a minimum dimension of 5.5. M.

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

22.1.3 **Exit Requirements** - This shall conform to rules no. 20.1 to 20.3.5.

22.1.4 **Requirements of Water Supply, drainage and Sanitation** - This shall conform to requirements of rule no. 27.2 and 27.3 and Tables 10 and 15.

22.1.5 **Parking Spaces** - This shall conform to rule no. 17 and Tables 6.

22.1.6 In addition to class room and other areas every educational building shall be provided with-

- 1) A Tiffin room with a minimum area of 18.00 Sq.M. for every 800 students or part thereof.
- 2) A separate Tiffin room for teachers where strength of students exceeds 1000.
- 3) A room with drinking water facilities for every 300 students or less on each of the floors.

These requirements may be amended by the Commissioner in consultations with the Education department of the State government.

22.2 **Special requirements of Institutional Buildings (Hospitals, Maternity Homes and Health Centres, Sanitaria)**

22.2.1 Any special room in the hospital building shall not admeasure less than 9.5 Sq.M. in area with no side less than 3 m.

22.2.2 Area of the general wards shall not admeasure less than 40 Sq.M. with no side less than 5.5 m.

22.2.3. **Exit Requirements** - This shall conform to rules no 20 to 20.3.5

22.2.4 **Requirements of water supply, drainage and sanitation** - This shall conform to requirements of rules no. 27.2 and 27.3 and Tables 10, 16 and 17.

22.2.5 **Parking Spaces** - This shall conform to rule no. 17 and Table 6.

22.3 **Special requirements of Cinema Theatres (Assembly Halls)**

They shall conform to the provisions of Maharashtra Cinema (Regulations) Rules, 1966 as amended from time to time.

22.3.1 **Exit Requirements** - This shall conform to rules no. 20 and 20.3.5.

22.3.2 **The requirements of Water Supply, Drainage and Sanitation** - This shall conform to the requirements of rules no. 27.and 27.3 and Tables 10, 11 and 20.

22.3.3 **Parking Spaces** - This shall conform to rules no. 17 and Table 6.

22.4 **Special requirements of Mercantile Buildings**

22.4.1 "Minimum area of shop shall be 6 sq.mt. in R1 zone with a minimum width of 2 mt. & 10 sq.mt. in R2 & other zones with a minimum width of 3 mt."

22.5 ***Special requirements of Industrial Buildings -***

22.5.1 In addition to provisions of these rules, regulations prescribed under Factory Act shall be applicable.

22.5.1 In case of industrial buildings with different operations/processes the different (gaseous, solid, liquid) effluents shall be so treated, subject to the approval of Maharashtra Pollution Prevention Board and Chief Inspector of Steam Boilers and Smoke Nuisance before letting it out to the air, ground water course.

22.5.2 ***Exit requirements*** - This shall conform to rules no. 20 and 20.3.5.

22.5.3 ***Requirements of Water Supply, Drainage and Sanitation*** - This shall conform to rule no. 27.2 and 27.3 and Tables 10, 11 and 23.

22.5.4 ***Parking, Loading and Unloading Spaces*** - This shall conform to rules no.17, 17.5 and Table 6. 18.10.2 Rain-Water Disposal - The Authority may require rain-water pipes to be connected to a drain or sewer through a covered channel formed beneath the public footpath to connect the rain-water pipe to be road gutter or in any other approved manner.

# **PART - III**

## **STRUCTURAL SAFETY & SERVICES**

## **PART III - STRUCTURAL SAFETY AND SERVICES**

### **23.0    *Structural Design***

- 23.1    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, Section 3 - Wood, Section 4 - Masonry, Section 5 - Concrete, Section 6 -Steel, of National Building Code of India.

The proposed construction under taken by the owner should be earth quake resistance and it has structural stability to prevent earth quake as such the architect / engineer / supervisor /owner should consult structural engineer prior to submission of any development permission for approval. The application for development permission/ completion certificate should accompany with structural engineer's No objection certificate.

### **24.0    *Quality of Materials and Workmanship***

- 24.0    All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Government of Maharashtra and Indian Standards Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety of National Building Code of India.

- 24.1    All borrow 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 stepped for discharge into river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

- 24.2    **Storage of materials:** -All building materials shall be stored on the building site in such a way as to prevent deterioration or impairment of their structural and other essential properties. Further, the storage of materials shall be done exclusively within a building plot. If in congested area or in gaathan, where it is not possible to store, within building plot, temporary storage of materials like sand, stone etc. shall be permitted on the public roads by Authority provided that such storage does not cause traffic nuisance, both pedestrian and vehicular.

### **25.    *Alternative Materials, Methods of Design and Construction, and Tests.***

- 25.1    The provisions of these Rules are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the rules provided any such alternative has been approved.
- 25.1.1    The provisions of these rules are also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.
- 25.2    The Corporation may approve any such alternative provided it is found that the proposed alternative is satisfactory and conforms to the provision 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 water resistance, durability and safety.
- 25.3    **Tests** - Whenever there is insufficient evidence of compliance with the provisions of the rules or 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

Corporation may require tests sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expenses of the owner.

25.3.1 Test methods shall be as specified by the rules for the materials of design or construction in question. If there are no appropriate test methods specified in the materials, rules, the Authority shall determine the test procedure. For methods of tests for building materials, references may be made to relevant Indian Standards as given in 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.

25.3.2 Copies of the results of all such tests shall be retained by the Corporation for a period of not less than two years after the acceptance of the alternative material.

25.3.3 **Demolition:** -Following byelaws shall apply for any demolition work within Corporation area

- (a) Before commencing any work of demolition, a careful and detailed study shall be made of the structure to be demolished including its surroundings. While working out the plan of demolition, safety of the adjoining structures shall be ensured and a certificate to that effect by the Licensed Technical Personnel shall be produced. The final plan of sequence of operations shall have to be approved by the Authority;
- (b) Before commencing any demolition work, specific permission shall be obtained from the Authority, and shall be pasted prominently at the site;
- (c) If the structure to be demolished is one which may have hidden damage caused by fire, flood or earthquake, measures necessary to prevent accidental collapse, such as bracing, shoring, etc., shall be provided to the satisfaction of the Authority;
- (d) Prominent danger signs shall be pasted all around the property and all Openings giving access to the structures shall be barricaded and closed to all Except the workmen. During night, warning light shall be placed on or above all barricades;
- (e) All gas, water, electricity, steam and other service lines shall be shut off outside The property line after notifying the service companies and authorities concerned and Vic obtaining their approval any temporary service connection required for the demolition work shall be separately taken and arranged in such a manner as to afford safety to the workmen;
- (f) When work is not in progress watchmen shall be provided to prevent unauthorized Entry of the public into the danger Zone;
- (g) All necessary safety appliances shall be issued to workers before starting of work;
- (h) Safety distances to ensure the safety of the public shall be clearly marked and indicated by signs. All main roads shall be kept open Divisions for pedestrians shall be constructed, where necessary for safety.

## **26. Building Services**

26.1 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.

26.2 The planning, design including the number of lifts & escalators type of lifts, capacity of lifts, depending on occupancy of building, population of building shall be in accordance with Section 5 - Installation of Lifts and escalators of National Building Code of India.

### 26.3 *Provisions for Telecommunication Service -*

The area of one room for installation of telephone connectors as per requirement of the department of telecommunication or the companies authorized on this behalf, or to whom valid license is issued by the Department of Telecommunication, but not exceeding 20 Sq.M. Per building with the written permission of the Authority can be permitted free of F.A.R.

**Note:** The above provision is also applicable in case of existing buildings at suitable locations.

However, if the permissible built up area of the plot is not fully consumed; such benefit of treating it free of F.S.I. shall not be permitted.

**Construction of tower is permissible subject to the following conditions that :-**

1. The permission should be granted U/s 45 of the M.R.T.P. Act 1966.
2. Deposit of Rs. 50,000/- should be charged. Premium should be charged at the rate of the land value as per ready reckoner of the area occupied by the cabin.
3. The tower height premium should be Rs. 10,000 per running meter.

### 26.3 *Provisions for Solid Waste Cabin –*

i) For Group Housing and flat system covering more than six tenements, a separate dustbin shall be provided at one corner of the building adjacent to exterior wall along the road. A shutter to the exterior wall for taking out the garbage by the Municipal Corporation shall be provided. This provision is compulsory and required to be shown on the building plan.

ii) Building more than 15 Mt height separate garbage chute shall be provided.

iii) The size of dustbins should be 1 x 1.20 m. The height should not be less than 1 m

iv) In view of Energy Conservation, the Corporation shall motivate conversion of solid waste into compost.

v) In view of solid waste management and in the light of environment up gradation, Municipal Corporation may frame the suitable rules at its own level by way of resolution, for which no approval of Government is necessary.

## 27.0 *Plumbing Services -*

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

27.2 **Requirements of water supply in buildings.** - The requirements of water supply for various occupancies shall be as given in Tables 10, 11 and 12 or as specified by the authority from time to time.

27.2.1 The total requirements shall be calculated based on the population as per details given below: -

<u>Occupancy</u>	<u>Basis</u>
(a) Residential Building	: 5 persons/tenement.
(b) Other buildings	: No. of persons based on occupant load and area of floors given in Table 8.

**TABLE 10**  
(Rule No. 27.2)

**PER CAPITA WATER REQUIREMENT FOR VARIOUS OCCUPANCIES/USES**

Sr. No.	Type of occupancy	Consumption per head Per day (in litres)
<b>1</b>	<b>2</b>	<b>3</b>
<b>1 Residential-</b>		
	(a) In living units	135
	(b) Hotels with lodging accommodation (per bed)	180
<b>2 Educational-</b>		
	(a) Day Schools	45
	(b) Boarding Schools ..	135
<b>3 Institutional (Medical Hospitals) -</b>		
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100 ..	450
	(c) Medical quarters and hostels ..	135
<b>4 Assembly - Cinema Theatres, Auditoria, etc.</b>		
	(Per seat of accommodation.)	15
<b>5 Government or Semi-Public businesses</b>		45
<b>6 Mercantile (Commercial) -</b>		
	(a) Restaurants (per seat) ..	70
	(b) Other business buildings ..	45
<b>7 Industrial</b>		
	(a) Factories where bathrooms are to be provided ..	45
	(b) Factories where no bathrooms required to be provided ..	30
<b>8 Storage (including warehousing) ..</b>		30
<b>9 Hazardous</b>		30
<b>10 Intermediate/Stations(excluding mail and express stops)..</b>		45 (25) *
<b>11 Junction Stations</b>		70 (45) *
<b>12 Terminal/Stations</b>		45
<b>13 International and Domestic Airports</b>		70

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

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

**TABLE 11**  
(Rule 27.2)

**FLUSHING STORAGE CAPACITIES**

Sr. No.	Classification of Buildings	Storage capacity
<b>1</b>	<b>2</b>	<b>3</b>
1	For tenements having common Convenience	900 litres net per W.C. seat
2	For residential premises other than Tenements having common Convenience	270 litres net for one W.C. seat and 180 litres for each Additional seat in the same flat
3	For factories and workshops	900 litres per W.C. Seat and 180 litres per urinal seat.
4	For cinemas, public assembly halls, etc.	900 litres per W.C. seat and 350 litres per urinal seat.

**TABLE 12** (Rule 27.2)  
**DOMESTIC STORAGE CAPACITIES**

Sr. No. 1	No. of floors 2	Storage capacity 3	Remarks 4
<b>FOR PREMISES OCCUPIED AS TENEMENTS WITH COMMON CONVENIENCES:</b>			
1	Floor 1 (Ground)	Nil	provided no down take fittings are installed
2	Floor 2, 3, 4, 5, and upper floors	500 litres per tenement	-

**FOR PREMISES OCCUPIED AS FLATS OF BLOCKS:**

1	Floor 1	Nil	provided no down take fittings are installed.
2	Floors 2, 3, 4, 5 and upper floors	500 litres per tenement	-

**Note. -**

- (a) If the premises are situated at a place higher than the road level in front of the premises, storage at ground level shall be provided on the same lines as on floor 2.
- (b) The above storage may be permitted to be installed provided that the total domestic storage calculated on the number of down take fittings according to the scales given below: -

Bath Tubs	..	200 litres each
Down take taps	..	70 litres each
Showers	..	135 litres each

27.3 **Requirements of sanitary fittings.** -The sanitary fittings and installations for different occupancies shall be as given in Tables 13 to 24.

27.3.1 The total requirements shall be calculated based on the population as per rule no. 27.2.1.

27.3.2 Provision of installation of Solar assisted Water Heater System.

Solar water heating system should be made in following buildings —

- i) Public Hospitals.
- ii) Private hospitals (where no. of beds more than 15),
- iii) Hotels/Lodging (where no. of beds more than 15),
- iv) Guest houses /Rest houses. Where the continuous/permanent hot water supply is necessary the above provision should be mandatory, (e.g. Hospital, Hotels/lodging) in other cases it shall be optional.

In order to facilitate the installations of the solar water heating system, as per provisions made in **Appendix-X**

**TABLE – 13** (Rule 27.3)  
**SANITATION REQUIREMENTS FOR SHOPS AND COMMERCIAL OFFICES**

Sr. No	Fittings	For personnel
1	Water closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 per every 15 persons or part thereof exceeding 10
2	Drinking water fountain	One for every 100 persons with a minimum on one of each floor.
3	Wash basin	One for every 25 persons or part thereof
4	Urinals	Same as Sr. no. 3 of Table 13
5	Cleaner's Sink	One per floor minimum preferable in or adjacent to sanitary rooms

**Note. -** No. of customers for the purposes of the above calculation shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1:1 may be assumed.



**TABLE-14**  
**SANITATION REQUIRMENTS FOR HOTELS**

SR. NO	Fitments	For residential Public & Staff	For public Rooms		For Non Residential Staff	
			For Males	For Females	For Males	For Females
1	2	3	4	5	6	7
1	Water	One per & Persons omitting occupants of the room with attached water – closers minimum of 2 in both sexes lodged	One per 100 persons upto 400 persons for over 400 add at the of one per 250 persons or part thereof.	2 for 100 persons upto 200 persons over 200 add at the rate of one per 100 persons or part there of	One for 1-15 persons Two for 16-35 Three for 36-65 Four for 66-100	One for 1-15 persons Two for 13-25 Three for 26-40 Four for 41.57
2	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
one water tap with draining arrangements shall be provided for every 50 persons or part threr of in the vicinity of water closet and urinals						
3	Urinals	-	One for 50 persons or part	-	Nil upto 6 persons One for 7-20 persons Two for 21-45 Three for 46-70 Four for 71-100	
4	Wash basins	One per 10 persons omitting the wash bains installed in the room suite	One per water closet and urinal provided	One per water closet provide	One for 1-15 persons Two for 16-35 Three for 36-65 Four for 66-100	One for 1-15 persons Two for 13-25 Three for 26-40 Four for 41.57

SR. NO	Fitments	For residential Public & Staff	For public Rooms		For Non Residential Staff	
			For Males	For Females	For Males	For Females
1	2	3	4	5	6	7
5	Baths	One per 10 persons omitting occupants of the room with bath suite	-	-	-	-
6	Slope sinks	One per 30 bed rooms (one per floor minimum)	-	-	-	-
7	Kitchen sinks & Dish washers	One in each kitchen	One in each kitchen	One in each kitchen	One in each kitchen	One in each kitchen
Note : it may be assumed that two thirds of the numbers are males and one third females.						

**TABLE - 15**  
(Rule 27.3)  
**SANITATION REQUIREMENTS FOR EDUCATIONAL OCCUPANCY**

Sr. No.	Fitments	Nursery Schools	Boarding Institutions		Other Educational Institutions	
			For boys 4	For girls 5	For boys 6	For girls 7
1	2	3				
1	Water Closet	One per 15 pupils and part thereof.	One/every 8 pupils or part thereof	One/every 6 pupils or part thereof.	One/40 pupils or part thereof.	One/25 pupils or part thereof.
2	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
One water tap with draining arrangement shall be provided for every 50 pupils or part thereof in the vicinity of W.C. and urinals.						
3	Urinals	-	One per every 25 pupils or part thereof	-	One per every 20 pupils or part thereof.	-
4	Wash basins	One per 15 pupils or part thereof.	One for every 8 pupils or part thereof.	One for every 6 pupils or part thereof.	One per 40 pupils or part thereof.	One per 40 pupils or part thereof.
5	Drinking water tap	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.
6	Baths	One bath sink per 40 pupils.	One for every 8 pupils or part thereof.	One for every 6 pupils or part thereof.	-	-
7	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum.

**Note.** - For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office building (Table 18).

TABLE - 16

(Rule 27.3)

**SANITATION REQUIREMENTS FOR INSTITUTIONAL  
(MEDICAL) OCCUPANCY-HOSPITALS**

Sr. No.	Fitments	Hospitals with indoor patients wards		Hospital with outdoor patient wards	Administrative buildings		
		For males and for females'		For male	For female	For males personnel's	For females personnel's
1	2	3	4	5	6	7	
1	Water Closets	One for every 8 beds or part thereof	One for every 100 persons or part thereof.	Two for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.	
2	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet	
One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.							
3	Wash basins	2 up to 30 beds; and 1 for every additional 30 beds or part thereof.	1 for every 100 person's thereof.	1 for every 100 person's thereof.	1 for every 25 persons or part thereof.	1 for every 25 persons or part thereof.	
4	Baths with Shower	One bath with shower for every 8 beds or part thereof.	--	--	One on each floor	One on each floor	
5	Bed pan washing sinks	One for each ward	--	--	--	--	
6	Cleaner's sinks	One for each ward	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum	
7	Kitchen sinks and dish washers (where kitchen is provided)	One for each ward	--	--	--	--	
8	Urinals	--	One or every 50 persons or part thereof.	--	Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of 3% for over 200 persons add at the rate of 2.5%.	--	
9	Drinking	1 per 100 persons or part thereof with a minimum of 1 on each floor. water fountain					

**TABLE 17**  
(Rule 27.3)  
**SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY**  
**(STAFF QUARTERS AND HOSTELS)**

Sr. No.	Fitments	Doctors' Dormitories		Nurse's Hostel
		For male staff	For female staff	
1	2	3	4	5
1	Water closets	One for 4 persons	One for 4 persons	One for 4 persons
2	Ablution taps	One in each water	One in each water closet	One in each water closet
3	Wash basins	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4	4 Bath (with shower)	One for 4 persons or part thereof.	One for 4 persons or part thereof	One for 4-6 persons or part thereof
5	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum
6	Drinking water		1 per 100 persons or part thereof with a fountain minimum of one on each floor.	

**TABLE 18**  
(Rule 27.3)  
**SANITATION REQUIREMENTS FOR GOVERNMENTAL AND PUBLIC BUSINESS OCCUPANCIES AND OFFICES**

Sr.No.	Fitments	For male personnel	For female personnel
1	2	3	4
1	Water closets	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2	Ablution taps	One in each water closet One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.	One in each water closet
3	Urinals	Nil up to 6 persons One for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of 3 %. For over 200 persons add at the rate of 2.5 %.	- -
4	Wash basins	One for every 25 persons or part thereof. One of such wash basin on each floor shall be fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable, old and infirm person	
5	Drinking water fountains	One for every 100 persons with a minimum of one for each floor One of such wash basin on each floor shall be fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable, old and infirm person	
6	Baths	Preferably one on each floor	One of such wash basin on each floor shall be fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable, old and infirm person
7	Cleaner's sinks	One per floor minimum preferably in or adjacent to sanitary rooms. One of such wash basin on each floor shall be fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable, old and infirm person	

**TABLE 19**  
(Rule 27.3)  
**SANITATION REQUIREMENTS FOR RESIDENCES**

Sr. No.	Fitments	Dwellings with individual conveniences	Dwellings without individual conveniences
1	2	3	4
1	Bath room	.. 1 provided with water tap	1 for every two tenements
2	Water closet	.. 1	1 for every two tenements
3	Sink (or Nahani) in the floor	.. 1	--
4	Water tap in each tenement.	.. 1	1 with draining arrangements
		1 in common bathrooms and common water closets.	

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

**TABLE - 20**  
(Rule 27.3)  
**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS**  
**(CINEMAS, THEATRES AND AUDITORIA)**

Sr. No.	Fitments	For public		For staff	
		Males	Females	Males	Females
1	2	3	4	5	6
1	Water closets	1 per 100 persons up to 400 persons. For over 400 persons add at the rate of 1 per 250 persons or part thereof.	3 per 100 persons up to 200 persons. For over 200 persons add at the rate of 2 per 100 persons or part thereof.	1 for 1-15 persons, 2 for 16-35 persons.	1 for 1-12 persons, 2 for 13-25 persons.
2	Ablution taps	1 in each water closet. One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.	1 in each water closet.	1 in each water closet.	1 in each water closet.
3	Urinals	1 for 25 persons or part thereof.	--	Nil up to 6 persons, 1 for 7-20 persons, 2 for 21-45 persons.	--
4	Wash basins	1 for every 200 persons or part thereof.	1 for every 200 persons or part thereof.	1 for 1-15 persons, 2 for 16-35 persons.	1 for 1-12 persons, 2 for 13-25 persons.
5	Drinking water fountains		1 per 100 persons or part thereof.		

Note. -- It may be assumed that two-thirds of the numbers are males and one-thirds females.

**TABLE - 21**  
(Rule 27.3)  
**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BLDG.**  
**(ART GALLERIES, LIBRARIES, MUSEUMS)**

Sr. No	Fitments	For public Males	For public Females	For staff Males	For staff Females
1	Water closets	1 per 200 persons up to 400 persons For over 400 persons add at the rate of 1 per 250 persons or part thereof	1 per 100 persons up to 200 persons For over 200 persons add at the rate of 1 per 150 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2	Ablution taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet

One water tap with draining arrangements shall be provided for every 50 persons or part thereof in their vicinity of water closets and urinals.

3	Urinals	1 for 50 persons or part thereof	-----	Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons	-----
4	Wash basins	1 for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 250 persons or part thereof.	1 for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 150 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
5	Cleaner's sinks		1 per floor minimum		
6	Drinking water fountain.	1 for 100 persons or part there of	1 for 100 persons or part there of	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons

**Note.** – 1) It may be assumed that two-thirds of the numbers are males and one-thirds females. 2) One of such wash basin on each floor shall be fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable and infirm persons.

**TABLE - 22**

(Rule 27.3)

**SANITATION REQUIREMENTS FOR RESTAURANTS**

<b>Sr. No</b>	<b>Fitments</b>	<b>For public Males</b>	<b>For public Females</b>	<b>For staff Males</b>	<b>For staff Females</b>
1	Water closets	1 for 50 seats up to 200 seats For over 200 seats add at the rate of 1 per 100 seats or part thereof	1 for 50 seats up to 200 seats For over 200 seats add at the rate of 1 per 100 seats or part thereof	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41 – 57 persons 5 for 58-77 persons 6 for 78-100 persons
2	Ablution taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet

One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.

3	Urinals	1 per 50 seats	-----	Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 47-70 persons 4 for 71-100 persons	-----
4	Wash basins		One for every water closet provided		
5	Kitchen sinks and dish washers		One in each kitchen		
6	Slope or service sink		One in the restaurant		

**Note.** -- It may be assumed that two-thirds of the numbers are males and one-thirds females.



**TABLE 23**  
(Rule 27.3)  
**SANITATION REQUIREMENTS FOR FACTORIES**

Sr. No	Fitments	For Males Personnel	For Females Personnel
1	Water closets	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons From 101 to 200 persons, add at the rate of 3 % From over 200 persons, add at the rate of 2.5 %	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons From 101 to 200 persons add at rate of 5 %. over 200
2	Ablution taps	1 in each water closet	1 in each water closet
One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.			
3	Urinals	Nil up to 6 persons 1 for 7 - 20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons. From 101 to 200 persons, add at the rate of 3 % From over 200 persons, add at the rate of 2.5 %	
4	Washing taps with draining arrangements.	1 for every 25 persons or part thereof.	1 for every 25 persons or part thereof.
5	Drinking water Fountains	1 for every 100 persons with a minimum of one on each floor.	
6	Baths (preferable with showers )	As required for particular trade or occupation.	

**Note:** - For many trades of a dirty or dangerous character, more extensive provisions are required. Crèches, where provided shall be fitted with water closets (one for 10 persons or part thereof) and wash basin (one for 15 persons or part thereof) and drinking water tap with draining arrangements (one for every 50 persons or part thereof).

**TABLE 24**  
(Rule 27.3)  
**SANITARY REQUIREMENTS FOR LARGE STATIONS AND AIRPORTS**

Sr. No	Place	W.C. for Males	W.C. for Females	Urinals for Males only
1	Junction stations intermediate stations and bus stations	3 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	4 for every 1000 persons and 1 for every additional 1000 persons	4 for every 1000 persons and 1 for every additional 1000 persons
2	Terminal stations and bus terminals	4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	5 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof	6 for every 1000 persons and 1 for every additional 1000 persons or part thereof.
3	Domestic airports-Min. For 200 persons For 400 persons For 600 persons For 800 persons For 1000 persons	2*  5 9 12 16 18	4*  8 15 20 26 29	2*  6 12 16 20 22
4	International airports For 200 persons For 600 persons For 1000 persons	 6 12 18	 10 20 29	 8 16 22

**Note.** -Provision for washbasins, baths, including shower stalls, shall be in accordance with Part IX Section 2 Drainage and Sanitation of National Building Code of India.

\* At least one Indian Style water closet shall be provided in each toilet. Assume 60 males to 40 females in any area.

**TABLE – 25**  
Marginal distance for building requirement

Sr. No.	Category and road	Minimum size of plot in Sq.mt	Type of development	Minimum plot frontage in mt.	Minimum marginal distances.			Maximum ground coverage.	Maximum permissible F.S.I. (on net plot area)	Maximum permissible No.of storeys	Tenement Density
					Front (road side set-back)	Rear	Side				
1	2	3	4	5	6	7	8	9	10	11	12
1.	National Highways, State Highways, Major District Road.	450	Detached Building	15	25 mt. from the enter line of the Road (existing or proposed) or 4.50 M. from the road boundary which ever is more	1/4 <sup>th</sup> of height of building or 3.0 which ever is more.	1/4 <sup>th</sup> of height of building or 3.00 whichever is more.	Remaining net plot area available after living marginal distances.	1.0	G+4 or Stilt+5	250 per Ha.
2.	Other roads 18.00 mt. wide & above	450	Detached Building	15	4.50	1/4 <sup>th</sup> of height of building or 3.0 which ever is more.	1/4 <sup>th</sup> of height of building or 3.00 whichever is more.	Remaining net plot area available after leaving marginal distances.	1.0	G+4 or Stilt+5	250 per Ha.
3.	Other roads 18.00 mt. wide & above	300	Detached Building	12	4.50	3.0	2.25	Remaining net plot area available after leaving marginal distances.	1.0	G+3 or Stilt+4	250 per Ha.
4.	Other roads below 18.00 mt.	150	Detached Building	10	3.0	1.5	1.5	Remaining net plot area available after leaving marginal distances, pathways, physical open spaces, amenity spaces	1.0	G+3 or Stilt+4	250 per Ha.
5.	Other roads below 18.00 mt.	100	Semi Detached Building	8	3.0	1.5	1.5 (from one side only)	Remaining net plot area available after leaving marginal distances	1.0	G+2 or Stilt+3	250 per Ha.
6.	Row Housing (permissible only on 12.0 mt./ below 12.0 mt. wide road.)	50	Row Housing	4.5 to 7.0	3.00	1.50	--	Remaining net plot area available after leaving marginal distances.	1.0	G+2 or Stilt+3	250 per Ha.

Sr. No.	Category and road	Minimum size of plot in Sq.mt	Type of development	Minimum plot frontage in mt.	Minimum marginal distances.			Maximum ground coverage.	Maximum permissible F.S.I. (on net plot area)	Maximum permissible No.of storeys	Tenement Density
					Front (road side set-back)	Rear	Side				
1	2	3	4	5	6	7	8	9	10	11	12
7.	Row Housing by public agencies for low income group & economically weaker section of society (permissible only on 12.0 mt./ below 12.0 mt. wide road.)	30	Row Housing	4.0	3.00	1.50	--	Remaining net plot area available after leaving marginal distances.	1.0	G+2 or Stilt+3	400 per Ha.
8.	Group Housing Schemes/ layout of buildings	--	--	15	5 M. from main road . 3 M. from path way	1/4 <sup>th</sup> of height of building or 3.00 mtr. whichever is more.	1/4 <sup>th</sup> of height of building or 3.00 mtr. whichever is more.	Remaining net plot area available after leaving marginal distances, internal means of accesses (pathways), 10% open space area, amenity space (if provided)	As per given in footnote	G+4 or Stilt+5	375 per Ha.

### Foot Notes : -

1. For semi-detached building, side margin shall be on one side only. Plots for semi-detached buildings shall be in pairs.
2. For Row houses, marginal open spaces shall be in the front and rear side only.
3. Full non-residential uses shall be permitted in R-2 zones subject to front margin with 4.5 mtrs and other margins as per table no.25.
4. Subsidiary structures such as garages, outhouses, independent sanitary blocks etc. shall be permitted only in plots of 250 Sq.M. or more area.
5. **Row Housing Schemes**
  - a) A row housing plot at the junction of two roads shall be larger to enable set backs from both roads being left and subjects further to the condition that not more than 8 and less than 4 plots shall be allowed in each block of the row.
  - b) A clear distance of 6.0 metres shall be left between two blocks of row plots.
  - c) A clear distance of 1.5 metres shall be left between the end row houses and the boundary of the end row plot where adjacent plot is not a block of row plots.
6. **Row Housing Schemes**
  - a) A row housing plot at the junction of two roads shall be larger to enable set backs from both roads being left and subjects further to the condition that not more than 8 and less than 4 plots shall be allowed in each block of the row.
  - b) A clear distance of 6.0 metres shall be left between two blocks of row plots.

- c) A clear distance of 1.5 metres shall be left between the end row houses and the boundary of the end row plot where adjacent plot is not a block of row plots.

## 7. **Row Housing Schemes**

- d) A row housing plot at the junction of two roads shall be larger to enable set backs from both roads being left and subjects further to the condition that not more than 8 and less than 4 plots shall be allowed in each block of the row.
- e) A clear distance of 6.0 metres shall be left between two blocks of row plots.
- f) A clear distance of 1.5 metres shall be left between the end row houses and the boundary of the end row plot where adjacent plot is not a block of row plots.

## 6. **Group Housing Schemes**

- a) A building/more than one building constructed or to be constructed with one or more floors, each floor consisting of one or more dwelling units and having common service facilities like stair case, lift, balcony, veranda etc.
- b) Max. permissible F.S.I. shall be as under:
  - i) For Group Housing Schemes plots having area upto 900 sq.mt. and in plots/amalgamated plots of a sanctioned layout maximum permissible F.S.I. shall be 'One' of the gross plot area.
  - ii) In other cases, maximum permissible F.S.I. shall be 'One' of the 'Net Area' Net area shall be  $\frac{3}{4}$ <sup>th</sup> of gross plot area.
- c) Minimum width of internal means of accesses shall be as per provisions in Rule No.13.3, note 4.
- d) For Group Housing Schemes in plots having area 4000 sq.mt. and more ; area 10% of the gross plot area shall be provided as organized open space in one block. This should be easily accessible from internal means of access. This area shall not be deducted for computation of F.S.I.
- e) For Group Housing Schemes in plots of 3 Hectare or more; area 5% of the gross plot area shall be provided as amenity space. The F.S.I. shall be as per 6 (b) (ii) above

- 7. In group housing Schemes, row housing schemes, where internal means of access from planning point of view, are required to be continued for proper development of adjoining lands the Authority may insist on larger width, in such cases, front set backs shall be as per provision in Table 25.
- 8. In every plot having more than 5 tenements space for properly covered dustbin shall be provided which should be easily accessible to the cleaning staff. Minimum Size shall be 1.00 x 1.00 x 0.75 the door shall be above ground level.
- 9. The distance between any two main building shall be 4.5 mtr. or marginal space required for building having maximum height whichever is maximum.
- 10. In no case, the Ribbon Development Rules shall be relaxed without approval of the Highway Authority.
- 11. **Service Road building line :-** Marginal distances in respect of any sort of building as prescribed in the development control regulations are also applicable in respect of building fronting on any service road constructed by any authority.
- 12. **Service Road building line and control lines with original distance :-** Notwithstanding anything to the contrary in these regulations or the development plan/ planning proposals any development shall be allowed to be developed as per Government of Maharashtra, PWD Resolution no. RBD-1089/871/ Road-7, dated 9.3.2001 , No. RBD-1001/ 72/ Road-7/, dated 21.9.2001 and No. RBD-1001/72/Road-7, dated 7.1.2002. Also at the time of approval of layout in existing or extended municipal limit. 12 mt. wide service road should be proposed along National Highways, State

Highways and major district roads. No relaxation should be granted prior to approval of Public Works Department.

## **28.0 Signs and Outdoors Display Structures -**

28.1 The display of advertising signs on building and land shall be in accordance with Part X Signs and Outdoor Display Structures of National Building Code of India.

28.2 In addition to provisions of Rule No. 28.1 the following provisions shall be complied with for permitting advertising signs in different land zones (see rule No. 15.1).

**(i) Residential zone R-1.** -The following non-flashing and non-neon signs ( 40 Watts ) with illumination not exceeding 10 feet candles (40 Watts).

(a) One nameplate with an area not exceeding 0.1 Sq.M. for each dwelling unit.

(b) For other users permissible in the zone, one identification sign or bulletin board with an area not exceeding 1.6 Sq.M.

(c) 'For sale' or 'For rent' signs for real estates not exceeding 2 Sq.M. in area provided they are located on the premises offered for sale or rent.

**(ii) Residential zones R-2.** - Non-flashing business signs placed flat against the wall and not exceeding 2 Sq.M. In area per establishment.

(iii) Prohibition of advertising signs and outdoor display structures in certain cases. Notwithstanding the provision of sub-regulations (i) and (ii), no advertising sign or outdoor display structure shall be permitted on building of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner or on Govt. Building only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said building own purposes or related programme.

(iv) The Commissioner may with the approval of the Corporation, add, alter or amend the provisions in sub-regulation (ii) above.

**APPENDIX A**  
**(Rule No. 6.1 and 6.5)**

Form for First application for Development under Section 44, 45, 58 and 69 of Maharashtra Regional and Town Planning Act, 1966 and To Erect a Building under Section (253) of (B. P. M. C.) Act, 1949.

To

The Commissioner/Administrator,  
Jalgaon City Municipal Corporation,  
Jalgaon.

Sir,

I hereby give notice that I intend to carry out development in the site/to erect, to re-erect/to demolish/to make material alteration in the building ..... on/in plot No..... land, Town and Revenue No. .... Block No....., situated at Road/Street..... City ..... and in accordance with Sections 44, 45, 58 and 69 of Maharashtra Regional and Town Planning Act, 1966 & Section (253) of (B. P. M. C.) Act, 1949.

\* I forward herewith the following plans and statements (items 1 to 6) wherever the applicable, in quadruplicate signed by me and (Name in Block letters) ..... the Licensed Architect/Engineer/Structural Engineer/Supervisor- License No. .... who have prepared the plans, designs and a copy of other statements/documents/as applicable (items 7 to 12).

1. Key plan (location plan).
2. Site plan.
3. Sub-division/Layout plan.
4. Building plan.
5. Service plan.
6. Particulars of Development in Form.
7. Ownership Title.
8. Attested copy of Receipt for payment of Building Permit fee.
9. Clearance certificate of Tax arrears.
10. No objection certificate wherever required.
11. Appointment letter in favour of license technical persons/Architect.
12. Acceptance letter from license technical persons/Architect.

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

	Signature of Owner .....	
Date:	Name of Owner .....	
	Address of Owner .....	

\* Exact number to be decided based on set up in local bodies.

*Form Giving Particulars of Development*

(Part of Appendix-A Item 6)

1. (a) (i) Full name of applicant.
- (ii) Address of applicant.
- (b) Name and address of licensed Architect/Engineer employed.
- (c) Number and date of issue of the license.

2. Is the plot affected by any reservations or road lines? If yes, are these correctly and clearly marked on the block plan?
  
3. \*(a) What is the total area of the plot according to the document?  
 \*(b) Does it tally with the Collector's Record?  
 \*(c) What is the actual area available on site measured by licensed Architect/Engineer/Structural Engineer/Supervisor?  
 (d) Is there any deduction in the original area of the plot on account of road lines or reservation? Please state the total area of such deductions?  
 (e) If so what is the net area?  
 (Note - To Indicate Details on Site/Building Plan as in Proforma I).
4. Are all plans as required under rule No. 6.2 enclosed?
5. (a) Is the plot part of City Triangulation Survey Number, Revenue Number or Hissa Number or a final plot number (Survey number) of a Town Planning Scheme or a part of an approved layout?  
 (b) Please state Sanction number and date of sub-division layout.
6. (a) In what zone does the plot fall?  
 (b) What is the permissible F. S. I. of the zone?  
 (c) What is the number of Tenements per (acre) hectare permissible in the zone?
7. (a) Is the use of every room in the proposed worked mark on the plans?  
 (b) Is it in accordance with the rules?  
 (c) Does the use of the building, fall in the category of special types of buildings like cinema halls, stadia, buildings for religious, hospital buildings, educational buildings, markets and exhibition halls as per rule No. N-1.4 and N-2.2?  
 (d) "If the nature of building proposed is of a cinema theatre auditorium whether No Objection Certificate from the Superintendent of Police, Jalgaon and Collector, Jalgaon are obtained? If so, whether the same are attached with the proposal ?
- \* The permission shall be based on the area whichever is minimum.
8. If the work is in connection with an industry: -  
 (a) Please briefly describe the main and accessory process.  
 (b) Please state the maximum number of workmen and the total horsepower likely to be employed per shift in the factory.  
 (c) What industrial classification does it fall under, giving reference to relevant rule No.?  
 (d) Is the proposal for relocation of an existing industry and if so, give the name and address of the existing industry?  
 (e) If the proposal is for the establishment of a new industry or for the expansion of an existing industry, is a copy of the 'No objection certificate' from the Director of Industries enclosed vide rule no. 12.1 wherever applicable?  
 (f) Will the buildings be at least 9 m. away from the boundary of residential or commercial zone?  
 (g) Is the proposal for a service industrial estate on a plot reserved for service industries?  
 (h) Nature and quantum of industrial waste/effluents and methods of disposal.
9. (a) What is the average:  
 (i) Prescribed, and  
 (ii) Existing width of the street?  
 If the plot abuts two or more streets, the above information in respect of all the streets should be given.  
 (b) What is the height of the building?  
 (i) above the centre of the street;  
 (ii) above the average ground level of the plot;



- (iii) does it comply with rule no 16.5?
10. (a) If there are existing structures on the plot:
- (i) are they correctly marked and numbered on the site plan?
  - (ii) Are those proposed to be demolished immediately are coloured yellow?
  - (iii) What is the Plinth area and total floor area of all existing structures to be retained? Please append statement as in Statement I giving details.
  - (iv) What is the number of existing tenements in structures to be retained?
- (b) What is the plinth area and total floor area of the proposed work? Please append statement as per Statement II giving details.
- (c) What is the number of tenements proposed?

*Note* - To Indicate details on the Building Plan as in Proforma I.

11. (a) Please state the Plinth area and total floor area, existing and proposed (total of items no. 10 (a) (iii) and 10 (b)).
- (b) Please state the overall F.S.I. [item 11 (a) divided by item 3 (e)].
- (c) Does the work consume the full F.S.I. of the plot as given in item 6 (b)? If not, why not?
- (d) Is the building proposed with setbacks on upper floors?
- (e) What is the total number of tenements (items 10 (a) (iv) plus item 10 (c)).

*Note*: -- To Indicate Details On the Buildings Plan as in Proforma I.

12. (a) What is the width of the front open space? If the building abuts two or more streets does the front open space comply with rule no. 16?
- (b) Please state which of the following rules is applicable for the front open space: N.2.1 to N.2.8
- And does the front open space comply with that rule?

13. What is the distance from the centre line of the street?

14. (a) what is:

- (i) The width of side open space (s)?
  - (ii) The width of rear open space (s)?
  - (iii) The distance between buildings?
- (b) Are there two or more wings to the building and if so are the open spaces separate or distinct for each wing as required under rule no 16?

15. If the plot is narrow, which clause under rule do you propose to take advantage of wherever applicable?

16. (a) What are the dimensions of the inner or outer chowk ?

- (b) (i) Is any room dependent for its light and ventilation on the chowk ? If so are the dimensions such as are required for each wing of the building?

(ii) If not, is the area equal to square of minimum width for the height as per rule o.16?

17. If the height of the building is greater than 16 m. above the average ground level is provision for lift (s) made?

(a) If so, give details of lift:

Type	Passenger Capacity	No. of lifts	Types of doors
------	--------------------	--------------	----------------

(b) Details of Fire Lift.

18. (a) Does the building fall under the purview of rule no. 6.2.6.1?

19. (a) (i) What are the requirements for parking spaces under the rules ?

(ii) How many are proposed?

(iii) How many lock-up garages are proposed?

(b) (i) Are loading-unloading spaces necessary under rule no. 17.5?

(ii) If so, what is the requirement?

(iii) How many are proposed?

Note: - Indicate Details on Building Plan as in Proforma 1.

20. (a) (i) What are the maximum widths of balconies ?

(ii) Will they reduce the required open space to less than the provisions of rules?

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

(iv) What is their total area?

(b) What is the maximum width of weather-frames, Sunshades (Chajja), Sun-breakers, Cornice, eaves or other projection?

(c) (i) Are any porches proposed ?

(ii) Are they in compliance with rule no. 16.5.1(b)

21. (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?

22. Is recreational or amenity open space provided as required under rule no. 14.3.1 and 14.3.2?

23. (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 boundary?

(d) Is their area calculated in F.S.I.?

24. (a) What is the proposed height of the compound wall? Is it at a junction?

(b) Is it in compliance with rule no. 18.18?

25. (a) (i) Is the proposal in the Airport zone ?

(ii) Is a 'No objection certificate' for height and character of smoke from chimneys obtained from Chief Inspector of Boilers and Smoke Nuisance?

26. Does the proposal fall in any of the restricted zones?

27. (a) Does any natural watercourse pass through the land under development?

(b) Is the necessary setback provided as per rule?

28. Please explain in details in what respect the proposal does not comply with the Building rules and Development Control Rules and the reasons therefore, attaching a separate sheet, if necessary.

29. (a) Is the plinth level proposed to be above the level of the surrounding ground level?

(b) Is the plot proposed to be filled up to the level of the abutting road?

30. The materials to be used in construction with specifications:

Roofs.....

Floors.....

Walls.....

Columns.....

Foundation .....

31. The number of water closets, urinals, kitchens, baths, to be provided:

Water Closets	Baths	Urinals	Kitchen
---------------	-------	---------	---------

Existing:

Proposed:

32. The source of water to be used in the construction.

33. Distance from the sewer.

34. How much municipal land will be used for stacking building materials?

I hereby declare that I am the owner-lease/mortgage in Possession/..... of the plot on which the work is proposed and that the statement 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 Licensed Architect/Engineer/  
Structural Engineer/Supervisor employed by the Applicant**

I (Name)..... have been employed by the applicant as his licensed Architect/Engineer/Structural Engineer/Supervisor I have carefully perused his covenant or conveyance in respect of this plot and 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/lease/mortgagee in possession of the plot and in the above form and the attached statements I and II and found them to be correct.

Date:

Address:

Signature of Licensed Architect/Engineer/  
Structural Engineer/Supervisor.

\* Note: To indicate in Building Plan as in Form II.

**FORM OF STATEMENT I**

Existing Building to be retained

Existing Building No.	Floor No.	Area In Sq.M.	Total floor area of Existing building	Use or occupancy of floors
1	2	3	4	5

**FORM OF STATEMENT II**

Proposed Buildings

Building No.	Floor No.	Area In Sq.M.	Total floor area of proposed work	Use of occupancy of floor
1	2	3	4	5

## PROFORMA - I

(At Right Hand Top Corner of Site/Building Plan At Floor I Level)

Sr.No.	Area Statement	Sq.M.
1	Area of plot	
2	Deductions for: (a) Road acquisition area (b) Proposed Road (c) Any reservation Total (a + b + c)	
3	Net gross area of plot (1-2)	
4	Deductions for: (a) Recreation ground as per rule no. 14.3.1 (b) Internal roads (c) Total (a + b)	
5	Net area of plot (3-4c)	
6	Addition for F.S.I. (total built-up area) purpose (a) 100% of setback area	
7	Total area (5+6)	
8	Total F.S.I. permissible	
9	F.S.I. credit available	
10	Permissible Total floor area (7 x 8 + 9)	
11	Existing floor area	
12	Proposed area	
13	Excess balcony area taken in total floor area Calculations (as per B (c) Below)	
14	Total Built-up area proposed (11+12+13)	
15	Total Built-up area consumed (14/7)	
B.	A-Balcony length/area statement (a) Permissible balcony length/area per floor (b) Proposed balcony length/area per floor	

(c) Excess balcony length/area (Per floor)

C. Tenement Statement

- (a) Net area of plot item (7) above
- (b) Less: deduction of non-residential area (shops, etc.)
- (c) Area of tenements (a-b)
- (d) Tenements permissible (as per 60/80/100 per acre) 150/200/250 per Hectare.
- (e) Tenements proposed
- (f) Tenements exiting
- (g) Total tenements on the plot

D. Parking statement

- (a) Parking required by Rule
- (b) Garages permissible
- (c) Garages proposed
- (d) Total Parking provided

E. Loading/unloading statement

Loading/unloading required  
Total loading/unloading provided.

**PROFORMA - II**

(At Right hand Bottom Corner of Plan/Below Proforma - I)

*Contents of Sheet*

*Stamp of Date of Receipt of Plans*

*Stamp of Approval of Plans*

REVISION	DESCRIPTION	DATE	SIGNATURE
----------	-------------	------	-----------

**CERTIFICATE OF AREA**

Certified that the plot under reference was surveyed by me on \_\_\_\_\_ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T.P. scheme record./City survey record.

Signature of Licensed Architect/  
Engineer/Structural Engineer / Supervisor.

***Description of proposal and Property***

NAME OF OWNER

JOB NO.      DRG. NO.      SCALE      DRAWN BY      CHECKED BY

Signature, name and address of  
Architect/Engineer/Structural  
Engineer/Supervisor.  
License No.

*North Line*

## APPENDIX - B

(Rule no. 6.2.9)

### FORM FOR SUPERVISION

To,

The Commissioner/  
Administrator  
Jalgaon City Municipal Corporation,  
Jalgaon.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/or building no. \_\_\_\_\_ in Block no. \_\_\_\_\_ situated at Road/Street \_\_\_\_\_ City No. \_\_\_\_\_ shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general 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 Licensed

Architect/Engineer/

Structural Engineer/

Supervisor. ....

Name of Licensed

Architect/Engineer/

Structural Engineer/

Supervisor. ....

License No. And date of validity of Licensed. (In Block Letters)

Address of Licensed

Architect/Engineer/

Structural Engineer/

Supervisor.

Date:

## APPENDIX - C

### QUALIFICATION OF LICENSED TECHNICAL PERSONNEL FOR PREPARATION OF SCHEMES FOR BUILDING PERMIT 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 Rules no. C-2 to C-5. The procedure for licensing the technical personnel is given in Rule no. C-6.

#### C.2 ARCHITECT:

C.2.1 **Qualifications** - The qualifications 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** - The Architect shall be competent to carry out work related to Building permit, as given below and shall be entitled to submit:

- (a) All plans and related information connected with the building permit;
- (b) Structural details and calculations for buildings on plot up to 500 Sq.M. and up to 3 storeys or 11 m. and
- (c) Certificate of supervision and completion for all buildings.

#### C.3 ENGINEER:

(a) C.3.1 **Qualifications:** The qualifications for licensing of Engineer will be the corporate membership (civil) of the Institution of Engineers or such Degree or Diploma in Civil Structural Engineering which make him eligible for such membership.

C.3.2 **Competence:** The licensed engineer shall be competent to carry out the work related to building permit as given below and shall be entitled to submit -

- (i) All plans and related information connected with building permit.
- (ii) Structural details and calculations for buildings on plots up to 500 Sq.M. And 5 storeys (ht. Up to 16 m.)
- (iii) Certificate of supervision and completion for all buildings.

#### C.4 SUPERVISOR:

C.4.1 **Qualification** – The qualifications for licensing of Supervisors will be –

- (a) Three years Architectural assistantship or intermediate in Architecture with 2 years experience.



(b) A diploma in Civil Engineering with two years experience.

(c) Draftsman in Civil Engineering from I.T.I. with five years experience at Architect/Engineer.

**C.4.2. Competence –**

- i) The licensed supervisor [C.4.1. (a) (b)] will be entitled to all plans and related information connected with building permit on plot up to 350 Sq.M. and up to 350 Sq.M.
- ii) The supervisor under C-4.1 (iii) (supervisor II) will be entitled to submit all plans up to 50 Sq.M. built-up area and 2 floors and
- iii) Certificate of supervisor of buildings as per (i) and (ii) above.

**C.5 STRUCTURAL ENGINEER:**

**C.5.1 Qualifications** - Qualification for licensing of structural engineers shall be the following with minimum 3 years experience in structural engineering practice with designing and fieldwork:

- (a) A Graduate in Civil Engineering of recognised Indian or Foreign University and Chartered Engineer or Associate Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution; and
- (b) Associate Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution possessing exceptional merits.

The three years experience shall be relaxed to 2 years in the case of Post-Graduate Degree of recognised Indian and Foreign University in the Branch of Structural Engineering, In the case of Doctorate in Structural Engineering, the experience required would be one year.

**C.5.2 Competence** - Structural Engineers shall be competent to submit the structural details and calculations for all buildings and supervision.

C.5.2.1 In case of complicated buildings and sophisticated structures, as decided by the Authority, which are within the horizontal areas, and vertical limits under C.2.2 (b) and C.3.2 (b) and C.4.2 (a) (i), shall be designed only by Structural Engineers.

**C.6 LICENSING:**

**C.6.1 The Technical Personnel to be Licensed** - The qualified technical personnel group as given in rule C.3, C.4 and C.5 shall be licensed with the Authority and the license shall be valid for one calendar year ending 31st December after which it shall be renewed annually.

**C.6.2 FEES FOR LICENSING** -- The annual licensing fee shall be as follows:

For Engineers

And Structural Engineers ... Rs. 250/- p.a.

For Supervisors: S-I ... Rs. 100/- p.a.

For Supervisors: S-II ... Rs. 50/- p.a.

**C.6.3 Duties and responsibilities of Licensed technical personnel or Architect** -- The duties and responsibilities of licensed technical personnel shall be as follows:-

- (1) It will be incumbent on every licensed technical personnel or Architect in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Municipal Commissioner of Jalgaon and other Municipal Officer in carrying out and enforcing the provisions of the Bombay Provincial Municipal Corporation Act, 1949 and of any rules for the time being in force under the same.
- (2) Every licensed Technical Personnel or Architect 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 Chapters.. (XII, XIII, XIV and XV) of the B.P.M.C. Act, 1949 and of any rules for the time being in force under the said Act, or such of the cases and in particular it will be obligatory on him to satisfy himself that a qualified and competent Mistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.
- (3) In every case in which a Licensed Technical Personnel or Architect professionally concerned in connection with any building or work upon any premises, in respect of which right to require a set-back has accrued or is about to accrue to the Commissioner under the provisions of Section 210 and 211 of the B.P.M.C. Act 1949 or any of them, it will be incumbent on such Licensed Technical Personnel or Architect to ascertain whether "The regular line of the street" has been prescribed under Section 210 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 party to any evasion or attempted evasion of the set-back (*if any*) that may be required
- (4) When licensed technical personnel ceases to be in the employment for the development work, he shall report the fact to the Authority, along with N. O. C. for new Technical  
When licensed technical personnel ceases to be in the employment for the development work, he shall report the fact to the Authority, along with N. O. C. for new Technical person to carry out the work and his certification for the work done as per sanctioned plans and specification.

**APPENDIX - D**  
(Rule no. 6.7.2)  
**FORM FOR SANCTION OF BUILDING PERMIT AND COMMENCEMENT  
CERTIFICATE**

To

Sir,

With reference to your application no. ....dated .../.../... for the grant of sanction of Commencement Certificate under Section 45 and 69 of MR and TP Act 1966 to carry out development work/and building permit under Section 253 of B.P.M.C. Act, 1949 to erect building no. .... On/in plot no. .... Block no..... situated at Road/Street.....City No.....

The Commencement Certificate/Building Permit is granted subject to the following conditions: -

1. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
2. No new building or part thereof shall be occupied or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Building Permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land, which does not vest in you.
- 5.
- 6.
- 7.
- 8.

Yours faithfully,

Commissioner/Administrator  
Authority, Jalgaon City Municipal Corporation,  
Jalgaon.

Office no.  
Office stamp.

Date.

## **APPENDIX - E**

(Rule no. 6.7.2)

### **FORM FOR REFUSAL OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE**

To

Sir,

With reference to your application no ..... dated .../.... /.... for the grant of sanction for the development work/the erection of a building/execution of work in Building no..... Plot no..... situated at Road/Street. .... City no. .... I have to inform you that the sanction has been refused on the following grounds: -

- (1)
- (2)
- (3)
- (4)
- (5)
- (6)

Yours faithfully,

Commissioner/Administrator  
Authority, Jalgaon City Municipal Corporation,  
Jalgaon.

Office no.  
Office stamp.  
Date:

**APPENDIX - F**

(Rule no. 7.1)

**FORM FOR NOTICE FOR COMMENCEMENT OF WORK**

To,

The Commissioner/Administrator,  
Jalgaon City Municipal Corporation,  
Jalgaon.

Sir,

I hereby certify that the development work/erection/re-demolition or material alteration erection in/of building no..... on/in plot no..... Block no.....  
Situating at ..... Mohalla/Road..... City no.  
..... will be commenced on ..... as per your permission *vide* office communication no. .... Dated ..... Under the supervision of..... Licensed Architect/Engineer/Structural Engineer/Supervisor, Licence no. .... And in accordance with the plans sanctioned.

Yours truly,  
Signature of owner  
(Name of owner)  
(In Block Letters)  
Address of owner:

Date:

## APPENDIX - G

(Rule no. 7.3)

### FORM FOR INFORMING COMPLETION OF WORK UPTO PLINTH LEVEL

To,  
The Commissioner/Administrator,  
Jalgaon City Municipal Corporation,  
Jalgaon.

Sir,

I hereby inform that the construction up to plinth/column up to plinth level has been completed in Building no. .... On/in plot no. .... Situated at.....

Road/Street..... City no. .... As per your permission vide office communication no.

Dated under my supervision and in accordance with the sanctioned plan.

The completed work may be checked and permission given to proceed with the further work.

Signature of Licensed Architect/Engineer/Structural  
Engineer/Supervisor

Name of Licensed Architect/Engineer/Structural  
Engineer/Supervisor (in Block Letters)

Address of Licensed Architect/Engineer/Structural  
Engineer/Supervisor.

Date:

## APPENDIX - H

(Rule no. 7.3)

### FORM FOR APPROVAL/DISAPPROVAL OF WORK UPTO PLINTH LEVEL

To

Sir,

With reference to your intimation no. .... dated ..... regarding the completion of construction work up to Plinth/columns up to plinth level in Building no. .... On/in plot no. .... Block no. .... Situated at..... Road/Street. .... City no. .... I have to inform that the further work may be proceeded with as per sanctioned plans/shall not be proceeded with, as the construction up to plinth level is not as per sanctioned plans.

Yours faithfully,  
Commissioner/Administrator,  
--The Authority--

Jalgaon City Municipal Corporation, Jalgaon

Office communication no.

Office stamp.

Date:

**APPENDIX - J**  
(Rule no. 7.5)  
**FORM FOR COMPLETION CERTIFICATE**

To,  
The Commissioner/Administrator,  
Jalgaon City Municipal Corporation,  
Jalgaon.

Sir,

I hereby certify that the erection/re-erection or part/full development work in/on Building/part building no. .... on/in Plot no. ...., Block no..... situated at .....Road/Street .....City no. .... Has been supervised by me and has been completed no ..... 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 used strictly in accordance with general and detailed specifications. No provisions of the Act or the Building Rules, 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.

Signature of Licensed Architect/

Engineer/Structural Engineer

Supervisor.

Name of Licensed Architect/

Engineer/Structural Engineer/

Supervisor (in Block Letters)

License no. Of Architect/

Engineer/Structural Engineer/

Supervisor.

Address of Licensed Architect/

Engineer/Structural Engineer/

Supervisor.

Enclosed as above

Date:

## APPENDIX - K

(Rule no. 7.6)

### FORM FOR OCCUPANCY CERTIFICATE

To

Sir,

This is to certify that the part/full development work/erection/re-erection or alteration in/of building/part building no. .... on/in Plot no. .... Block no. .... Situated at..... Road/Street..... City no. ....completed under the supervision of..... Licensed Architect/Engineer/Structural Engineer/Supervisor, License no. .... is permitted to be occupied subject to the following conditions:-

- 1.
- 2.
- 3.
- 4.
- 5.

One set of completion plan duly certified is returned herewith.

Yours faithfully,

Commissioner/Administrator,  
Jalgaon City Municipal Corporation,  
Jalgaon.

Office communication no.:

Office stamp:

Date:



**APPENDIX - L**

(Rule no. 7.6)

**FORM FOR INDEMNITY FOR PART OCCUPANCY CERTIFICATE (ON STAMP \* PAPER)**

To,

The Commissioner/Administrator,  
Jalgaon City Municipal Corporation,  
Jalgaon.

Subject:

Sir,

While thanking you to allow me to occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved under Communication no. .... Dated .../.../...

I hereby indemnify the Municipal Corporation of Jalgaon against any risk, damage and danger, which may occur to occupants and users of the said portion of building and also undertake to take necessary security measures for their safety. We say that this undertaking will be binding on me/us, our heirs, and administrators to our assignees.

Yours faithfully,

Owner,

+

Witness:

Date:

\* Of such value as decided by the Authority.

+ Name and Address.

**APPENDIX - M**  
(Rule no. 12.2)  
**LAND USE CLASSIFICATION AND PERMISSIBLE USES.**

*M.1 Purely Residential Zone - (R-1)*

All residential area excluding R-2. (Residential plots on roads less than 9.00m.in Gaothan/Semi-congested area and 12.0m. in other area)

M.1.1 the following uses shall be permitted in buildings or premises in pure residential zones: -

- (i) Any residence.
- (ii) Customary home occupations i.e. occupations conducted only by persons residing in the dwelling, the area of such use not exceeding 5 % of the total floor area, the dwelling of 20 Sq.M. whichever is less and without any public display of goods.
- (iii) Primary & Nursery schools
- (iv) Religious buildings
- (v) Parks, play grounds, Nurseries, Green houses.
- (vi) Swimming pools and gymnasiums
- (vii) Medical and dental practitioners, clinic and dispensaries, pathological and diagnostic clinics up to 30 Sq.M.
- (viii) Camping grounds organized by recognized agencies
- (ix) Petty convenience shops for domestic needs up to 10 Sq.M. in area as per 2.23
- (x) Ration shops not exceeding 15 sm. M. area.
- (xi) Police chowki, Civil defence office, Home guards office and other offices serving the local area not exceeding 15 Sq.M. area.
- (xii) Stables for domestic cattle up to 2 animals per plot
- (xiii) Public conveniences.
- (xiv) Flour mill for food grains and not for chilli products.

*M.2 Residential Zone - (R-2)*

All properties fronting on roads 9.m.and more in gaothan areas/congested locality and on roads 12.0 m. & more in non-gaothan area.

M.2.1 All uses permitted in R-1 zone shall be permitted in R-2 zone.

*M.2.2 Additional Users Permissible in R-2*

A building or premises in R-2 zone may be used only for the purposes indicated at M.2.2.1 and subject to the following conditions: -

- (a) The additional uses permissible hereunder shall be restricted to a depth of 7.50 m. measured from the building line and only on the ground floor of the building in the front portion abutting the street with maximum area of 100 sq. m. unless otherwise stipulated. Such additional user shall in no case consume F.S.I. of more than 0.33 in non congested area and 0.5 in congested area. Notwithstanding anything contained above, a pedestrianised shopping precinct extending to a depth of more than 15 m. (50') may be provided, subject to the condition that no shop in such pedestrianised precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3 m. clear of all steps or projections and ballards 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 Commissioner.
- (b) Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street, which is less than 9 m. in gaothan area and 12 m. in non-gaothan area.
- (c) All goods offered for sale shall be displayed within the building and shall not be kept in the passages.
- (d) Wherever motive power is not specifically indicated the same shall not exceed 5 HP in all (individually not exceeding 2 HP).

*M.2.2.1 Use Provisions: -*

- (i) Stores or shops for the conduct of retail business including departmental stores. Stores and sale of combustible materials and intoxicants shall not normally be permitted except with the special permission of the Commissioner.

- (ii) Personal services establishments.
- (iii) Hair dressing saloon and Beauty parlours.
- (iv) Frozen food lockers
- (v) Hat repair, shoe repair and shining shops.
- (vi) Professional offices, computer classes, cyber cafés or hobby/coaching classes.
- (vii) Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments.
- (viii) 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 3.
- (ix) Cleaning and pressing establishments for clothes and not employing solvents with a flash point lower than 138 Deg. F machines with dry load capacity exceeding 130 kg and more than 9 persons; and provided that the total power requirement does not exceed 4 KW.
- (x) Shops for goldsmith, locksmiths, watch and clock repairs, bicycle rentals and repairs, optical glass grinding and repairs, musical instruments repairs, picture framing, radio & television and household appliances repairs, umbrella repair and upholstery work not employing more than 9 persons and diamond cutting and polishing not employing more than 6 persons with individual motors not exceeding 1 HP and total HP not exceeding 3.
- (xi) Coffee grinding (as per schedule of service industry)
- (xii) Restaurants, eating houses, cafeterias, ice cream and milk bars with area not exceeding 100 Sq.M.
- (xiii) Bakeries with no floor above, not occupying for production an area in excess of 75 Sq.M. and not employing more than 9 persons, provided that the power requirement does not exceed 4 KW.
- (xiv) Establishments for preparation and sale of eatables not occupying for production an area in excess of 75 Sq.M. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 HP shall also come under this sub-rule.
- (xv) Printing press with aggregate motive power not exceeding 10 HP not employing more than 9 persons in the industrial activity and individual electric motors of more than 2 HP.
- (xvi) 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; provided that the motor driving school shall not be permitted.
- (xvii) Flour Mills and Book binding not using more than 10 Hp motor power on ground floor, with no floor above on ground floor with the special written permission of the Commissioner if:
  - (a) Adequate care has been taken in structural design.
  - (b) It does not cause any nuisance to the neighbours and residents on upper floors.
  - (c) Residents on upper floors.
- (xviii) Vegetable, fruit, flower, fish or meat shop.
- (xix) Accessory uses customarily incidental to any permitted principal use including storage up to 50 per cent of the total floor area for the principal use.
- (xx) Photographic studios and laboratories with not more than 50 Sq.M. area not employing 9 persons and not using power more than 5 HP.
- (xxi) Battery charging and repairing not employing more than 6 persons, with an area not more than 25 Sq.M. and not more than 2 chargers.
- (xxii) Showroom for distribution and sale of LPG gas, storage of LPG gas shall not exceed 150 kg. at any time. This use is permitted on plot facing road width more than 15.0 M.
- (xxiii) Coal, firewood, shops.
- (xxiv) Electronic industry of assembly type and not manufacturing type with special permission of the Commissioner with following restrictions: -
  - (1) Restricted on ground floor only with area not exceeding 50 Sq.M.
  - (2) Total electric power inclusive of motive power and heating load not exceeding 5 HP.
  - (3) Number of persons employed not exceeding 9.
- (xxv) Diamond cutting and polishing (as per schedule of service industry).
- (xxvi) Group medical centres on separate floors, preferably ground floors provided that they are located on roads having width of 12.0 M. or more.
- (xxvii) Art galleries.

- (XXVIII) Repairing garage not employing more than 9 persons and 2 HP motive power in the industrial activity with no floor above with the special written permission of the Commissioner.
- (XXIX) Storage and sale of liquefied petroleum gas in cylinder not exceeding 6300 kg. In a separate godown conforming 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 Planning Authority.
- (XXX) Public libraries and Museums, in independent structures or restricted to ground floors.
- (XXXI) Correctional and mental institutions, institutions for hospitals in independent buildings facing on roads of width not less than 15 m. (except veterinary hospitals) with the special written permission of the Commissioner, provided that these principally for contagious diseases, the instance or correctional purposes shall be located not less than 45 m. from any boundaries.

*Note:* - The user of cinema/drama theatre shown as existing user on Development Plan should be regarded as designated user and in case of re-development of property a similar user with similar or more capacity shall be provided along with any other user that may be permissible in accordance with zoning applicable for the particular plot.

Before issuing permission for any small scale industry in R-1 and R-2 zone with 2 Hp or more electric power, public notice in local news paper shall be published at the expenditure of applicant for calling objection/suggestions from the residents within 50 Meters from the place of such user.

**M.2.3. Uses to be permitted in independent Premises/Buildings.**

The following uses shall be permitted in R-2 zones, which should be located in independent premises/buildings different from the restrictive uses in the shop lines on entrance floor with residential uses on upper floors.

- (i) Drive-in-theatres, theatres, cinema house, club houses, assembly or concert halls, dance and music studios and such other places of entertainment with special written permission of the Commissioner.
- (ii) Petrol filling and service stations not employing more than 9 persons with the special written permission of the Commissioner.
- (iii) Trade or other similar schools.
- (iv) Bulk storage of kerosene with the special written permission of the Commissioner.
- (v) Parking of automobiles and other light vehicles on open plots even as a business.
- (vi) Vegetable, fruit, flower, fish or meat market place with the approval of the Corporation/Standing Committee.
- (vii) Boarding and lodging houses.
- (viii) General Agriculture and Horticulture (including domestic poultry) up to the use of 20 birds per plot and with a space requirement of 0.25 Sq.M. per bird.
- (ix) Service industries (Class 'A').
- (x) Photographic studios and laboratories not using power more than 5 HP; and
- (xi) Radio broadcasting stations, stadium.
- (xii) Storage and sale of country liquor with special permission of the Commissioner.
- (xiii) Government & Semi-Government offices

**M.3 AGRICULTURE PRODUCE MARKETING COMMITTEE ZONE: (Areas zone such in the Development Plan.)**

**Sr. No.                      Permissible**

- (i) Whole sale Commercial Trading
- (ii) Storage sale, distribution of commodities regulated by AP Marketing Committee
- (iii) Warehouses
- (iv) Municipal markets for vegetables and other edible items
- (vi) Timber Depots
- (vii) Saw Mills

**M.4 SERVICE INDUSTRIES ZONE:**

M.4.1 Service industries Class A The Services industries of class A to be permitted either in R-2 or an independent building (in independent plot) in R-2 zones as will as indicated in C. along with the limitation of area permitted, maximum number of persons to be employed, maximum permissible power requirement and the special conditions shall be as given in the Schedule for Service Industries Class A.

**TABLE - 27**  
**(Appendix-M-4)**

**Schedule of Service Industries**

Service industry Class A  
(Permitted in R-2 and C)

Service industry Class B  
(Permitted in I)

Sr. No.	Category of Industry	Maximum permissible power requirement (in HP)	Maximum permissible employee (No. of persons)	Maximum permissible floor area (sq.m.)	Special Conditions if any	Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	Other special conditions if any
I.	FOOD PRODUCTS								
1	Preservation of meat canning, preserving and processing of fish crustaceans and similar foods.		Not Included			20	20	250	
2	Manufacture of milk and dairy products such as butter, Ghee etc.	10	9	50		20	20	250	
3	Canning and preservation of fruits and vegetables including production of jam, jelly, sauce, etc.		Not included			20	20	250	
4	(a) Rice Huller	10	9	50		20	20	100	
	(b) Groundnut decorticators	10	9	50		20	20	100	
	(c) Grain mill for production of floor.	10	9	50		20	20	100	
	(d) Manufacture of supari and masala grinding (in separate building)	10	9	50		20	20	100	
	(e) exBaby oil expellers	10	9	50		20	20	100	
5	Manufacture of bakery products	10		75	(i) Shall not be permitted under or above dwelling unit. (ii) Operation shall be	20	20	250	

Sr. No.	Category of Industry	Maximum permissible power requirement (in HP)	Maximum permissible employee (No. of persons)	Maximum permissible floor area (sq.m.)	Special Conditions if any	Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	Other special conditions if any
6	Manufacture of coco-chocolate, sugar, confectionery.		Not included		permitted only between 8.00 hrs. and 20.00 hrs.	20	20	250	
7	Coffee-curing, roasting and grinding	2	9	50	(iii) Fuel used shall be electricity, gas or smokeless coal.	10	20	100	
8	Cashewnut processing like drying, shelling, roasting, salting etc.		Not included			10	20	100	
9	Manufacture of ice	45	20	250			Unlimited		
10	Sugarcane and fruit juice crushers.	2	9	250		2	9	250	
II	BEVERAGES AND TOBACC								
11	Manufacture of soft drinks and carbonated water.		Not included			20	20	250	
12	Manufacture of bidi.	No power to be used	permitted	250	To be permitted in R-1 zone only.	20	permitted	permitted	
III	TEXTILE AND TEXTILE PRODUCT								

Sr. No.	Category of Industry	Maximum permissible power requirement (in HP)	Maximum permissible employee (No. of persons)	Maximum permissible floor area (sq.m.)	Special Conditions if any	Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	Other special conditions if any
13	(a) Handloom / powerloom subject to a maximum of 4 looms.	5	9	50	permitted in R-1 zone in areas designated by the commissioner.				
14	(b) Dyeing and bleaching of yarn for activity under 13(a). Printing, dyeing and bleaching of cotton, woolen and silk textiles.		Not included						
15	Embroidery and making of crape laces and fringes.	5	9	50		20	20	250	
16	Manufacture of all types of textile garments including wearing apparel.	3	9	50		20	20	250	
17	Manufacture of madeup textile goods such as curtains, mosquito nets, mattresses, bedding material pillow cases, textile bags, etc.	3	9	50		20	20	250	
IV	WOOD PRODUCTS AND FURNITURE								
18	Manufacture of wooden and cane boxes and packing cases.		Not included		(i) shall not be permitted under or adjoining dwelling unit. (ii) operation shall be permitted in	20	20	500	
19	Manufacture of structural wooden goods such as beams, posts, doors and windows.		Not included			20	20	500	
20	Manufacture of wooden furniture and fixtures.	7	9	50		20	20	250	

Sr. No.	Category of Industry	Maximum permissible power requirement (in HP)	Maximum permissible employee (No. of persons)	Maximum permissible floor area (sq.m.)	Special Conditions if any	Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	Other special conditions if any
21	Manufacture of bamboo and cane furniture and fixtures.	7	9	50	between 10.00 hrs. to 20.00 hrs.	20	20	250	
22	Manufacture of wooden products such as utensils, toys, artwares, etc.		Not included			20	20	250	
V	PAPER PRODUCTS AND PRINTING, PUBLISHING								
23	Manufacture of containers and boxes from paper and paper board, paper pulp.	5	9	50	Manufacture with paper-pump permitted.	20	20	250	
24	Printing and publishing of newspapers.		Not included			20	20	250	
25	Printing and publishing periodicals, books, journals, Atlases, maps, envelope, printing picture postcard, embossing.	10	9	120	(i) shall not be permitted under or adjoining a dwelling unit. (ii) operation shall be permitted Between 8.00 hrs. to 20.00 hrs. (iii) no restriction of power, number of employees, area or hours of operation shall apply if located in a	20	20	250	No restriction of power number of employees or area shall apply if special permission of the Planning Authority is obtained



Sr. No.	Category of Industry	Maximum permissible power requirement (in HP)	Maximum permissible employee (No. of persons)	Maximum permissible floor area (sq.m.)	Special Conditions if any	Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	Other special conditions if any
26	Engraving, etching, block making, etc.	10	9	120	building in separate plot not less than 500 sqm. and if special permission of Corporation is obtained. Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	20	20	250	d.
27	Book binding	10	9	120		20	20	250	
VI	LEATHER PRODUCT								
28	Manufacture of leather footwear.	5	9	50		20	20	250	If no power is used the maximum permissible employment shall be 40 persons with special permission of the Planning Authority
29	Manufacture of wearing apparel like coats, gloves, etc.	5	9	50		20	20	250	
30	Manufacture of leather consumer goods such as upholstery, suitcases, pocket books, cigarette and key cases, purses etc.	5	9	50		20	20	250	
31	Repair of footwear and other leather.	5	9	50		20	20	250	If no power is used the maximum permissible employment

Sr. No.	Category of Industry	Maximum permissible power requirement (in HP)	Maximum permissible employee (No. of persons)	Maximum permissible floor area (sq.m.)	Special Conditions if any	Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	Other special conditions if any
									ent shall be 40 persons with special permission of the Planning Authority.
VII	RUBBER AND PLASTIC PRODUCTS								
32	Retreading and vulcanizing works.	2	9	50		20	20	250	
33	Manufacture of rubber balloons.	2	9	50		20	20	250	
VIII	NON-METALLIC MINERAL PRODUCTS								
34	Manufacture of structural stone goods, stone dressing, stone crushing and polishing.		Not included			20	20	250	
35	Manufacture of earthen and plaster slates, and images, toys and art-wares.		Not included			20	20	250	
36	Manufacture of cement concrete building components, concrete jallies, septic tanks, plaster of paris-work lime mortar etc.		Not included			20	20	250	
IX	METAL PRODUCTS								

Sr. No.	Category of Industry	Maximum permissible power requirement (in HP)	Maximum permissible employee (No. of persons)	Maximum permissible floor area (sq.m.)	Special Conditions if any	Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	Other special conditions if any
37	Manufacture of furniture and fixture primarily of metals. Plating and polishing of metal products. Manufacture of metal building components, such as grills, and windows frames, water tanks, wire nets, etc.		Not included			30	20	250	
38			Not included			30	20	250	
39			Not included			30	20	250	
40			Not included			30	30	250	
41	Manufacture and repair of sundry ferrous Engg. Products done by jobbing concerns such as mechanical workshops with lathes, drills, grinders, welding equipment, etc.	1	9	250	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	20	20	250	
	Tool sharpening and razor sharpening works.								
X	ELECTRICAL GOODS								
42	Repair of household electrical appliances such as radio set, television sets, tape-recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor re-winding works, etc.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	20	20	250	

Sr. No.	Category of Industry	Maximum permissible power requirement (in HP)	Maximum permissible employee (No. of persons)	Maximum permissible floor area (sq.m.)	Special Conditions if any	Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	Other special conditions if any
XI	TRANSPORT EQUIPMENTS								
43	Manufacture of pushcart, hand cart, etc.		Not included			20	20	250	
44	(a) Servicing of motor vehicles and motor cycles with no floor above.	5	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	20	20	250	
	(b) Repair of motor vehicles and motorcycles with no floor above.	5	9	50	No spray painting permitted.	30	20	250	This includes activities under (a) and (c).
	(c) Battery charging and repairs.	5	6	25					
45	Repairs of bicycle and cycle-rickshaws.	5	6	50	No spray painting permitted.	10	20	250	
	XII. OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES								
46	Manufacture of jewellery and related articles.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	10	20	250	
47	Repairs of watch, clock and jewellery.	3	9	50	Operation shall be permitted only between 8.00 hrs. to 20. hrs.	10	20	250	
48	Manufacture of sports and athletics goods.		Not included		Operation shall be permitted only between 8.00 hrs. to 20. hrs.	20	20	250	
49	Manufacture of		6			20	20	250	

Sr. No.	Category of Industry	Maximum permissible power requirement (in HP)	Maximum permissible employee (No. of persons)	Maximum permissible floor area (sq.m.)	Special Conditions if any	Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	Other special conditions if any
50	Musical instruments and its repairs.  Mass manufacture of miscellaneous products such as costume novelties, feather, plumes, artificial flowers, brooms, brushes, lamps shades, tobacco pipes, cigarette holders, iron goods, badges, wings and similar articles.	No power to be used	Not included	50		20	20	100	
51	(a) Repair of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry household equipments. (b) Optical glass grinding and repairs.	3  3	9  9	50  50	Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.  Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	  10	  20	  100	
52	Petrol filling stations	10	9	30.5x16.75 m. 36.5x30.5m	Plot size to be in line with IRC recommendation depending on service bay or not.	10 10	20 9	100 35.16 x75m. 36x30.5m	Plot size to be in line with recommendations depending on service bay or not.
53	Laundries, laundry services and cleaning, dyeing, bleaching, and dry-cleaning.	4KW (5.36 HP)	9	50	(i) Cleaning and dyeing fluid used shall not have flush point lower than 138 DegreeF.(ii) Operation shall be permitted	20	20	250	

Sr. No.	Category of Industry	Maximum permissible power requirement (in HP)	Maximum permissible employee (No. of persons)	Maximum permissible floor area (sq.m.)	Special Conditions if any	Maximum permissible power requirement (in HP)	Maximum permissible employment (No. of persons)	Maximum permissible floor area (sq.m.)	Other special conditions if any
54	Photo processing-laboratories.	5		50	between 8.00 hrs. to 20.00 hrs. (iii) Machinery having dry load capacity of 20kg. And above. Operation shall be permitted only between 8.00 hrs. to 20.00 hrs.	20	30	250	

**Note:-**The Municipal Corporation may from time to time add or alter or amend above list.

M.4.2 Service industries Class B in zone I. The service industries of class B to be permitted in service Industries Zone I, along with limitation of area, permitted maximum number of persons to be employed, maximum permissible power requirement, etc. shall be as given in the Schedule for Service Industries Class B.

Further watchman's quarters, canteen, banking spaces, can be permitted within the premises of building for service industries in Service Industries Zone I.

#### **M.4 INDUSTRIAL ZONE**

M.4.1 **Industries** - The General Industries shall include any building or part of a building or structure, in which products or materials of all kinds and proportion are fabricated, assembled or processed, for example; assembly plants, laboratories, dry-cleaning plants, power plants, pumping stations, smoke houses, industries, gas plants, refineries, dairies and saw-mills, etc.

##### **M.4.1.1 Existing industrial land from industrial use to residential & commercial purpose.**

While granting development permission for residential cum commercial or commercial purpose in respect of the closed industrial unit/ industrial company/ industrial mills/ industrial establishment etc. it is necessary to obtain a certificate from the Labor Commissioner that the said company has all-ready paid the legal dues to the worker previously working in that industrial unit.

M.4.2 **Use provisions in Industries Zone, Industries Zone (I)** -- Building or premises in industrial zone may be used for any industrial as also accessory uses like banks, canteens, welfare centres and such other common purposes considered necessary for the industrial workers, except for any dwelling other than dwelling quarters of watchman, caretakers or other essential staff required to be maintained on the premises as may be allowed by the Commissioner.

The following industries may be permitted only with the special permission of the Commissioner who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, Commissioner may prescribe special condition about minimum size of plot and minimum buffer open spaces from the Industrial building /Industrial use space which shall not however, be 23 m. (75').

(a) **GENERAL INDUSTRIES**

- (i) Acetone manufacture.
- (ii) Acetylene gas manufacture and storage.
- (iii) Acid manufactures.
- (iv) Aircrafts (including parts) manufacture.
- (v) Alcohol manufacture.
- (vi) Ammonia manufacture.
- (vii) Aniline Dyes manufacture.
- (viii) Arsenal.
- (ix) Asphalt manufacture or refining.
- (x) Automobiles, trucks and trailers (including parts) manufacture and engine re-building, except motor bodybuilding not employing pneumatic riveting.
- (xi) Blast furnace.
- (xii) Bleaching powder manufacture.
- (xiii) Boiler works manufacture or repairs, excepting repairs to boilers with heating surface not exceeding 5 Sq.M.
- (xiv) Brick, tiles or terra cotta manufacture.
- (xv) Building materials such as prefabricated houses, composite wall boards, partitions and panels manufacture.
- (xvi) Carbine manufacture.
- (xvii) Caustic soda and compound manufacture.
- (xviii) Cement manufacture.
- (xix) Celluloid or cellulose manufacture or treatment and articles manufacture.
- (xx) Manufacture of charcoal and fuel briquettes.
- (xxi) Coke manufacturing ovens.
- (xxii) Chlorine manufacture.
- (xxiii) Concrete products manufacture including concrete control mixing and proportioning plants.
- (xxiv) Cotton ginning, cleaning, refining or pressing and manufacture of cotton wadding or Linen; except cotton cleaning for the purpose of preparing mattresses.
- (xxv) Creosote manufacture or treatment.
- (xxvi) Disinfectants manufacture, except mixing of prepared dry ingredients.
- (xxvii) Distillation of bones, coal or weed.
- (xxviii) Dye stuff manufacture except mixing of dry powders and wet mixing.
- (xxix) Exterminator or post-poison manufacture, except mixing of prepared ingredients.
- (xxx) Emery cloth and sand paper manufacture.
- (xxxi) Explosive or fire works manufacture or storage except storage in connection with retail sales.
- (xxxii) Fat rendering.
- (xxxiii) Fertiliser manufacture.
- (xxxiv) Flour mill with motive power exceeding 25 HP grain crushing or processing mill with motive power exceeding 50 HP masala grinding mill with motive power exceeding 15 HP or a

combination of any of the above mills with aggregate motive power exceeding 60 HP and each one mill using motive power in excess of the above limits.

- (xxxv) Forges, hydraulic and mechanically operated.
- (xxxvi) Garbage offal or dead animal reduction, dumping or incineration.
- (xxxvii) Gas manufacture and storage in cylinders except manufacture of gas as an accessory to a permissible industry.
- (xxxviii) Glass manufacture except manufacturing of glass products from a manufactured glass.
- (xxxix) Glue sizing material or gelatine manufacture.
- (xl) Graphite and graphite products manufacture.
- (xli) Gypsum or plaster of paris manufacture.
- (xlii) Hair, felt fur and feather, bulk processing, washing, curing and dyeing.
- (xliii) Hydrogen and oxygen manufacture.
- (xliv) Printing ink manufacture.
- (xlv) Industrial alcohol manufacture.
- (xlvi) Junk (iron, aluminium, magnesium or zinc), cotton waste or rags storage and bailing.
- (xlvii) Jute, hemp, sisal, coir, cocum products manufacture.
- (xlviii) Lamp, black carbon, black, or boneblack manufacturing.
- (xlix) Lime manufacture.
- (l) Match manufacture.
- (li) Metal foundries with an aggregate capacity exceeding 10 tons a day.
- (lii) Metal processing (including fabrication and machinery, manufacturing) factories employing such machine tools or processes as power hammer, forging machine, pneumatic drilling or riveting, sheet working with heavy sledgehammers, etc., or processes expressly prohibited herein.
- (liii) Metal finishing, enamelling, anodising, japanning, plating, galvanising, lacquering, grinding, polishing, rust proofing and heat treatment.
- (liv) Paint, oil shellac, turpentine or varnish, manufacture except Manufacture of edible oils and paint making (not including turpentine or varnish making).
- (lv) Oilcloth or linoleum manufacture, excepting waterproofing of paper or clothe.
- (lvi) Paper card board or pulp manufacture.
- (lvii) Petroleum or its products refilling or wholesale storage.
- (lviii) Plastic materials and synthetic resins manufacture.
- (lix) Pottery or ceramics manufacture other than the manufacture of handicraft products only.
- (lx) Potash works.
- (lxi) Tyrexilline manufacture or products.
- (lxii) Rolling mills.
- (lxiii) Rubber (natural or synthetic) or gutta percha manufacture except manufacture of latex goods and small rubber products and synthetic treated fabrics, such as washers, gloves, footwear, bathing caps atomizers, house rubbings, wire insulation toys and balls but including manufacture of tyres and tubes and tyre-recapping.
- (lxiv) Salt works except manufacture of common salt from seawater.
- (lxv) Sand, clay or gravel quarrying except under Government or Municipal agencies or control.
- (lxvi) Smelting, reduction, refining and alloying of metal and metal area except of rare and precious metals.
- (lxvii) Soap manufacture other than cold mix.
- (lxviii) Soda and compound manufacture.
- (lxix) Starch, glucose or dextrin manufacture.



- (lxx) Stockyard or slaughter of animals or fowl, except the slaughter of fowls, incidental to a retail business.
- (lxxi) Stone crushing and quarrying.
- (lxxii) Shoe polishes manufacture.
- (lxxiii) Sugar manufacture or refining.
- (lxxiv) Tallow, grease or lard manufacturing.
- (lxxv) Tanning, curing or storage of rawhides or skins.
- (lxxvi) Tar distillation or manufacturing.
- (lxxvii) Textiles manufacture exceeding 50 HP total.
- (lxxviii) Vegetable oil manufacturing and processing plants.
- (lxxix) Wood and timber, bulk processing and wood working including saw mills and mills excelsior's, plywood and veneer and wood preserving treatment except the manufacture of wooden articles with saw, or machine.
- (lxxx) Wax products manufacture from paraffin.
- (lxxx1) Wool pulling or scouring.
- (lxxxii) Yeast plant.
- (lxxxiii) In general those uses which may be obnoxious or offensive by reason of odour, liquid effluvia dust smoke gas, noise vibration or fire hazards
- (lxxxiv) With the approval of the Corporation, the Commissioner may from time to time add or alter or amend the above list.

**(b) SPECIAL INDUSTRIES**

- (i) Fertiliser manufacture from organic materials provided however, that these provisions shall not apply to the manufacture of fertilisers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odour or fumes on the compounding or manufacture thereof.
- (ii) Sulphurous, sulphuric, citric, nitric, hydrochloric or other corrosive acid manufacture or their use or storage except as accessory to a permitted industry.
- (iii) Blast furnaces.
- (iv) Ammonia manufacture.
- (v) Incineration, reduction or dumping of offal, dead animals garbage or refuse on commercial basis or the establishment of loading and transfer platforms except where restricted regulated or controlled by duly constituted Government or Municipal authorities having the power to restrict, regulate or control the same.
- (vi) Tar distillation or manufacture.
- (vii) Lime manufacture.
- (viii) Manufacture of explosive or inflammable products of cellulose.
- (ix) Celluloid manufacture of treatment.
- (x) Manufacture of photographic films.
- (xi) Cement manufacture.
- (xii) Chlorine manufacture.
- (xiii) Bleaching powder manufacture.
- (xiv) Gelatine or glue manufacture or processes involving recovery from fresh or animal offal.
- (xv) Aluminium, magnesium, tin, copper, zinc or iron smelting.
- (xvi) Manufacture or storage of explosives or fireworks.
- (xvii) Match manufacture.
- (xviii) Fat rendering.

- (xix) Candle or paraffin wax products manufacturing.
- (xx) Fat, tallow, grease or lard refining or manufacturing.
- (xxi) Manufacture of explosive or inflammable product or pyroxylic.
- (xxii) Pyroxylic manufacture.
- (xxiii) Dyestuff manufacture.
- (xxiv) Turpentine, varnish, or size manufacture or refining.
- (xxv) Gypsum plaster or plaster of paris manufacture.
- (xxvi) Drive in Theatres, cinema or theatres, subject to the provision of separate entries and exits for the cars, required sanitary and water supply arrangement, car-parking arrangements as per rules in force.

#### ***M.4.3 Non-Viable Plots in Industrial Zone (I)***

If some plots or part thereof become unbuildable for factory purpose because of restrictions due to zonal set back regulations the following users, may be permitted on such plots.

- (i) Petrol pumps and Service Station.
- (ii) Parking lots.
- (iii) Building of public utility concerns except residence.
- (iv) Electric sub-station.
- (v) The branches of Scheduled Banks.
- (vi) Service Industries.
- (vii) Storage buildings.
- (viii) Sand, clay or gravel quarrying. The following conditions shall be observed while permitting mining or quarrying operations.
  - (i) In areas within the Cities and Towns such pits and should be appropriately filled up and not left open.
  - (ii) The site shall be restored so as to make it safe either by raising a Garden and in addition by planting fruits growing trees around it or by making it a water reservoir.
  - (iii) Mining and quarrying operations should be in a controlled manner.
  - iv) Hill tops and hill slopes from which rain waters flow should not be allowed to be used for mining and quarrying.
  - v) The natural landscape and environment are not to be adversely affected.
  - vi) Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector.
  - vii) Regulations prescribed by the revenue authorities regarding the resettlement and restoration of environment shall be strictly followed.
  - VIII) Quarrying shall not be permitted within 500 metres from the gaathan/village settlements and from the rivers, forts, historical places and places of tourist interest.
  - ix) The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and regulations shall be observed.

#### ***M.5 AGRICULTURAL, NO-DEVELOPMENT AND GREEN ZONE***

M.5.1 The following uses shall be permitted in Green Zone, Agricultural zone and No-development zone. --

- (i) All agricultural uses including stabling of cattle and buffalo subject to a limit of 10 animals per Ha.
- (ii) Garden and poultry farms.
- (iii) Forestry and Social Forestry.
- (iv) Golf clubs and links, recreational club houses.
- (v) Public parks, party parks, private parks, play-fields, summer camps for recreation of all types.
- (vi) Racetracks and shooting ranges.

- (vii) Brick tile or pottery manufacture in temporary building only.
- (viii) Fish curing on open land/fish farming.
- (ix) Sand, clay or gravel quarrying.
- (x) Storage and drying of fertilizer.
- (xi) Public utility establishments such as electric sub-station receiving stations, sewage disposal, and water works along with residential quarters for essential staff for works proposed to be located in the zone.
- (xii) Farm house as per relevant provisions of MLR code (Amendment) 1986, as amended from time to time.
- (xiii) Pre cooling units for vegetables and fruits with motive power not exceeding 20 Hp and construction may be permitted as per provision for farmhouse.
- (xiv) Amusement park, in a plot of not less than 5 Ha. In area, with recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides, ocean park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs, toys, goods, refreshment & beverages on the following conditions with the special permission of the Commissioner –
  - (a) The entire land for the amusement park shall vest in a single ownership and the land shall not be sub-divided at any time.
  - (b) Structures for the amusement park shall not be sold at any time to any other person
  - (c) The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking will have to be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Commissioner.
  - (d) The promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost, and to the satisfaction of the Commissioner and will keep, at all times, the entire environment clean, neat & hygienic.
  - (e) Structures for ancillary activities, such as administrative offices, exhibition hall or auditorium, restaurant, open air theatre, essential staff quarters, store buildings, fast food shops, museum, souvenir and small shop, ancillary structures to swimming pool, may be permitted subject to a maximum floor space index not exceeding 0.04 i.e. F.S.I. of 0.025 for principal activity and 0.015 for ancillary activities.
  - (f) Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as Magic Mountain etc. and other equipment) should be ground floor structures, with the constructions blending with the surrounding environment and landscape.
  - (g) Except for minor dressing, hills and natural features, if any, shall be maintained in their natural conditions and beautified with planning of trees etc.
  - (h) All trees already growing on the land shall be preserved to the extent possible, except that if it becomes necessary to cut any tree, the required permission of the Competent Authority should be obtained under the law. At least 5 trees per 100 Sq.M. shall be planted and grown, within the area of the park.
  - (i) Structures, buildings or monuments of historical, aesthetical, architectural, or heritage importance, if any, shall be preserved and maintained and grown, within the area of the park.
  - (j) Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the Commissioner and Commissioner of Police.
  - (k) The promoters of the project will prepare a suitable layout with appropriate landscaping of the recreational and other facilities and obtain approval of the Commissioner.
  - (l) No Objection Certificate of the Tourism Department shall be obtained.
  - (m) The Development shall be regulated according to other requirements of these and all applicable rules and regulations and other facilities and subject to all other clearances as may be required.
  - (n) Proper arrangements for safety, regulations of traffic approaches to the parks etc. shall be made to the satisfaction of Commissioner of Police from the law and order and traffic aspects.

M.5.2. (Letter No. TPSI 1197/319/108/97/UD-9, dated 17th July 1997) L.P.Gas godown shall be permitted in no development zone/agriculture zone subject to following regulations.

- i) Minimum area of plot - 2000 Sq.M.
- ii) Maximum F.A.R. restricted to 0.2
- iii) Only ground floor structure shall be permitted
- iv) No objection certificate from controller of explosive and chief fire protection officer is necessary.
- v) Additional conditions imposed by Commissioner if any are compulsory
- vi) Approval/consent shall be obtained from DDTP, Nashik.

M.5.3 Petrol Filling Station shall be permitted in No Development Zone, Agriculture Zone subject to following conditions :

- i) The land on which a petrol filling station is proposed shall be fronting to highway.
- ii) N.O.C. from Chief Controller of Explosive, Central Petroleum Department is necessary.
- iii) N.O.C. from highway authority, P.W.D. and other relevant departments is necessary.
- iv) The I.R.C. Guideline should be strictly observed.

M.5.3.1 **Research and Development in Green Zone or No development Zone :-** To promote industries a research and development unit shall be allowed in the No Development Zone or Green Zone subject to the following conditions -

1. Area of the plot proposed for the above purpose shall be not less than 10.00 Hectares.
2. Plinth area shall not more than 10% of the plot area.
3. Maximum 1% of the built-up area shall be allowed for office use and for residence of excellent staff respectively.
4. Number of staff shall be related in proportion to one staff member per 300 square feet of the area.
5. Research and development of dangerous chemical industries and explosive work is not permissible.
6. Only ground floor or ground + one - structure is permissible.
7. 500 trees per hectare should be planted on the plot.
8. Even after getting approval, the permission can be treated as cancelled if any of the above 1 to 7 conditions is not followed properly.

M.5.4 **Petrol Pump and Gas filling station in No Development Zone :-** A petrol pump / gas filling station shall be permissible in No Development Zone subject to the following condition.

1. Area of the plot shall not be less than 2000 sq.m.
2. The maximum permissible F.A.R. shall be 0.20 on this plot.
3. Only ground floor structure shall be permissible.
4. Proposed plot shall be permissible on national highway or State highway or Major district road or existing road having minimum 18.0 meter width.
5. Consent letter from the Central Government petroleum department and chief controller of explosives should be obtained and produced.
6. As per the prevailing rule No Objection Certificate from the public works department and other concerned departments shall have to be obtained and produced. Further, the provisions of service road/ building line, control line, etc. as stipulated in the government resolution public works department no. RBD-1081/871/road-7 dated 9<sup>th</sup> March 2001 and the circulars thereafter received with that regard shall have to be strictly followed.
7. The directives received in the letters and the annexure of Central Government's Ministry of road and transport and highways letters shall be followed.
8. In addition the prevailing rules in respect of petrol pump / gas filling station as stipulated in the development control regulations shall be applicable.

#### **M.6 RESERVATIONS –**

M.6.1 The following uses given below may be permitted on land specially selected for them

Sr. No.	Uses to be provided
1	Air ports
2	Radio stations
3	Television stations
4	Micro-wave stations
5	Cemeteries, crematoria
6	Quarrying works except for the Development of area itself
7	Hospitals for contagious diseases, T. B. clinics
8	Lunatic asylum

- |    |  |
|----|--|
| 9  | Sewage disposal works  |
| 10 | Bus terminals and depots   |
| 11 | Slaughter houses   |
| 12 | Sites for such other purposes which are considered necessary as an amenity or facility for the residents of the town or as required by any State or Central Department or a public Authority or statutory authority for more efficiently carrying out its duties and purposes. |

**M.7. Users permissible in sites reserved for civic centre and cultured centre**

The following uses shall be permissible

1. Community Hall, Welfare Centre, Gymnasium, Badminton Hall;
2. Art Galleries, Museums, Aquariums, Public Latrines;
3. Club House, Bal Bhavan;
4. Swimming pool;
5. Cafeteria, Booth shopping;
6. Telephone office, Police chowki, Post Offices, Banks, M.S.E.B. Office, Dispensary etc.
7. Centres for women's aid, small boy's aid centre, Centre for the handicapped, Family Planning Centre, Creeche for Children etc.
8. Parking spaces, Rickshaw/Taxi stand;
9. Gardens, Children's playground and small play fields;
10. Cinema/Drama Theatre;

**Note:** - In consultation with the D.T.P., the Municipal Commissioner from time to time add to /alter the above list.

**M.8. Industrial use (Zone)**

**Existing Industrial use with yellow strips / without yellow strips shown on the development**

**Plan :-**

Notwithstanding anything contained in these bylaws :-

- a) With the previous approval of Municipal Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in the Industrial zone may be permitted to be utilized for Residential or Commercial purposes.
- b) With the previous approval of the Commissioner, any open land or industrial lands in the Industrial zone including lands in Industrial zone in Town Planning Scheme area and Industrial area (Specifically earmarked or allocated for MIDC and the said area is not required by MIDC) may be permitted to be utilized for any of the permissible users in the Residential zone (R-1 zone) or the Residential zone with shop line (R-2 zone) or for those in the Commercial zone subject to the following:-

1) The conversion of Industrial Zone to Residential/Commercial Zone in respect of industries which are not in operation shall not be permitted unless NOC from Labor Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. However, in respect of any open land in the industrial zone, where industry never existed, NOC from Labor Commissioner is not required.

2) The layout or sub division of such land admeasuring up to 2 Ha. shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out post and such other amenities/utilities, as may be considered necessary, will be provided therein. This area will be in addition to the recreational space as required to be provided under these regulations.

3) In such layouts of sub-divisions having area more than 2 Ha. but less than 5 Ha, 20% land shall be provided for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided. This area will be in addition to the recreational space as required to be provided under these regulations out of that 50% of the amenity space shall be designated as open user like recreational ground, Play ground etc.

4) In such layout or sub-division having area more than 5 Ha, 25% of land for public utilities and amenities, like electric sub-station, Bus station, sub-post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided. This area will be in addition to the recreational space as required to be provided under these regulations provided that 50% of the amenity space shall be designated as open user like recreational ground, Play ground etc.

5) The required segregating distance as prescribed under these regulation shall be provided within such land intended to be used for Residential purpose.

6) Such residential development shall be allowed within the permissible FSI of the nearby Residential zone.

7) Provision for public utilities and amenities shall be considered to be reservations in the Development Plan and Transferable Development Rights as per Regulation No.16.4 or FSI of the same shall be available for utilization on the remaining land.

**Note :-**

i) Conversion from Industrial Zone to Residential/Commercial Zone shall be applicable to the part area of the land holding subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved of the said part area of land for public amenity/utility spaces, as per the said regulation. However necessary segregating distances shall be provided from Industrial use.

ii) The area under reservation if any, shall be treated in the area of required amenity/utility spaces & TDR/Incite FSI for this area will be allowed.

iii) Out of the total floor area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area up to 50 sq.mt.

iv) In case of change of Industrial user the area for FSI computation shall be 90% of net area (after deducting amenity area)

v) Following provision shall be added in regulation no.16.4.15 :-

FSI of the receiving plot in the area of permission may be allowed to be exceeded up to 100% of FSI of the said plot area excluding area under road winding or new road without deducting amenity space by way of Development rights in respect of the land surrendered for public utilities & amenities to the planning authority in pursuance of the Development permission

vi) **This provision shall be applicable to the Industrial Zone also where said area is specifically earmarked or allocated for M.I.D.C. & the said area is not required by M.I.D.C.**

**M.9 Open space :**

Those open spaces from sanctioned layout that are earmarked as existing open spaces (in green colour) on Development Plan are subject to change if respective layout is revised. If the layout is revised and if open spaces are shown elsewhere on Development plan be treated as residential zone with prior approval of the Director of Town Planning, Maharashtra State, Pune

**Condition** - Open space areas shall be unencumbered and functionable

## APPENDIX - N

(Rule 16.1)

### **Open Spaces, Area & Height Limitations for Gaothan & similar congested areas as may be specified in the D. P. & special regulations for public, semi-public & Municipal Corporation Building**

N.1.1 **General**— Area included in the gaothan/similar congested areas as specified in the Development plan shall intended mainly for residential purpose excepting areas reserved for public purpose or municipal purposes in the Development plan and areas in which it would be expedient to acquire for the said purposes, but not so designated. All other users as listed out under residential use in Land Use Classification Order shall be permitted in the gaothan or similar congested areas.

#### N.1.2. **Residential:**

N.1.2.1. **Floor Area Ratio.** - The permissible F.A.R. shall be 1.5 for purely residential building and in case of mixed residential and commercial or other user the permissible F.A.R. 2.00 subject to 1 of the total F.A.R. shall be permissible for non-residential use.

N.1.2.2. **Front open spaces.** - The minimum set back from existing or proposed road shall be as under: -

- (a) For streets 7.50 m. to less than 12.00 m. in width -1.00 M.
- (b) For streets 12.0 m. and above in width - 1.50 M.
- (c) For streets less than 7.50 m. in width no set back shall be prescribed -

Subject to condition that no lane shall be less than 4.50 m. in width Clear of structural projections. For lanes less than 4.50 m. wide a set Back of 2.25 M. shall be prescribed from the Centre line of such lane, Streets less than 4.50 m. wide shall be treated as lanes only when they Serve as access to the properties fronting on them. Where such Streets, despite their narrowness, from part of traffic circulation system Widening shall be proposed and normal set back mentioned above shall be applied.

(d) Structural projections such as balconies, cornices, weather sheds, roof Projections etc. shall be allowed in the set back distances prescribed Above such projections will not be taken into consideration for calculation of built-up area.

N.1.2.3. **Lighting & Ventilation** - This shall be in accordance with provisions of Bye-law No. 18.13 subject to the provisions of Bye-law No. 16.1. To 16.3 and 17.1 to 17.8.

#### N.1.2.4. **Other Buildings-**

N.1.2.4.1. **Floor Area Ratio** - Maximum Floor Area Ration shall be 2.0.

N.1.2.4.2. **Built-up Area** - Maximum built up area shall be 50% of plot area.

N.1.2.4.3. **Open spaces** – A clear open space of 3m all around the building shall be provided.

N.1.2.4.4. Deleted

N.1.2.3 **Public, Semi-Public or Municipal Corporation Buildings –**  
**(meant for Public amenity & utility services only)**

Decision for the F.S.I. is kept in abeyance.

(a) **Floor Space Index** -Maximum floor space index shall be 2.0 (gaothan / similar congested area.)

(b) **Open spaces** i) Gaothan & semi congested locality - a clear open space of 3 m. all-round the building shall be provided. Except that the front open space shall not be less than 3.5 m.

ii) Remaining area, a clear open space of 6 m. all-round the building shall be provided. Except that the front open space shall not be less than 3.5 m.

#### **N-1.4** In a redevelopment scheme of a property in congested area -

- (i) The size of tenements should not be smaller than 15 Sq.M. and larger than 55 Sq.M. in area
- (ii) Where the numbers of existing tenements exceed the permissible density of 250 T/S per Hectare the development scheme should accommodate all the existing tenements as far as possible, subject to condition that the proposed F.A.R. does not exceed 25% above the permissible F.A.R. of 1.5.
- (iii) Where the existing tenement density is less than 250 tenements per hectare the redevelopment scheme may accommodate the number of tenements so that the F.A.R. does not exceed 1.5 and the tenement density does not exceed 250 tenements per Ha.

## N.2 **Open spaces and area and Height limitations in areas outside the Gaothan area -**

### N.2.1 **Residential Buildings -**

- (a) The provisions as given in Table No. 25 -1 & 25 - 2 shall apply for residential buildings, residential-cum-office or shop buildings, permissible in non-gaothan areas and residential buildings permissible in industrial areas.
- (b) **Minimum distance between main and subsidiary buildings.** -- A clear distance of at least 3.0 m. subject to the open space required for the taller building shall be left between the main building and any subsidiary building of ground floor structure only such as an out-house constructed in one building plot subject to a minimum of 1.5 m. setback from the plot boundary except that such front setback shall be not less than 7.5m.
- (c) **Number of main and subsidiary building in a plot** -- Only one main building either a tenement house or a block of flats or a dwelling house together with such out-houses, garages, etc. as are reasonably required for the bonafide use and enjoyment of the occupants of such main building and their domestic servants and which shall not be separately let out, shall be permitted to be erected in any plot. These provisions are not applicable to Group Housing Schemes.

Provided that this restriction shall not prevent erection of two or more main buildings on the same plot, if the plot is up to thrice as the case may be (according to the number of buildings) or the minimum size of building plot as laid down under Table No 25 upto a plot admeasuring 900 Sq.M. in area.

### N.2.2 **Educational Buildings -**

- (a) **Built-up area** - The maximum permissible built-up area shall be not more than 1/3rd of plot area.
- (b) **F.S.I.** -- The maximum F.S.I. shall be 1.
- (c) A minimum open space of 6 m. shall be left on all sides from boundaries of the plot.

### N.2.3 **Institutional Buildings:**

(Hospitals, Maternity homes, Health Centres)

- (a) **Built-up area** -- The built-up area shall not be more than 1/3rd of the area of the plot.
- (b) **F.S.I.** -- The maximum F.S.I. shall be 1.
- (c) There shall be a minimum open space of 6 m. on all sides.

N.2.3.1 **Private Hospital** - Up to 20-bed capacity may permitted in plots admeasuring 450 Sq.M. above, on road 12 m wide and above, subject following rules.

Minimum marginal

Open Spaces                      4.5 m      3.0 m                      3.0 m

In addition to above, parking provision shall be made as per Rule No.17 and Table No.6.

No construction of steps, otta or any other type is permitted in marginal open spaces, with following additions.

- i), parking provision shall be made as per Rule No.17 and Table No.6.
- ii) construction of steps shall not be permitted beyond 1.2m.from the building
- iii) In no case the Ribbon Development Rules shall be relaxed without approval of the Highway Authority.

### N.2.4 **Cinema Theatres/Assembly Halls:**

(a) **Open spaces.** -

- (i) **Front set back:** A setback of 12 m. from road shall be left.



Note: Further in cases of plots facing National Highway, State Highway and Major District roads the building line shall be 37 m. from centre line of existing or proposed road boundary or 12 m. from plot boundary whichever is more.

(ii) **Side and rear open space:** Side and rear open marginal distance to be left open shall be 6 m. The above shall be exclusive of parking spaces.

(a) The minimum distance between boundary of the site of cinema theatres/assembly halls and boundary of educational, institutional and the other Government business buildings shall not be less than 60 m.

#### **N.2.5 Public Entertainment Hall/Mangal Karyalaya Like Buildings:**

(a) **Built-up area:** The maximum permissible built-up area shall be 1/3rd.

(b) **F.S.I.:** Maximum F.S.I. shall be 1.

(c) **Access roads:** The minimum width of access roads shall be 15 m. and the plot shall abut on this road.

(d) **Open space:**

(i) Front open space ... 12 m.

(ii) From all the other boundaries. ... 6 m.

(e) It will be the responsibility of the owner to make necessary arrangement for disposal of waste food, garbage etc. to ensure the hygienic condition as per rule for health department.

#### **N.2.6 Petrol Filling Stations with or without Service bays –**

(a) The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structures shall be constructed.

(b) Petrol station shall not be permitted within a distance of 91.5 m. from any junction on roads.

(c) Petrol 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 91.5 m. and *vice-versa*, a petrol station may be permitted on such a convex curve.

(d) Petrol station shall not be sited within a distance of 91.5 m. from the nearest gate of a school, hospital, theatre, place of assembly or stadium or such other place of public utility.

(e) In case of Kiosks and other buildings for sales office, snacks bars and other allied uses within the plot for petrol filling stations set back shall be 4.5m. from the boundaries Further the other clearance for the installation shall be as per the petroleum rules of 1937.

#### **N.2.7 Buildings in A.P.M.C. Zone -**

(a) **Means of access --** When two or more buildings are constructed in the same plot, every building shall be provided with independent means of access of not less than 6 m. width. The means of access shall not be considered as part of marginal open space required to be left around the building.

(b) **Built-up area --** Maximum plot coverage shall be half of the plot size.

(c) **F.S.I. and V.P.R. --** Maximum F.S.I. permissible shall be one. For the purpose of F.S.I. net area of land will be calculated as below:

(i) Up to 2000 Sq.M. - Full area minus area under internal roads.

(ii) Above 2000 Sq.M. and up to 4000 Sq.M. - Gross area minus area covered under internal roads.

(iii) Above 4000 Sq.M. - Gross area minus 10% open space and area covered by internal means of access.

However, 10% open shall be earmarked for lands admeasuring above 2000 Sq.M.

Provided that in congested areas, F.S.I. may be permitted to be increased to 2.0 in plots abutting on minimum 9.0 m. roads. For which front marginal open space shall not be less than 3.5 m. and rear open space shall not be less than 3.0 m. In case of C-1 zone in congested area development permission shall be consider at par with the provision for R-1 and R-2 zone while permitting mixed user for residential and commercial purpose.

Further, the area height limitations shall be subject to a maximum volume to plot ratio (VPR) of 4 m.

- (a) **Open spaces.** - Marginal open spaces along periphery of land or plot shall be 4.5 m. minimum, provided that in case of land/plots fronting on classified roads, setback prescribed under Ribbon Development Rules or 4.5 m. whichever is more shall be observed.

Note. -- The provisions of note under rule no. N.2.4 (a) (i) shall apply for front open space in the case of storage buildings.

#### N.2.8 **Industrial Buildings:**

- (a) Minimum size of plot, maximum built-up area, minimum marginal open spaces to be left in a plot, minimum, width of plot and maximum number of storeys, to be provided in a plot shall be as given in Table - 26.

**TABLE – 26**

Sr. No.	Plot sizes in Sq.M.	Max. Built-up area %	Min. marginal open space from all sides in Mt.	Min. width of plot in Metre.	Max. No. of storeys
1	2	3	4	5	6
1	200 – 500	25/50	2	12	2/1
2	501 – 1000	25/50	3	20	2/1
3	1001 – 2500	25/50	4.50	25	2/1
4	2501 – 5000	25/50	6	35	2/1
5	Above 5001	25/50	9	50	2/1

#### **Notes**

- 1 - The provisions of the Note under Bye-law No. 18.3.4.1(a) shall apply for front open space given in column (4).
- 2 - The maximum built-up area and the maximum number of storeys shall be so chosen to have at built-up area of 50% either as a single storeyed or a two storeyed or a two storeyed structure.
2. In areas developed by the Maharashtra Industrial Development Corporation, if the development permission is cleared by the Ex. Engineer of MIDC, detailed scrutiny of the development permission as per above specifications need not be insisted by the Corporation except scrutiny regarding Development Plan proposals. Though M.I.D.C. is SPA, cognizance of D.P. proposal of Jalgaon shall be taken while granting development permission.
- (b) In industrial zone, actual factory or workshop or workshops building and storage or godown shall not be constructed within a distance of 10 m., 22.5 m. and 32.5 m. from the boundary of service, general and special industries, as the case may be, where it separates an industrial zone from any other use, except a large open space, provided that such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or proposed road. Provided further that ancillary buildings such as essential staff quarters, canteen, garages, electricity stations, water tanks etc. may be permitted in such open spaces provided a minimum distance of 6 m., 10.5 m, 22.5 m. is left free from the boundaries.

#### N.2.9 Deleted

#### **Additional F.S.I. in respect at building of Educational, Medical, Government or Institutional use and starred category hotel :**

Additional F.S.I. to the building Educational, Medical, Institutional users or star category hotel is permissible subject to the condition as stipulated below :

##### **N.2.9.1 Additional FSI to the. Buildings of Educational and Medical Institutions :-**

The Commissioner may permit, in consultation with Government, FSI specified in table as indicated in existing D.C. Rule To be exceeded in respect of buildings of educational and medical institutions on independent plots situated in R-2 Zone, by 100% subject to condition that, premium if any, as may be determined by Government shall be paid to Government out of which 50% shall be payable to Corporation.

Provided further that no condonation in the required open space, parking spaces and other requirements as per regulations shall be allowed while granting such additional FSI

Additional FSI to the buildings of educational, medical institutional user or star category hotels is permissible subject to the condition as stipulated below.

#### **N.2.9.2 Additional FSI to the Building of Starred category hotels :-**

With the previous approval of Government and subject to payment of such premium as may be fixed by Government and paid (Out of which 50% shall be payable to the corporations) and subjects to such other terms and conditions as may specify, the FSI in Table 25 may be permitted to be exceeded in the case of buildings three star category and above starred hotels in independent plots and under one establishment as approved by Department of Tourism by a maximum of 50% over the normal permissible FSI.

No condonation in the required open space, parking and other requirement as in these regulations shall be allowed in case of such additional FSI.

#### **N.2.9.3 Additional FSI to Religious Building :**

The Commissioner may permit the floor space indices to be exceeded in respect of buildings in independent plots of religious purpose of registered Public Trust by 0.50 FSI subject to following terms & conditions.

1. The religious building shall be on independent plot.
2. No objection certificate shall be obtained from concerned Police Authority and Collector before applying for permission.
3. Additional FSI shall be used for religious purpose only. Ancillary residential user may be permissible within 10% of total area. No commercial user shall be permissible.
4. The additional FSI shall be permissible to existing authorized religious user subject to structural stability.
5. No condonation in the required marginal open spaces and parking shall be allowed in case of grant of such additional FSI.
6. The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year. Out of which 50% shall be paid to Government and the said planning Authority.
7. The minimum area of plot shall be 500 sq.mt.
8. The proposal shall be consistent with development plan proposals.

#### **N.2.9.4 Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation :-**

Notwithstanding anything to the contrary contained in these Regulations or the Development Plan / Planning Proposals, land in the possession of the Maharashtra State Road Transport Corporation shall be allowed to be developed for additional 0.5 F.S.I. over and above the permissible F S I i) Out of total FSI maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self permissible use of the said Corporation as per the Development Plan. ii) For additional 0.5 FSI ,premium shall not be charged.

#### **N.2.9.5 Policy to achieve the objective of providing additional dwelling units to the state police force :-**

1) In cases of buildings of Department of Police, police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their staff Quarters, the Commissioner may permit the floor space index to be exceeded up to 2.5.

**NOTE :-** It shall be permissible to submit a composite scheme for the development or redevelopment of land of Department of Police, police Housing Corporation, Jail and Home Guard for the utilization of permissible commercial user under D.C. Regulation ; so that commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5

2. For reconstruction / redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed floor space index of existing old building plus 50% incentive FSI, whichever is more.

3. In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user permissible under D.C. Regulation ; may be permitted up to 25% of the total permissible built up area.

#### N.2.9.6 **The public library which running since 100 year ago:-**

A list of libraries which are functioning for 100 years and more have been tabulated in appendix 'A' Such libraries have been enrolled by regulation 1970 - rule 10(A) framed under Maharashtra Public Libraries Act 1967. Additional FSI is permissible the such libraries. However, maximum 2.5 FSI is permissible out of which FSI 1.0 can be used for commercial purpose under following rules and regulations.

- 1) Conveyance shops, branch office of bank, small hotel, leakier shops, hotel, pan bidi cigarette shops, lottery and hazardous and dangerous shops viz. gas godown etc. shall not be permissible.
- 2) Income derived from the commercial use shall have to use for libraries purpose. Sufficient space for vehicle parking and conveyance etc. shall have to be kept while proposing commercial use. If less than 2.5 FSI is proposed in that case proportionate FSI shall be given to commercial purpose.

N.2.10 **Additional F.S.I. in lieu of area required for roads** - The Municipal Commissioner shall permit additional floor space index on 100 % of the area required for road widening or for constructing new roads proposed under the Development Plan or those proposed under any provision of the B.P.M.C. Act, 1949, if the owner (including a lessee) of such land is prepared to surrender such area for road-widening or for constructing new roads without claiming any compensation therefore. F.S.I. on such 100 % of the area going under such road widening or road construction shall, however, be limited to 40 per cent of the area of the plot remaining after release of the land required for such road widening or road constructions. This concession would also be available in all Development Zones, subject to maximum height of 15 M.

#### N.2.11 **Commercial user to be permissible in Public Semi Public Zone.**

Commercial use shall be permitted as given in the table below –

Area of Plot	Permissible Commercial use in percentage
Upto 1000 sq.mt.	7.5%
1001 to 2500 sq.mt.	10%
2501 to 4000 sq.mt.	12%
4001 and above	15%

Commercial use shall be allowed on following conditions –

- i Convenient shopping ,branch of bank ,small hotels etc. shall be permitted but shops /hotels for wine ,pan ,cigarette ,tobacco, lottery tickets and such other which do not serve public purpose similarly domestic gas shops /godowns which are dangerous to public health shall not permitted .
- ii The income from such a commercial uses shall be utilised for main users for which the development has taken place or would take place .
- iii Such Commercial development shall take place in such a way that it shall not affect the view of the main development on the land, similarly such a commercial user shall be permitted upto 50% length of plot.
- iv The Planning Authority shall ascertain that for parking places and for traffic , sufficient area is kept in the plot.
- v Additional F.S.I. shall be allowed only on the plot area remained after deducting the plot area utilized for commercial user.
- vi The Planning Authority shall not allow sub division of Survey No, Gut No., Plot No. on which such a development which may causes /has take place /would take place .
- vii In such layouts or sub division having area more than 2 ha. But less than 5 ha. ,20% land for public utilities and amenities like electric sub station , bus station , sub post office ,police out post ,garden ,play ground ,school, dispensary and such other amenities shall be provided.
- Viii Commercial user is permitted upto depth of 12 mt.
- Ix The land owner /developer/Institution shall give guarantee in writing to the Planning Authority for following all the stipulated conditions scrupulously.
- x The plots in which there is an existing development , such commercial use shall be restricted to max. 20% of the balance potential.

## APPENDIX – O

### Additional Fire protection requirements for building more than 15 m in height and buildings as covered by Rule No. 6.2.6.1(q)

#### **O-1 GENERAL**

- O-1.1 In addition to the provisions of Part IV Fire Protection of National Building Code of India, the Chief Fire Officer, Jalgaon Fire Brigade may insist on suitable provisions in building from fire safety and fire fighting point of view depending on the occupancy and height of buildings.

#### **O-2 CONSTRUCTION**

##### **O-2.1 Building Materials:**

- O-2.1.1 Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be of non-combustible material. Interior finish materials (wall panellings, floor covering etc.) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS 1942-1960 Class I). Ceiling linings shall be of non-combustible or of plasterboard.
- O-2.1.2 Stairways and corridors shall not contain combustible materials.
- O-2.2 Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceiling's 2 hours to 4 hours.
- O-2.3 Internal walls and partitions separating corridors from areas of floor that are used for any purpose other than circulation shall have a fire resistance of not less than one hour. There shall be no openings in such walls other than for doors or delivery hatches with fire resistance not less than half an hour to one hour. Fire sections (fire walls) subdividing the building to prevent fire spread shall have a fire resistance rating not less than two hours;
- O-2.4 Facades shall consist of non-bombustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys

##### **O-3 Staircase enclosures for buildings more than 15 m in height**

- O-3.1 The internal enclosing walls of staircase shall be of brick or R.C.C. Construction having fire resistance of not less than two hours. All enclosed staircases shall be reached via ventilated lobby and shall have access through self closing doors of at least half hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action door closers.
- O-3.2 The staircase enclosure on external wall of the building shall be ventilated to atmosphere at each landing.
- O-3.3 Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and openable sashes at each landing level with area not less than 0.5 sqm on the external wall shall be provided. The roof of the shaft shall be at least 1 m above and surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and can not be ventilated at each landing, a positive pressure of 5 mm wg. by an electrically operated blower/blowers shall be maintained.
- O-3.4 The mechanism for pressurising staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatic fire alarm (See Rule No. P-13.1.3) operates.

#### **O-4 LIFT ENCLOSURES**

- O-4.1 The walls enclosing lift shaft shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sq.m. (0.2 sq.m.) in clear area. Lift motor rooms preferably be sited at the top of the shaft and shall be separate from lift Shafts by the enclosing wall of the shaft or by the floor of the motor rooms.
- O-4.2 Landing doors in lift enclosure shall open in the ventilated or pressurised corridor/lobby.
- O-4.3 The number of lifts in one lift bank shall not exceed four. shaft for fire lift in a lift bank shall be separated from each other by a brick masonry or R.C.C. of wall of fire resistance of not less than two hours.
- O-4.4 If the lift shafts and lift lobby are in the core of the building positive pressure of not less than 2.5 m and not more than 3 mm w.g. by an electrically operated blower/blowers shall be maintained in the lift lobby and positive pressure of not less than 5 mm w.g. shall be maintained in the lift shaft. The mechanism for pressuring the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operate.
- O-4.5 Exit from the lift lobby if located in the core of the building shall be through a self closing smoke stop door of half hour fire resistance.
- O-4.6 The lift machine room shall be separate and no other machinery shall be installed therein.
- O-4.7 Lift shall not normally communicate with the basement. However, one of the lifts may be permitted to basement level is pressurised and separated from the rest of the basement areas by smoke actuated fire resisting door of two hours fire resistance. These doors can also be kept in hold-open position by an electro-magnet device to be linked with smoke detector.

## **O-5 EXTERNAL WINDOWS**

- O-5.1 Area of the openable external window on a floor shall be not less than 2 1/2% of the floor area. The locks for these window shall be fitted with budget lock of the carriage key type (which can be opened with the point of fireman's axe)

## **O-7 BASEMENTS**

- O-7.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable 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 basements ceiling level. Inlets and extracts may be terminated at ground level with stall boards or pavement lights as before 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.
- O-7.2 The staircase of basements shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level. Only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour fire resistance; If the travel distance exceeds 18.50 m additional staircase at proper places shall be provided.
- O-7.3 In multi-storeys basements intake ducts may serve all basement levels but each basement and compartment shall have separate smoke outlet duct or ducts.

O-7.4 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 sensitive detectors or sprinklers if installed and shall have the standard units. It should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 550 °C.

O-7.5 Kitchens working on gas fuel departmental stores and shops shall not be permitted in basement/sub-basement.

#### **O-8 COMPARTMENTATION (FIRE SECTIONS)**

O-8.1 If the uncompartmented floor space on a floor exceeds 750 sq. meters it shall be separated in compartments each not exceeding 750 sq.meters by means of fire walls of not less than two hours fire resistance. In extended buildings, fire walls should be erected at distance not exceeding 40 meters. For floors with sprinklers, the area mentioned above may be increased by 50 percent.

#### **O-9 SERVICE DUCTS**

O-9.1 Service ducts shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have a fire resistance not less than two hours.

O-9.2 If the cross sectional area exceeds 1 sq. mm shall be sealed where it passes a floor by carrying the floor through the duct. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk

O-9.3 A permanent vent shall be provided at the top of the service shaft of corss sectional area of not less than 460 sq.cm or 6.25 sq.cm. for each 900 sq.cm. of the area of the shaft whichever is more.

#### **O-10 REFUSE CHUTES AND REFUSE CHAMBERS**

O-10.1 Hoppers to refuse chutes shall be situated in well ventilated position and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.

O-10.2 Inspection panel and hopper (charging station) opening shall be fitted with tight fittings metal doors covers, having a fire resistance of not less than one hour.

O-10.3 Refuse chutes shall not be provided in staircase wells air conditioning shafts etc.

O-10.4 Refuse chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

#### **O-11 BUILDING SERVICES**

O-11.1 Electrical Services

a) The electric distribution cable/wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.

b) Water mains, telephone lines, inter-com-lines, gas pipes or any other service line shall not be laid in the duct for electric cables.

c) Separate circuits for water pupmps, lifts, staircases and corridor lighting and blowers for pressurising system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others. Master switches essential services circuits shall be clearly labelled.

d) The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having the fire resistance of not less than two hours.

- e) Medium and Low voltage wiring running in shafts, and within false ceiling shall run in metal conduit.
- f) An independent and well ventilated service room shall be provided on the ground floor with direct access from outside or from corridor for the purpose of termination of electric supply from the licensees' service and alternate supply cables. The doors provided for the service room shall have fire resistance of not less than two hours.
- g) If the licensees agree to provide meters on upper floors the licensees' cables shall be segregated from consumers cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosure's and shall be ventilated directly to open air outside.
- h) PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire. Town Gas /L.P. Gas Supply Pipes. Where gas pipes are run in the building the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls away from the staircases. There shall be no inter connection of this shaft with the rest of the floors. Gas meters shall be housed in a suitably constructed metal cupboard located at well ventilated space at ground level.

**Staircase and Corridor Lightings :**

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of light points, if any.
- b) For assembly, institutional buildings 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 do not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room from terminating the stand by supply.
- d) Emergency lights shall be provided in the staircase/corridor for assembly and institutional buildings.

**O-11.4 Alternate Source of Electric Supply :**

A stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump-pressurisation 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 provisions of generator may be waived in consultation with the Chief Fire Officer, Jalgaon Fire Brigade.

**O-11.5 TRANSFORMERS**

- a) If transformers are housed in the building below the ground level it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other parts of the basement. The direct access to the



transformer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.

- b) The transformer if housed in basement shall be protected by an automatic high pressure water spray system. (Mulsifyre System).
- c) In case the transformer housed in the basements totally segregated from other area of the basements by 4 hours fire resisting Wall/walls with an access directly from outside it may be protected by carbondioxide or B.C.F. fixed installation system.
- d) When housed at ground floor level it/they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- e) They shall not be housed on upper floors.
- f) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non combustible construction and shall be provided with flame-arrester.

#### **O-11.6 Air-conditioning :**

- a) Escape routes like staircases common corridors lift lobbies etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial guage metal in accordance with II:655-1963 Metal Air Ducts (Revised).
- c) Wherever the ducts pass through fire walls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete glass wool etc.
- d) As far as possible metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e) The materials used for insulating the duct system (inside or outside) shall be of non-combustible materials such as glass wool, spunglass with neoprene facing.
- f) Area more than 750 sqm. on individual floor shall be segregated by a fire wall and Automatic fire dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually. g) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosures. h) The air handling units shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floor. i) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given below :
- i) Proper arrangements by way of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made
- ii) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
- j) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment on every floor.
- k) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and to remain rightly closed upon operation of a smoke detector.
- l) The air filters of the air-handling units shall be of non combustible materials.

- m) The air handling unit room shall not be used for storage of any combustible materials.
- n) 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.
- o) No combustible material shall be fixed nearer than 15 cm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spunglass with sheeting) at least 3.2 mm thick and which would not readily conduct heat.

#### **O-11.7 Boiler Room :**

Provisions of Boiler and Boiler Rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of Boiler/Boiler Room :

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

#### **O-12 PROVISIONS OF FIRST AID FIRE FIGHTING APPLIANCES**

- O-12.1 The first aid fire fighting equipment shall be provided on all floors including basements; lift rooms etc. in accordance with IS 2217-3963 Recommendations for providing First Aid Fire Fighting Arrangements in Public Buildings in consultation with the Chief Fire Officer, Jalgaon Fire Brigade.
- O-12.2 The fire fighting appliances shall be distributed over the building in accordance with IS: 2190-1971 Code of Practice for selection installation and maintenance of portable first aid fire appliances.

#### **O-13 FIXED FIRE FIGHTING INSTALLATIONS**

- O-13.1 Buildings above 15 m in height depending upon the occupancy use shall be protected by wet riser, wet riser-cum-down comer, automatic sprinkler installation, high pressure water spray or foam generating system etc. as per details given in P-13.2 to P-13.7.
- O-13.2 The wet riser/wet riser-cum-down covers installations with capacity of water storage tanks and fire pumps shall conform to the requirements as specified in Table-30..

##### **O-13.3.1 Static Water Storage Tank :**

A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storage tank with capacity specified for each building with arrangements of replenishment by ground main or alternative source of supply at 1000 litres per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the Local Fire Service. Provision of suitable number of manholes shall be made available for inspection repairs and inspection of suction hose etc. The covering slab shall be able to withstand the vehicular load of 18 tons. The domestic suction tank connected to the static water

storage tank shall have an over flow capable of discharging 2250 litres per minute to a visible drain point from which by a separate conduits, the overflow shall be conveyed to storm water drain.

O-13.3.2 To prevent stagnation of water in the static water storage tank the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity (See fig.2)

O-13.3.3 The static water storage tank shall be provided with a fire brigade collecting breaching with 4 Nos. 63 mm dia. (2 Nos. 63 mm dia for pump with capacity 1400 litres/minute instantaneous main inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm dia to discharge water into the tank when required at a rate of 2250 litres minute.

#### **O-13.4 Automatic Sprinklers :**

##### **Automatic Sprinklers shall be installed :**

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

#### **O-13.5 Automatic high pressure water spray (mulsifyre) system :**

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

#### **O-13.6 Foam generating system :**

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

#### **O-13.7 Carbon-di-Oxide Fire Extinguishing System :**

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

**O-14     Lighting protection of buildings**

O-14.1    The lighting protection for building shall be provided based on the provisions of Part III of the National Building Code of India - 1970.

**O-15     HOUSE KEEPING**

O-15.1    To eliminate fire hazards a good house keeping inside the building and outside the building shall be strictly maintained by the occupants and/or the owner of the building.

**O-16     FIRE DRILLS AND FIRE ORDERS**

O-16.1    Fire notices/orders shall be prepared to fulfil the requirements of the fire fighting and evacuation from the buildings in the event of fire and other emergency/ The occupants shall be made thoroughly conversant with their action in the event of the emergency by displaying fire notices vantage points. Such notices should be displayed prominently in broad lettering.

## **APPENDIX – P**

### **Development Control Rules for Relaxations For Low Cost Housing Undertaken By the Maharashtra Housing and Area Development Authority.**

The following Special Regulations are approved, as a special case and shall be applicable only for Low Cost Housing Scheme i.e. Economically Weaker Sections and Low Income Group Housing Scheme only undertaken by Maharashtra Housing and Area Development Authority in the areas within the jurisdiction of Municipal Corporations and shall prevail over their corresponding provisions of Development Control Rules in force, as amended from time to time :--

#### **1. Minimum Plot Size: --**

- (a) In case a growing house for E.W.S. and L.I.G. category on a plot of 25 Sq.M. a room of minimum size of 5.57 Sq.M. (60 sq. ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 Sq.M. (100 sq. ft.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only, and subsequent certificates for second phase issued as required.
- (b) Multi-purpose rooms: The minimum size of multi-purpose room shall be allowed with size up to 12.5 Sq.M. with a minimum width of 2.4 metres
- (c) Cooking space (alcove): -- In E. W. S. and L. I. G. Housing Schemes as provision of separate kitchen shall be necessary. However, cooking space shall be allowed with a minimum size of 2.4 Sq.M. with minimum width of 1.2 metres
- (d) Combined toilet: Combined toilet shall be permitted for more than one tenement with a minimum area 1.85 Sq.M. with minimum width of one metre.
- (e) Height: The average height for a habitable room with sloping roof shall be minimum 2.5 metres and minimum height of two metres at eaves. In the case of a flat roof minimum clear height shall be 2.6 Meters for habitable rooms. Kitchen areas shall have minimum clear height/average height of 2.4 Meters and bath and water closet (without loft) shall have a clear minimum height of 2.2 Meters.
- (f) Plinth: The minimum plinth height shall be 30 Cms. But in any case above high flood level.

#### **2. External walls: For housing Schemes of E. W. S. and L. I. G. categories, 115 mm. thick external brick wall without plaster shall be permitted.**

#### **3. Staircases: Single flight staircases without landing between the two floors shall be permitted for Economically Weaker Section and Lower Income Group Housing Schemes.**

#### **4. Front open space: In the case of E. W. S. and L. I. G. Housing Schemes the front open space from Roads having width of 9.14 Meters and below shall be of a minimum of 1.5 Meters for buildings with heights of up to 10 metres**

Open space (side and rear): In the case of E. W. S. and L. I. G. Housing Schemes the distance between two ground floor structures shall be of a minimum of 4.5 Meters for purposes of light and ventilation of habitable rooms. In the case of toilets, deriving light and ventilation, the distance between the two ground floor structures shall be of a minimum of 1.5 Meters.

#### **5. Pathways: The widths of pathways for E. W. S. and L. I. G. Housing Schemes shall be as follows:**

- (i) 1.5 Meters width for pathways up to 20 Meters in length,
- (ii) 2.0 Meters width for pathways up to 30 Meters in length,
- (iii) 2.5 Meters width for pathways up to 40 Meters in length,

- (iv) 3.0 Meters width for pathways up to 50 Meters in length,
6. Water Closet Pan Size: The water closet seat in E. W. S. and L. I. G. Housing Schemes shall be of a minimum of 0.46 m. 2(18 inches) in length.
  7. Flushing Cistern: Flushing Cistern in the water closets of E. W. S. and L. I. G. Housing Schemes shall not be essential and toilets without this provision may be permitted.
  8. Septic Tank and leaching pits (Soak pits): Septic Tank shall be provided in E. W. S. and L. I. G. Housing Schemes with capacity of 141.6 litres (five cubic feet) pre capita. Where the municipal services are likely to be available within the four to five years or so. Pour Flush Water seal latrines (NEERI Type) shall be permitted where municipal sewerage system is not available and the water table in the area is not high.
  9. Convenience Shopping: Convenience Shopping as defined in the existing Development Control Rules shall be permitted along layout roads within E. W. S. and L. I. G. Scheme area with width of 12.2 to 18.49 Meters provided that a minimum of set back of 1.5 Meters and minimum plot area of 25.2 square Meters is available and is provided.
  10. Recreation Ground: Ancillary structures such as underground tank, overhead tank, sub-stations, etc. shall be permissible on the compulsory recreation space subject to the condition that not more than 10 per cent of such recreation shall be allowed to be utilised for such purposes.
  11. Other provision of the existing Development Control Rules Municipal Corporation shall continue to have application for such E. W. S. and L. I. G. Schemes.
  12. The definitions of the terms used in this Annexure shall be the same as those in the Maharashtra Regional and Town Planning Act, 1966, Development Control Rules and the Bombay Provincial Corporation Act, 1949 .

## APPENDIX – Q

### **Special Regulations for Development of Information Technology and Information Technology Enabled Services (IT/ ITES) :-**

**Definitions :-** In the context of the policy, the Information Technology Industry, Industry, IT Services and IT Enabled Services as defined below:

1) IT Taskforce of Government of India has defined IT software as follows :-

- a) IT Software: IT Software is defined as any representation of instruction, data, sound or image including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a Computer.
- b) IT Hardware: IT Hardware covers approximately 150 I.T. products notified by Directorate of Industries.
- c) IT Services & IT Enabled Services : These include various IT Services and are defined by the IT Task force of the Government of India as follows :

IT Service including IT Enabled Service is defined as any unit that provides services that result from the use of any IT software over a computer system for realizing any value addition.

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time."

#### **2. Height of the room for ITE -**

Notwithstanding anything contained in these regulations any telemetric equipment storage erection facility can have a height as required for effective functioning of that system.

#### **3. Covered antenna to be free of FSI.**

Any covered antenna / dish antenna / communication tower will be allowed to be erected free of FSI if used for Telecom (basic cellular or satellite telephone) or ITE purposes, which shall include equipment relating to earth station, V-sat, Routes, Transponders and similar IT related structures or equipment.

#### **4. ITEs to be allowed in Residential zone.**

"Notwithstanding anything contained in these regulations, IT / ITES on the plots / premises fronting on roads having width more than 12.0 mt. "Shall be allowed.

#### **5. ITEs to be allowed in Service Industries zone (I-1)**

"IT/ITES shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width more than 12 metre."

#### **6. ITEs to be allowed in General Industries Zone (I-2) and Special Industrial Zone (I-2)**

7. Development of IT / ITES with ancillary residential development shall be allowed in No Development Zone subject to the following :-

- i) The total FSI shall not exceed 0.20.
- ii) Residential development shall not exceed one third of the total built-up area.
- iii) Construction of ITE / ancillary Residential use may be permitted (in suitable location so as to keep as much of remaining space open) upto 20% on 10% of the area of plot. On remaining 90% plot, trees shall be planted at the rate of 500 trees per hectare.
- iv) Sub-division of land shall be permitted with area of the plot so sub-divided being not less than 4000 sq.mt.

#### **8. Additional FSI to IT / ITEs -**

Subject to approval by Director of Industries, the Commissioner / Chief Officer or as the case may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI as under (including for IT / ITEs units located in NDZ / Green Zone / Agriculture Zone proposed in the Development Plan or Regional Plan.)

- i) 100% additional FSI shall be made available to all IT / ITES units in public IT parks.

- ii) 100% additional FSI shall also be made available to all registered IT / ITES units located in Private IT Parks approved by the Directorate of Industries.

Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself,

**9. General Terms / Conditions applicable for development of IT /ITES units.**

- i) Additional FSI to IT / ITES units would be available only upon full utilization of basic admissible FSI.
- ii) Additional FSI to IT / ITES units would be available to IT / ITES Parks duly approved by the Directorate of Industries.
- iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.
- iv) 25% the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority where no such planning Authority exists the share of premium shall be paid to the MIDC.
- v) The premium so collected by the Planning Authorities / MIDC shall be primarily used for development / up gradation of off site infrastructure required for the IT / ITES Park and

- vi) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the respective planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority / MIDC shall verify as to whether the same is as per prescribed standards thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority / MIDC.

vii) **Users / Services ancillary to the IT / ITES :**

While developing site for IT / ITES with additional FSI, users ancillary to the principal user, as may be approved by the Directorate of Industries shall also be allowed.

- viii) No condition in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.

the utilization of this premium shall be monitored by the empowered committee.

"IT/ITES shall be permitted on all plots fronting on roads having width more than 12 meter."

**7. ITES to be allowed in No Development Zone / Green Zone earmarked in the Development Plan.**

**10. Additional FSI to IT / ITES –**

Subject to approval by Director of Industries, the Commissioner may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI as under (including for IT / ITES units located in NDZ / Green Zone / Agriculture Zone proposed in the Development Plan

- iii) 100% additional FSI shall be made available to all IT / ITES units in public IT parks.
- iv) 100% additional FSI shall also be made available to all registered IT / ITES units located in Private IT Parks approved by the Directorate of Industries.



Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by the Corporation at the time and as a part of approval of building plan itself,

**11. General Terms / Conditions applicable for development of IT /ITES units.**

- (i) Additional FSI to IT / ITES units would be available only upon full utilization of basic admissible FSI.
- (ii) Additional FSI to IT / ITES units would be available to IT / ITES Parks duly approved by the Directorate of Industries.
- (iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.
- (iv) 25% the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the Municipal Corporation,
- (v) The premium so collected by the Planning Authorities / MIDC shall be primarily used for development / up gradation of off site infrastructure required for the IT / ITES Park and the utilization of this premium shall be monitored by the empowered committee.
- (vi) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the respective planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribe the standards for the work After completion of the works the said Planning Authority / MIDC shall verify as to whether the same is as per prescribed standards thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the Corporation
- (vii) Users / Services ancillary to the IT / ITES :**  
While developing site for IT / ITES with additional FSI, users ancillary to the principal user, as may be approved by the Directorate of Industries shall also be allowed.
- (viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.

## APPENDIX – R

### INSTALLATION OF RAIN WATER HARVESTING STRUCTURES ( RWHS)

- 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.mt. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in schedule.  
Provided that the Commissioner may approve the Rain Water Harvesting structure of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Commissioner may impose a levy of non exceeding Rs. 1000/- per annum for every 100 sq.mt. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

### SCHEDULE :- RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

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

- i) **Open Well** of minimum of 1.00 mt. dia and 6 mt. in 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 watering the garden etc.
- ii) Rain Water Harvesting for recharge of ground water may be done through a **bore well** around which a pit of one meter width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.
- iii) An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may channel to the storage tank. The storage tank always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn-off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches of combination of pits and trenches. Depending on the geomorphologic & topographical condition, the pits may be of the size of 1.20 mt. X widths 1.20 mt. length x 2.00 mt to 2.50 mt depth. The trenches can be or 0.60 mt width x 2.00 to 6.00 mt length x 1.50 to 2.00 mt depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
  - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
  - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
  - c) Coarse sand as upper middle layer up to 20% of the depth;
  - d) A thin layer of fine sand as top layer ;
  - e) 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.
  - f) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cms.

- g) Perforated concrete slabs shall be provided on the pits/ trenches.
  - v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- 2) 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 washings from roof or terrace catchments as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq.mt.
  - 3) Rain Water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those an adjacent building.
  - 4) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose.

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

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

## **APPENDIX – S**

### **Leaving an open belt around burial and cremation grounds :-**

Whenever possible an 100 feet wide open belt should be kept within the lands for burial or cremation grounds, with tree plantation along the boundaries within such grounds. if this is not possible, a six feet high compound wall should be prescribed on the boundaries between such burial / cremation grounds and other surrounding lands, and rows of trees planted along the periphery / within the burial / cremation grounds.

## APPENDIX – T

### To provide facilities for physically handicapped persons. :-

#### 1) DEFINITIONS :

- 1.1) Non-ambulatory Disabilities :** Impairments that regardless of cause or manifestation, for all practical purposes confine individuals to wheelchairs.
- 1.2) Semi-ambulatory Disabilities :** Impairments that cause individuals to walk with difficulty or insecurity individuals using braces or crutches, amputees, arbritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.
- 1.3) Hearing Disabilities:** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 1.4) Sight Disabilities:** Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 1.5) Wheel Chair:** Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm x 750mm

#### 2) SCOPE: These bye laws are applicable to all existing and proposed buildings and facilities used by the public.

#### 3) SITE DEVELOPMENT: Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

##### 3.1) Access path / walk way :

Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm wide having even surface without any slope. Slope if any shall not have gradient greater than 5% finishes shall have a no slip surface with a texture traversable by a wheel chair curbs wherever provided shall blend to a common level.

##### 3.2) Parking :

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

- a) surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 mt from building entrance.
- b) The width of parking bay shall be minimum 3.60 mt.

The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

#### 4) Building Requirements :

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

- 1) Approach to plinth level.
- 2) Corridor connecting the entrance / exit foe the handicapped.
- 3) Stairways.
- 4) Lift.
- 5) Toilet.
- 6) Drinking Water.

##### 4.1.1) 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.

##### 4.1.2) Ramped Approach :

Ramp shall be finished with no slip material to enter the building Minimum width of ramp shall be 1800 mm With maximum gradient 1:12 Length of ramp shall not exceed 9.0 mt. 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.

##### 4.1.3) Stepped Approach :

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

##### 4.4) Lifts :

Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions :

Clear internal depth : 1100 mm.

Clear internal width : 2000 mm.

Entrance door width : 900 mm.

- a) A hand rail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel. Also, switch control shall be at an operating height equal to that of hand rails.
- b) The lift lobby shall be of an inside measurement of 1800 x 1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 M/sec.

The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance / exist is either open or closed.

**4.5) Toilets :** One special W.C. in set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped :

- a) The minimum size shall be 1500 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.

The W.C. seat shall be 500 mm from the floor.

**4.6) Drinking Water :** Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

**4.7) Designing for children :** In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and others fittings and fixtures etc.

## APPENDIX – U

### REGULATIONS FOR DEVELOPMENT OF SPECIAL TOWNSHIPS IN AREA UNDER JALGAON CITY MUNICIPAL CORPORATION

#### A) GENERAL REQUIREMENTS :

**1) APPLICABILITY :** These regulations would be applicable to the area under sanctioned Jalgaon Development Plan area.

**1.1) AREA REQUIREMENT :** Any suitable area free from all encumbrances having sufficiently wide means of access (not less than 18 mt wide) can be identified for the purpose of development as “Special Township”. The area under the special Township shall not be less than 40 Ha (100 acres) at one place, contiguous, unbroken and uninterrupted which shall not include the area under forest, hill top slope, water bodies like river, creek canal, reservoir, lands falling within the belt of 100 mt from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 mt from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaathan areas or congested areas.

**1.2) MANNER OF DECLARATION :** Any area identified above and if found suitable can be notified by Government in Urban Development Department by following procedure under section 37 of the Maharashtra Regional and Town Planning Act 1966 and also in such other manner as may be determined by it for the purpose of development as “Special Township Project”

However, in cases where the proposal of Special Township is submitted by the land owners by themselves or by Developer who holds rights to develop the whole land under the Special Township, the procedure under section 37 of the said Act shall not be necessary.

**1.3) INFRASTRUCTURE FACILITIES :** The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the onside infrastructures, i.e. roads including D.P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any designated in the Development plan, in accordance with the prevailing regulations.

- a) **Water supply :** The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 litres per capita per day exclusive of requirement of water for fire fighting and gardening . the storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.
- b) **Drainage & Garbage disposal :** The developer shall make suitable and environment friendly arrangement for the disposal and treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board & Jalgaon Municipal Corporation. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in constitution with Maharashtra Pollution Control Board & Jalgaon City Municipal Corporation.

- c) **Power :** The developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system, or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

**1.4) ENVIRONMENT :** The development contemplated in townships shall not cause damage to ecology. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification dated 7<sup>th</sup> July 2004 and as amended from time to time. The Township shall provide at least 20% of the total area as park / garden / playground as mentioned in 4 (f) below, with proper landscaping and open spaces designated in the Township shall be duly developed by owner / developer. This amenity shall be open to general public without any restriction or discrimination.

## **2) SPECIAL CONCESSIONS :**

- (a) **N.A. Permission :** Non agriculture permission will be automatic, As soon as the scheme is notified, lands notified under Special Township area as per Regulation No. 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non agriculture assessment however will commence from the date of sanction of scheme as per Regulation No. 7 (c).
- (b) **Stamp Duty :** The stamp duty rates applicable to Notified Special Township area shall be 50% of the prevailing rates of the Mumbai Stamp Act.
- (c) **Development Charges :** A special Township project shall be exempted from payment of Development charges to the extent of 50%.
- (d) **Grant of Government Land :** Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms & conditions, without any subsidy.
- (e) **Exemption from Mumbai Tenancy & Agriculture Land Act :** The condition that only the agriculturist will be eligible to buy the agriculture land will be exempted in Special Township area.
- (f) **Ceiling of agriculture land :** There shall be no ceiling limit for holding agriculture land to be purchased by the owner / developer for such project.
- (g) **Exemption from Urban Land (Ceiling and Regulation) Act, 1976 :** Special Township projects will be exempted from the purview of Urban Land (Ceiling and Regulation) Act 1976.
- (h) **Scrutiny Fee :** A special township Project shall be partially exempted from payment of scrutiny fee being levied by the Jalgaon Municipal Corporation for processing the development proposal on certain terms & conditions as may be decided by the Jalgaon Municipal Corporation.
- (i) **Floating FSI :** There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.
- (j) **Special benefits :** Concessions in respect of star category Hotels, Hospitals and Multiplexes / property tax shall be provided.

## **3) PLANNING CONSIDERATIONS :**

The Township project has to be an integrated township project. The project should necessarily provide land for following users :-



- a) Residential
- b) Commercial
- c) Educational
- d) Amenity Spaces
- e) Health Facilities
- f) Parks, Gardens & Play grounds
- g) Public Utilities

#### 4) GENERAL NORMS FOR DIFERENT LAND USES

The overall planning of the special townships shall be such that the project shall meets with the specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

- (a) **Residential** : The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total built up area proposed to be utilized which is permissible as proportionate to zoning of area under such township at least 60% of the area shall be used for purely residential development and further out of the built up area proposed to be utilized for residential development 10% shall be built for residential tenements having built up area up to 40 sq.mt.
- (b) **Commercial** : The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc.
- (c) **Educational** : Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have adequate allocation area for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.
- (d) **Amenity Spaces** : The area allocation for amenity space providing amenities like market, essential shopping area, recreation centers, town hall, library etc. should not be less than 5% of gross area and should be evenly placed.
- (e) **Health Facilities** : Adequate area allocation for health facilities for primary health shall be provided. Minimum area required for health facilities shall be
- (f) as per prevailing planning standards.
- (g) **Parks, Gardens & Play grounds** : The township shall also provide at least 20% of the gross area of township as parks/gardens/play grounds without changing the topography. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20% area should be developed by the developer for such purposes and kept open to general public without any restriction or discrimination.
- (h) **Public Utilities** : Appropriate area allocation should be provided for (a) power receiving station / sub station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery / cremation ground, (g) bus station, fire brigade station and other public utilities as per requirements.
- (i) **Transport and Communication** : The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given bellow.

##### **Classified Road as prescribed**

Main road / Ring road minimum 18 to 24 meter wide.

Internal Road as per prevailing bye laws applicable to Development plan subject to minimum road width 9 mt.

- (j) **Service Industries :** In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use shall be residential use.

**NOTES :**

- I) All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulations of Development plan.
- II) Location of Development Plan reservation can be shifted anywhere in the Township Area with the approval of the Municipal Commissioner.
- III) Development Plan reservations in the Township area shall not be handed over to the Planning Authority but same shall be developed by the developer for the designated amenity.
- IV) Development plan roads in the township area shall be developed and maintained by developer, and the same shall be always open for general public without any restrictions there upon.
- V) Minimum parking shall be provided as per DCR of Jalgaon City Municipal Corporation provided that for hotel, restaurant, college, school, educational institutes, hospitals, polyclinics and diagnostic centers, offices, mangal Karyalaya, town hall, clubs etc. onside parking shall be provided for buildings having mixed users, regular parking area of 3.0 mt wide strip within the area along the road on front side shall be provided for visitor s parking.

**5) DEVELOPMENT CONTROL REGULATIONS :**

Prevailing Development Control Regulations of sanctioned Development Plan amended from time to time shall be applicable mutadis mutandis except those expressly provided in these Special Regulations.

**5.1) Special Township in Residential, Residential with Agricultural Zone / Green Zone / No Development Zone.**

- I) The total built up area / FSI of entire gross area of the Special Township declared as per Regulation No. 1.1 excluding the area under Agriculture Zone, if any, included in the project shall be 1.00. The FSI for Agriculture Zone / Green Zone / No development zone if any included in Special Township Zone shall be 0.2 only in proportion to area of the zone. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing Development Control Regulations for Jalgaon City Municipal Corporation.  
However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer Jalgaon City Municipal Corporation utilization of DRC s originated from any other area i.e. out side Special Township area shall not be permissible in Special Township area.
- II) In case area Notified under Special Township falls in Residential Zone and partly in Agricultural Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.
- III) Notwithstanding anything contained above, the FSI/ Built up area in 5 Are & 10 Are zone in Lonawala Municipal Council shall be as per prevailing D.C.R. applicable to Lonawala Municipal Council.

**5.2) Special Townships in Agricultural zone / Green zone / Non Development zone**

- i) Development of Special Township Project in Agriculture / Green Zone / No Development Zone, contained in the Development plan shall be permissible subject to conditions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area / FSI of 0.20 worked out on

the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible therein.

All provisions of Regulations except 4 (f) shall apply to the development of Township in Agriculture zone / Green zone / No Development Zone.

### **5.3) General Regulations :**

- i) In the event the special township project contains sites, reserved for public purposes (buildable reservations) in Development Plan for which the Appropriate Authority is any department of State Govt. / Central Govt. or any Government undertaking, the developer shall construct the amenity as per requirement of the concerned department and handover the constructed amenity free of cost to that Department. Upon such handing over the constructed amenity the developer would be entitled to utilize additional floor space over and above the FSI permissible within the township (equivalent to the built up area of the constructed amenity) anywhere within the special township project.
- ii) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Jalgaon City Municipal Corporation about the construction of building as bellow.  
I have confirmed that the proposed construction in the scheme is as per norms as specified by Indian Standards Institute, for the resistance of earth quake fire safety & natural calamities.'
- iii) Upper and lower ground floor type construction shall not be allowed.
- iv) In special Township schemes under Residential zone and Agricultural Zone trees at the rate of minimum 150 trees per ha. And 400 trees per ha respectively shall be planted and maintained by the developer.
- v) Once the location clearance to the proposal for Special Township is granted by the Government under Regulation No. 7 (a) no change of zone proposal in such Township area shall be considered by Government.

**6) SALE PERMISSION:** It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot / flat shall be allowed unless the basic infrastructure as per Regulation no 1.3 is provided by the developer to the satisfaction of the Municipal Commissioner Jalgaon City Municipal Corporation. In case the development is proposed in Phases & sale permission is expected after completion of Phase wise basic infrastructure, such permission may be granted by the Jalgaon City Municipal Corporation. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided & completed phase wise The plots earmarked for amenities, facilities, and utilities shall be also simultaneously developed phase wise along with residential/ allied development.

### **7) PROCEDURE :-**

- a) **Locational Clearance:** the proposal for development of Special Township, along with details of ownership of land or Development rights of lands in the proposed scheme, site plan, part plan of sanction development plan, shall be submitted to Government in Urban Development Department and a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, of grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government u/s 45 of MR&TP Act, 1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the state Government

within a period of 90 days from the date of receipt of the proposal & after completion of all prescribed procedure specified in Regulation No.1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance / approval will stand lapsed unless it is renewed by Govt. for sufficient reasons. Application for renewal has to be made to Govt. before expiry of one year. These special Regulations shall not be applicable to the area on which clearance / approval has lapsed.

- b) **Letter of intent :-** Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Municipal Commissioner Jalgaon City Municipal Corporation, Jalgaon along with the environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain ownership rights / development rights, document in respect of at least 50% of area under scheme and other particulars as decided and directed by Commissioner Jalgaon City Municipal Corporation, Jalgaon. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the final proposal; complete in all respect the letter of intent shall be valid for six months unless renewed.

(i) **Final Approval :-** The Developer shall submit the layout plan of the entire township area, sector-wise detailed building plans and details of phasing, for final sanction to the Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon. The developer shall also submit an undertaking and execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15% of its development costs. The Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, Municipal Commissioner, Jalgaon City Municipal Corporation, shall grant approval to Layout plan and sector wise detailed building plan in consultation with Divisional Deputy Director of Town Planning, within the stipulated period on terms and conditions as may be determined by Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon.

The period required for Technical Consultation with Deputy Director of Town Planning, Pune Division, pune shall not be computed.

Any one aggrieved by an order passed under prevailing Development Control Regulations may within forty days of the date of communication of the order prefer an appeal to the State Government.

(iii) Every application shall be accompanied by :

(a) Ownership Document :

7/12 extract / Property Card, ownership right Document in original with list of such documents.

(b) Extent of area :

Village maps showing the extent of area and authenticated measurement plan / gut book of the land in original and list of such documents.

(c) Authenticated copies of locational clearance and letter of intent.

(d) Layout and building :

(Prepared & signed by experts in respective field and team headed by an Architect Town Planner)

- i) Layout plan showing all details of area utilized under roads, open spaces, parks, garden, playground & other amenities.
- ii) Detailed layout plan, building plans of all development with area of all sector and individual plots and built up area / FSI proposed on each sector and plot.

- iii) Detailed Report comprising of expected population, requirement of amenities proposed amenities with reference to prevailing planning standards approved by Government sources of all basic amenities and details of implementation maintenance, Taxation etc.
- iv) Details of zoning and area under such zone.
- v) Details of FSI / Total built up area proposed to be utilized in scheme.
- vi) Details of Eco friendly amenities provided.
- vii) Plan showing road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with details.
- viii) Details of solid waste management plan.
- ix) Plan showing HFL of major lakes, river if any certified by Irrigation Department.
- x) Plan showing details of distribution of total built-up-area / space.
- xi) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.
- xii) Details of storm water drainage scheme.
- xiii) Details of fire fighting mechanism, fire brigade station.
- xiv) All other documents as determined and directed by Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon.

**Note :** The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner / developer by the Government / Collector / Commissioner.

#### **8.) Implementation & Completion :**

- i) Developments of Basic infrastructure & amenity shall be completed by the developer to the satisfaction of the Municipal Commissioner, Jalgaon City Municipal Corporation, as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.
- ii) No building in the scheme is permitted to be occupied in any manner unless occupancy's certificate is issued by Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon.
- iii) Final completion certificate for the scheme is to be issued by Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon in consultation with Maharashtra Pollution Control Board, Tree Authority as far as tree plantation is concerned and Chief Fire Officer Jalgaon City Municipal Corporation.
- iv) Application for occupation certificate or final completion certificate shall be submitted along with a declaration and undertaking by the developer and his structural consultant, Architect Town Planner as follows:
  - i) We confirm that all buildings constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earthquake, fire safety and natural calamities.
  - ii) Work is done as per sanctioned plan.
  - iii) Built up area and FSI consumed in scheme is as per sanctioned plan of the scheme.
  - iv) If it is found that extra built up area / FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Commissioner, Jalgaon City Municipal Corporation, Jalgaon within one month.

**9) Interpretation :** If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of this Regulation shall be final and binding on all concerned.

## **APPENDIX -V**

### **Use of fly ash generated from Thermal Power Station used in construction material :-**

As per the provisions of environment (protection) Act 1986, within a distance of 100 km. periphery from the existing Thermal Power Station it is obligatory to use fly ash (generated from Thermal Power Station) and fly ash bricks, blocks, tiles etc. within a construction of any sort of building.

## APPENDIX -W

### MANNER OF DEVELOPMENT OF TOURISM ACTIVITIES BYE-LAW

#### Tourism Development Zone

##### 1) General Conditions :-

- a) Tourism Development zone can be developed by individual or partnership firm or Government / Semi Government Organization / Corporations.
- b) These guidelines shall be applicable for Tourism Development Zone in No Development Zone & other Zones, too as setout herein below -

**2) Tourism Development Zone Committee** – Proposals for lands to be specified as Tourism Development Zone shall be recommended for consideration of Government in Urban Development Department by a committee consisting of –

- (i) Secretary, Tourism Development Department, Mantralaya - Chairman
- (ii) Divisional Commissioner - Member
- (iii) Municipal Commissioner- Member
- (iv) Deputy Director of Town Planning - Member
- (v) Representative of Hotel Industries - Member
- (vi) Environmentalist - Member
- (vii) Architect, having 20 years experience in Architectural practices - Member

This Committee may be called “Tourism Development Zone Committee” (TDZC). The Persons at Sr. No. (5), (6) & (7) of the Committee may be nominated by Secretary, Tourism Development Department and the tenure of these members shall change after every 3 years, provided however that the same person shall be eligible for reappointment as a member.

**3) Size of plot & FSI** – Minimum requirements regarding the size of the plot for Tourism Development Zone other features shall be as follows –

No development Zone		
Total NDZ holding	Max TDZ Area permissible (fixed)	Max FSI permissible
2.00 Ha.	1.00 Ha.	5000 sq.mt.
2.00-3.00 Ha.	1.10 Ha.	5500 sq.mt.
3.00 – 4.00 Ha.	1.20 Ha.	6000 sq.mt.
4.00-5.00 Ha.	1.40 Ha.	7000 sq.mt.
5.00 – 6.00 Ha.	1.60 Ha.	8000 sq.mt.
6.00-7.00 Ha.	1.70 Ha.	8500 sq.mt.
7.00 – 8.00 Ha.	1.80 Ha.	9000 sq.mt.
8.00-9.00 Ha.	1.90 Ha.	9500 sq.mt.
9.00–10 .00Ha.	2.00 Ha.	10000 sq.mt.
Above 10.00- Ha.	1/5 <sup>th</sup> of holding	Half of the area of TDZ (0.5 FSI of TDZ area)

**Note:**

i) After deducting the area of Tourism Development Zone, FSI will be available for the rest of the land in No Development Zone as provided for No development zone under Development Control Regulation For Plots each more than 2 ha. in area No Development Zone No sub-division of plots shall be permitted.

**4) Smaller Plots:** - For existing landholders having smaller plots in No Development Zone, the provisions of promotion of tourism through bed & breakfast type of the arrangement for tourism shall be permissible as recommended by Tourism Development Zone Committee & approved by Government in Urban Development Department. There shall be the same FSI as in No Development Zone for plots, according to Development Control Regulations.

**5) Prohibition for inclusion in TDZ** - Lands falling in categories specified below shall not be included in Tourism Development Zone and hence shall not be considered for the purpose -

a) Lands affected beyond permissible levels by pollution in land, water or air, as may be decided and certified by the Maharashtra Pollution Control Board.

b) Lands covered by mangroves.

Areas from No Development Zone directly abutting the Residential Zone without being separated by road having width not less than 18.25 mt.

**6) Infrastructural Facilities** – All the infrastructural facilities required in site as specified by Municipal Corporation and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and sullage and solid waste shall be made to the satisfaction of Municipal Corporation & Maharashtra Pollution Control Board. No untreated effluent shall be allowed to pass into the sea or any water body.

**7) Revised sites for TDZ** – Where the lands are located in unique/unusual area, particularly suitable for development of tourism in view of existing water body, scenic beauty, tree plantation or geological formation etc. but are designated/ reserved in the Development Plan for the purpose of park or gardens or recreation ground or private garden or private recreational ground, it can be specified as Tourism Development Zone. The minimum area of such site, however, shall not be less than 1.00 Ha. The floor space index available for development in such a site shall be 0.20. This FSI is to be consumed on only 15% of the area of the lands declared as Tourism Development Zone; out of the site designated for open user such as Recreation Ground, Parks etc.

**8) Environment & Education** – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference for development as Tourism Development Zone. Efforts should be made for creating environmental awareness among the local population & especially among school going children in nearby area.



## **APPENDIX- X**

### **INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM**

1. Installation of Solar water heating systems in all types of buildings is mandatory.
2. While change of use of the existing building installation of Solar water heating systems is mandatory.
3. The solar water heating system is 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.
4. Solar water heating systems is mandatory in respect of existing commercial use building.
5. The solar water heating system is mandatory in the Government/ Semi-Government and Institutional buildings
6. In case of existing residential building, if the owner has installed Solar water heating systems & kept in working condition, in that case the owner is eligible to receive 10% concession in respect of per year consolidated property tax
7. The Installation of the electrical back up in all such water heating system shall be optional depending on the nature of requirements of the hot water.
8. It is suggested that solar heating systems of the capacity of about 100 liters per day based on thermos phonic with necessary electrical back-up be installed at residential buildings like hostels.
9. In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions:  
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.
  - a) 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.
  - b) 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.
  - c) 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.
  - d) 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 below :

<b>Sr.No.</b>	<b>Type of Buildings</b>	<b>Capacity recommended - liters per capita per day</b>
1	Hospitals	100
2	Hotels	150
3	Hostels & other such Building	25
4	Canteen	As required
5	Laboratory & Research Institutions	As required

e) 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.

f) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector conforming to Bureau of Indian Standards - latest standard should be used in all such solar water heating systems.

## APPENDIX- Y

### BYE-LAW FOR THE JALGAON CITY MUNICIPAL CORPORATION ABOUT MANNER OF DEVELOPMENT OF BIOTECHNOLOGY UNITS / PARKS

Sr. No	Subject	Modification
1	Definitions	The Biotechnology Units / Parks shall mean Biotechnology units / parks which are certified by the Development Commissioner (Industries) or any officer authorized by him in his behalf. The Biotechnology park and unit / units outside park shall have minimum land area of 2 acres or 20000 sq.ft built up area. The said requirement of 20000 sq. ft shall be as per normal permissible FSI and without considering permissible additional FSI / TDR / Free of FSI area.
2	Biotechnology Units / Park to be allowed in service Industries Zone (I-1)	“Biotechnology Units / Park shall be permitted in I-1 zone and service Industrial Estates on all plots fronting on roads having width more than 12 meter.”
3	Biotechnology Units / Park to be allowed in service Industries Zone (I-2) and special Industrial zone (I-3)	“Biotechnology Units / Park shall be permitted on all plots fronting on roads having width more than 12 meter.”
4	Biotechnology Units / Park to be allowed in No Development Zone / Green Zone earmarked in the Development Plan	<p>“Biotechnology Units / Park shall be permitted in No Development Zone / Green Zone subject to following conditions.</p> <p>i) Maximum FSI limit shall be 0.20 and as far as possible the Development shall be at one place of the total land.</p> <p>ii) The ground coverage shall not exceed 10% of the area of plot.</p> <p>iii) Tree plantation shall be done at the rate of 500 Trees / Ha. on the remaining land excluding the built up area and the surrounding open space / utility space.</p> <p>iv) The maximum height of buildings shall not exceed 24 mt.</p> <p>v) Essential residential Development for the staff / officer's accommodation shall be permitted up to the extent of 33% of the permissible built up area.</p> <p>vi) These users shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining Developable zone.</p>

Sr. No	Subject	Modification
5	Additional FSI to Biotechnology Units / Park	<p>Subject to approval by Director of Industries, the Commissioner may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units / Park located in NDZ / Green Zone / Agriculture Zone proposed in the Development Plan) for biotechnology units / parks subject to following conditions.</p> <p>i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking spaces) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Deptt. No.BTP-2008/CR-1608/Ind-2, dated 10/02/2009</p> <p>ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulation of environment.</p> <p>iii) Parking spaces as per the provision of Development Control Regulation shall be provided subjected to minimum requirement of one parking space per 100 sq.mt. built up area.</p> <p>iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.</p> <p>v) 25% the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said Authority.</p> <p>vi) The premium so collected by the Planning Authorities shall be primarily used for Development / up gradation of off site infrastructure required for the Biotechnology Parks.</p> <p>vii) In the event the developer comes forward for provision of such off site infrastructure at his own cost then the said Planning Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work, After completion of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority shall verify as to whether the same is</p>

Sr. No	Subject	Modification
		<p>as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority.</p> <p>viii) No condonation in the required open spaces parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.</p> <p>ix) Development of biotechnology park shall be done as per the guidelines issued by Industries Department vide the above said resolution.</p>

## APPENDIX- Z

### BYE-LAWS TO PROVIDE FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS

#### 1. DEFINITIONS

1.1 **Non-ambulatory Disabilities:** – Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

1.2 **Semi - ambulatory Disabilities:** - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arbritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

1.3 **Hearing Disabilities:-** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

1.4 **Sight Disabilities :-** Total blindness or impairments affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

1.5 **Wheel Chair:** - Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm x 750 mm.

#### 2. SCOPE

These bye-laws are applicable to all buildings and facilities used by the public.

#### 3. SITE DEVELOPMENT

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

3.1 **Access Path/Walk Way :-** Access path from plot entry and surface parking to Building entrance shall be minimum of 1800 mm wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as “guiding floor material” (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

3.2 **Parking; For parking of vehicles at handicapped people the following provisions shall be made:**

- a) Surface parking for two Car Spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.
- b) The width of parking bay shall be minimum 3.6 meter.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

#### 4. BUILDING REQUIREMENTS

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

1. Approach to plinth level
2. Corridor connecting the entrance/exit for the handicapped.
3. Stair-ways
4. Lift

5. Toilet

6. Drinking Water

4.1.1 **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.

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

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

4.1.4 **Exit/Entrance :-** Minimum clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of wheel chair user. Threshold shall not be raised more than 12 mm.

4.1.5 **Entrance Landing:-** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000 mm. Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

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

- a) The minimum width shall be 1500mm.
- b) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- c) Hand rails shall be provided for ramps/slope ways.

4.3 **Stair-ways :-** One of the stair-way – near the entrance/exit for the handicapped shall have the following provisions:

- a) The minimum width shall be 1350 mm.
- b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited, to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

4.4 **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 India Standards.

Clear internal width	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

- a) A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel. Also switch control shall be at an operating height equal to that of handrails.
  - 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.
- 4.5 **Toilets:-** One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.
- a) The minimum size shall be 1500 mm x 1750 mm.
  - b) Minimum clear opening of the door shall be 900mm and the door shall swing out.
  - c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.
  - d) The W.C. seal shall be 500mm from the floor.
- 4.6 **Drinking Water:-** Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.
- 4.7 **Designing for Children:-** In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other, fittings & fixtures, etc.



## SCHEDULE –A

( Accompaniment of Notification No. TPS3507/2744/CR-1/Reco.1/12/UD-9 Dated 3<sup>rd</sup> September, 2012 under Section 37(2) of the Maharashtra regional and Town Planning act 1966 )

### PART B

Sr. No .	Proposal of the modification U/s 37 of MRTP Act 1966 as per the directives issued by the Government	Government's order/letter no. and date of the directives	Action taken by the Municipal corporation .	Modification at govt. level while sanctioning the modification
1.	<b>To take care at the time of development to avoid the damages due to earthquake.</b> The proposed construction under taken by the owner should be earth quake resistance and it has structural stability to prevent earth quake as such the architect / engineer / supervisor /owner should consult structural engineer prior to submission of any development permission for approval. The application for development permission/ completion certificate should accompany with structural engineer s No objection certificate.	1) No. T.P.S 3693/2168/ UD-11 dated - 22/10/1993 and 2) sankirn 10/2001/pk/ 626/UD-27 dated - 26/06/2001)	Proposed as per Government directives U/s. 37	Sanctioned as per Government directives .and inserted at the end of rule no 23 on page no. 72
2 .	<b>Implementation of accommodation reservation.</b> Following changes are proposed to be effected in respect of development of lands reserved for public housing and housing the dishoused through accommodation reservation as per the directives issued by the government vide no. TPS No.1094 CR14/94/UD-9 dated 07/04/1994. - In respect of b-1 of sr. no. 1 (c) - Residential zone:- A) -(1)- 50 % of the plots should be of minimum size and out of these 50% plots occupying 10% of the layout area shall be handed over free of cost to the municipal corporation. <u>New addition of Sr. no. 3</u> - Only one option shall have to be used, either to prepare the layout plan of the land to carve out plots or to utilize the land through a proposal of	TPS No.1094 CR14/94/U D-9 dated 7/04/1994 B) TPS No.1198/98 2/pk.235/U D-9 dated 30/05/2001	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives dated 30/5/2001 and 17/07/2008 and inserted in Table No.4. ( page no. 37 to 43)

Sr. No.	Proposal of the modification U/s 37 of MRTP Act 1966 as per the directives issued by the Government	Government's order/letter no. and date of the directives	Action taken by the Municipal corporation.	Modification at govt. level while sanctioning the modification
	multistoried building. No change shall be effected in respect of partial area of the approved option.			
3.	<p><b>A) Use of Transferable Development Right while undertaking construction :-</b> If a area of the plot on which the co-operative housing society has already constructed a building is yet not been transferred to the said society by conveyance deed by the developer in that case unutilized TDR potential of the area of the plot shall not be allowed to be used to the developer while granting new construction permission on the remaining area of the plot or amalgamated plot. In such cases TDR shall be granted in proportion to the remaining open area of the plot.</p> <p><b>B) New Rule :-</b> Transferable Development Rights (TDR) shall not be permissible once an award has been declared under the acquisition process and or the possession has already been delivered to the Municipal Corporation under any Act or by private negotiation.</p>	<p>TPB.4317/2411/pk/239/07 UD-11 dated 23/11/2007</p> <p>T.P.S./sankirn 06/CR.527/06/UD-13 dated 03/02/2007</p>	<p>Proposed as per Government directives U/s. 37 and 154</p> <p>Proposed as per Government directives U/s. 37 and 154</p>	<p>Sanctioned as per Government directives ..and inserted as new sub rule no 6A on page no. 46.</p> <p>Sanctioned as per Government directives ..and inserted on page no. 49 instead of rule no.14</p>
4.	<p><b>Telecommunication equipment room -</b> Telecommunication equipment room is permissible as per the provisions of Government order no. DCR- 1059/377/UD-11 dated 9/10/1996 subject to the following conditions that :-</p> <ol style="list-style-type: none"> <li>1. The permission should be granted U/s 45 of the M.R.T.P. Act 1966.</li> <li>2. Deposit of Rs. 50,000/- should be charged. Premium should be charged at the rate of the land value as per ready reckoner of the area occupied by the cabin.</li> <li>3. The tower height premium should be Rs. 10,000 per running meter.</li> </ol>	<p>T.P.S.3003/1723/CR39 4/03UD-30 dated 04/07/2005.</p>	<p>Proposed as per Government directives U/s. 37 and 154</p>	<p>Sanctioned as per Government directives ..and inserted on page no. 74 instead of rule no.26.3</p>

Sr. No.	Proposal of the modification U/s 37 of MRTP Act 1966 as per the directives issued by the Government	Government's order/letter no. and date of the directives	Action taken by the Municipal corporation.	Modification at govt. level while sanctioning the modification
5.	<b>Research &amp; development in green zone or no development zone :-</b> To promote industries a research and development unit shall be allowed in the No Development Zone or Green Zone subject to the following conditions - <ol style="list-style-type: none"> <li>1. Area of the plot proposed for the above purpose shall be not less than 10.00 Hectares.</li> <li>2. Plinth area shall not more than 10% of the plot area.</li> <li>3. Maximum 1% of the built-up area shall be allowed for office use and for residence of excellent staff respectively.</li> <li>4. Number of staff shall be related in proportion to one staff member per 300 square feet of the area.</li> <li>5. Research and development of dangerous chemical industries and explosive work is not permissible.</li> <li>6. Only ground floor or ground + one - structure is permissible.</li> <li>7. 500 trees per hectare should be planted on the plot.</li> <li>8. Even after getting approval, the permission can be treated as cancelled if any of the above 1 to 7 conditions is not followed properly.</li> </ol>	TPS - 1297/321/P. K./110/97 UD -12 Dt. 16/04/1998	Proposed as per Government directives U/s. 37	Sanctioned as per Government directives ..and inserted on page no. 128 as new rule no .M-5-3
6.	<b>Petrol pump &amp; gas filling station in No Development Zone</b> A petrol pump / gas filling station shall be permissible in No Development Zone subject to the following condition. <ol style="list-style-type: none"> <li>1. Area of the plot shall not be less than 2000 sq.m.</li> <li>2. The maximum permissible F.A.R. shall be 0.20 on this plot.</li> <li>3. Only ground floor structure shall be permissible.</li> <li>4. Proposed plot shall be permissible on national highway or State highway or</li> </ol>	TPS-3005/ 987/Pk 194/ 2005/UD-30 Dt.15/04/2006	Proposed as per Government directives U/s. 37	Sanctioned as per Government directives ..and inserted on page no. 128 as new rule no .M-5-4

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	<p>Major district road or existing road having minimum 18.0 meter width.</p> <p>5. Consent letter from the Central Government petroleum department and chief controller of explosives should be obtained and produced.</p> <p>6. As per the prevailing rule No Objection Certificate from the public works department and other concerned departments shall have to be obtained and produced. Further, the provisions of service road/ building line, control line, etc. as stipulated in the government resolution public works department no. RBD-1081/871/road-7 dated 9<sup>th</sup> March 2001 and the circulars thereafter received with that regard shall have to be strictly followed.</p> <p>7. The directives received in the letters and the annexure of Central Government's Ministry of road and transport and highways letters shall be followed.</p> <p>8. In addition the prevailing rules in respect of petrol pump / gas filling station as stipulated in the development control regulations shall be applicable.</p>			
7.	<p><b>Existing industrial land from industrial use to residential &amp; commercial purpose.</b> While granting development permission for residential cum commercial or commercial purpose in respect of the closed industrial unit/ industrial company/ industrial mills/ industrial establishment etc. it is necessary to obtain a certificate from the Labor Commissioner that the said company has all- ready paid the legal dues to the worker previously working in that industrial unit.</p>	<p>TPS-1206/Anau. 119/PK-315/07UD-12 Dt. 31/01/2008</p>	<p>Proposed as per Government directives U/s. 37 and 154</p>	<p>Sanctioned as per Government directives ..and inserted on page no. 122 as new rule no .M.4.1.1</p>

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8.	<b>Compulsion of play ground in educational development</b> While granting building permission for education purpose in respect of the educational institute minimum 40 % of the plot area in single piece shall be reserved for play ground purposes.	TPS-3206/488/P K-104/06UD-30 Dt.08/09/2006	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives and inserted on page no. 68, 69 in rule no . 22.1
9.	<b>Additional FSI in respect at building of educational, medical, Government or institutional use &amp; starred category Hotels.-</b> Additional FSI to the buildings of educational, medical institutional user or star category hotels is permissible subject to the condition as stipulated below. <b>1. Buildings of Educational and Medical Institutions :-</b> The Commissioner may permit, in consultation with Government, FSI specified in table as indicated in existing D.C.Rule To be exceeded in respect of buildings of educational and medical institutions on independent plots situated in R-2 Zone, by 100% subject to condition that, premium if any, as may be determined by Government shall be paid to Government out of which 50% shall be payable to Corporation. Provided further that no condo nation in the required open space, parking spaces and other requirements as per regulations shall be allowed while granting such additional FSI. <b>2. Building of Starred category hotels :-</b> With the previous approval of Government and subject to payment of such premium as may be fixed by Government and paid (Out of which 50% shall be payable to the corporations) and subjects to such other terms and conditions as may specify, the FSI in Table IIII may be permitted to be exceeded in the case of buildings three star category and above	TPS-GEN 1001/124/U D-13 Dt.16/10/2001	Proposed as per Government directives U/s. 37	Sanctioned as per Government directives ..and inserted on page no. 134, 135 as new rule no.N.2.9.1 and N.2.9.2 instead of rule no . N. 2.9

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	<p>starred hotels in independent plots and under one establishment as approved by Department of Tourism by a maximum of 50% over the normal permissible FSI.</p> <p>No condo nation in the required open space, parking and other requirement as in these regulations shall be allowed in case of such additional FSI.</p>			
10.	<p><b>Additional FSI to Religious Building :</b></p> <p>The Commissioner may permit the floor space indices to be exceeded in respect of buildings in independent plots of religious purpose of registered Public Trust by 0.50 FSI subject to following terms &amp; conditions.</p> <ol style="list-style-type: none"> <li>1. The religious building shall be on independent plot.</li> <li>2. No objection certificate shall be obtained from concerned Police Authority and Collector before applying for permission.</li> <li>3. Additional FSI shall be used for religious purpose only. Ancillary residential user may be permissible within 10% of total area. No commercial user shall be permissible.</li> <li>4. The additional FSI shall be permissible to existing authorized religious user subject to structural stability.</li> <li>5. No condo nation in the required marginal open spaces and parking shall be allowed in case of grant of such additional FSI.</li> <li>6. The additional FSI shall be permissible subject to payment of premium of 25% of ready reckoner value of respective year. Out of which 50% shall be paid to Government and the said planning Authority.</li> <li>7. The minimum area of plot shall be 500 sq.mt.</li> <li>8. The proposal shall be consistent with</li> </ol>	<p>FSI 1194/2204/CR-340/94/UD-11 Dt.01/06/2007</p>	<p>Proposed as per Government directives U/s. 37</p>	<p>Sanctioned as per Government directives ..and inserted on page no. 135 as new rule no.N.2.9.3 instead of rule no . N. 2.9</p>

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	development plan proposals.			
11.	<p><b>Special Regulations for Development of Information Technology and Information Technology Enabled Services (IT/ ITES) :-</b></p> <p><b>Definitions :-</b> In the context of the policy, the Information Technology Industry, Industry, IT Services and IT Enabled Services as defined below:</p> <p><b>1) IT Taskforce of Government of India has defined IT software as follows :-</b></p> <p>a) IT Software: IT Software is defined as any representation of instruction, data, sound or image including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a Computer.</p> <p>b) IT Hardware: IT Hardware covers approximately 150 I.T. products notified by Directorate of Industries.</p> <p>c) IT Services &amp; IT Enabled Services : These include various IT Services and are defined by the IT Task force of the Government of India as follows :</p> <p>IT Service including IT Enabled Service is defined as any unit that provides services that result from the use of any IT software over a computer system for realizing any value addition.</p> <p>The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time."</p> <p><b>2. Height of the room for ITE -</b></p> <p>Notwithstanding anything contained in these regulations any telemetric equipment</p>	TPS-2004/687/C R26/2004U D-13 Dt. 20/05/2004	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives ..and inserted as new Appendix Q

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	storage erection facility can have a height as required for effective functioning of that system.			
	<p><b>3. Covered antenna to be free of FSI.</b> Any covered antenna / dish antenna / communication tower will be allowed to be erected free of FSI if used for Telecom (basic cellular or satellite telephone) or ITE purposes, which shall include equipment relating to earth station, V-sat, Routes, Transponders and similar IT related structures or equipment.</p> <p><b>4. ITEs to be allowed in Residential zone.</b> "Notwithstanding anything contained in these regulations, IT / ITES on the plots / premises fronting on roads having width more than 12.0 mt. "Shall be allowed.</p> <p><b>5. ITEs to be allowed in Service Industries zone (I-1)</b> "IT/ITES shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width more than 12 metre."</p> <p><b>6. ITEs to be allowed in General Industries Zone (I-2) and Special Industrial Zone (I-2)</b> "IT/ITES shall be permitted on all plots fronting on roads having width more than 12 meter."</p> <p><b>7. ITEs to be allowed in No Development Zone / Green Zone earmarked in the Development Plan.</b> Development of IT / ITES with ancillary residential development shall be allowed in No Development Zone subject to the following :-</p> <ul style="list-style-type: none"> <li>i) The total FSI shall not exceed 0.20.</li> <li>ii) Residential development shall not exceed one third of the total built-up area.</li> </ul>			



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	<p>iii) Construction of ITE / ancillary Residential use may be permitted (in suitable location so as to keep as much of remaining space open) upto 20% on 10% of the area of plot. On remaining 90% plot, trees shall be planted at the rate of 500 trees per hectare.</p> <p>iv) Sub-division of land shall be permitted with area of the plot so sub-divided being not less than 4000 sq.mt.</p>			
	<p><b>8. Additional FSI to IT / ITEs -</b>  Subject to approval by Director of Industries, the Commissioner / Chief Officer or as the case may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI as under (including for IT / ITEs units located in NDZ / Green Zone / Agriculture Zone proposed in the Development Plan or Regional Plan.)</p> <p>i) 100% additional FSI shall be made available to all IT / ITES units in public IT parks.</p> <p>ii) 100% additional FSI shall also be made available to all registered IT / ITES units located in Private IT Parks approved by the Directorate of Industries.</p> <p>Permission for erecting towers and antenna up to the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself,</p> <p><b>9. General Terms / Conditions applicable for development of IT /ITES units.</b></p> <p>i) Additional FSI to IT / ITEs</p>			

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	<p>units would be available only upon full utilization of basic admissible FSI.</p> <p>ii) Additional FSI to IT / ITES units would be available to IT / ITES Parks duly approved by the Directorate of Industries.</p> <p>iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.</p> <p>iv) 25% the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority where no such planning Authority exists the share of premium shall be paid to the MIDC.</p> <p>v) The premium so collected by the Planning Authorities / MIDC shall be primarily used for development / up gradation of off site infrastructure required for the IT / ITES Park and the utilization of this premium shall be monitored by the empowered committee.</p> <p>vi) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the</p>			

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	<p>respective planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribe the standards for the work After completion of the works the said Planning Authority / MIDC shall verify as to whether the same is as per prescribed standards thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority / MIDC.</p> <p>vii) <b><u>Users / Services ancillary to the IT / ITES :</u></b> While developing site for IT / ITES with additional FSI, users ancillary to the principal user, as may be approved by the Directorate of Industries shall also be allowed.</p> <p>viii) No condo nation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.</p>			
12.	<p><b>INSTALLATION OF RAIN WATER HARVESTING STRUCTURES ( RWHS)</b></p> <p>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.mt. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in schedule. Provided that the Commissioner</p>	<p>TPB-432001/213 3/CR230/01 /UD-11 Dt.10/03/2005</p>	<p>Proposed as per Government directives U/s. 37 and 154</p>	<p>Sanctioned as per Government directives ..and inserted as new Appendix R</p>

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	<p>may approve the Rain Water Harvesting structure of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.</p> <p><b>b)</b> The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.</p> <p><b>c)</b> The Commissioner may impose a levy of non exceeding Rs. 1000/- per annum for every 100 sq.mt. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.</p> <p><b>SCHEDULE :- RAIN WATER HARVESTING</b></p> <p>Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.</p> <p><b>1)</b> The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.</p>			
	<p>i) <b>Open Well</b> of minimum of 1.00 mt. dia and 6 mt. in 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</p>			

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	<p>open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.</p> <p>ii) Rain Water Harvesting for recharge of ground water may be done through a <b>bore well</b> around which a pit of one meter width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.</p> <p>iii) An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may channel to the storage tank. The storage tank always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn-off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.</p> <p>iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches of combination of pits and trenches. Depending on the geomorphologic &amp; topographical condition, the pits may be of the size of 1.20 mt. X widths 1.20 mt. length x 2.00 mt to 2.50 mt depth. The trenches can be or 0.60 mt</p>			

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	<p>width x 2.00 to 6.00 mt length x 1.50 to 2.00 mt depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.</p> <ol style="list-style-type: none"> <li>40 mm stone aggregate as bottom layer upto 50% of the depth;</li> <li>20 mm stone aggregate as lower middle layer upto 20% of the depth;</li> <li>Coarse sand as upper middle layer up to 20% of the depth;</li> <li>A thin layer of fine sand as top layer ;</li> <li>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.</li> <li>Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered.</li> </ol> <p>The depth of wall below ground shall be such that the wall prevents loose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cms.</p> <ol style="list-style-type: none"> <li>Perforated concrete slabs shall be provided on the pits/ trenches.</li> </ol> <p>v) If the open space surrounding the building is not paved, the</p>			

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	<p>top layer up to a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.</p> <p>2) 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 washings from roof or terrace catchments as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr for a roof area of 100 sq.mt.</p> <p>3) Rain Water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those an adjacent building.</p> <p>4) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose.</p> <p>Provided that when the rain water in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain water has been provided.</p> <p>Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.</p>			
13.	<p><b><u>Leaving on open belt around burial and cremation grounds :-</u></b></p> <p>Whenever possible an 100 feet wide open</p>	TPS-3682/UD-7 Dt.24/01/19	Proposed as per Government	Sanctioned as per Government

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	belt should be kept within the lands for burial or cremation grounds, with tree plantation along the boundaries within such grounds. if this is not possible, a six feet high compound wall should be prescribed on the boundaries between such burial / cremation grounds and other surrounding lands, and rows of trees planted along the periphery / within the burial / cremation grounds.	83	directives U/s. 37	directives ..and inserted as new Appendix S
14.	<p><b><u>Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation :-</u></b></p> <p>Notwithstanding anything to the contrary contained in these Regulations or the Development Plan / Planning Proposals, land in the possession of the Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development, and also in accordance with the Government of Maharashtra, Home Department, Resolution No. STC 3400 / CR 148 / TRA -1 dated 1<sup>st</sup> February 2001, as may be modified from time to time.</p>	TPB-432001/563 /C 126/2001/U D-11 Dt.17/10/2001	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives ..and inserted on page no. 135 as new rule no.N.2.9.4 instead of rule no . N. 2.9
15.	<p><b><u>Policy to achieve the objective of providing additional dwelling units to the state police force :-</u></b></p> <p>1) In cases of buildings of Department of Police, police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their staff Quarters, the Commissioner may permit the floor space index to be exceeded up to 2.5.</p> <p><b>NOTE :-</b> It shall be permissible to submit a composite scheme for the development or redevelopment of land of Department of</p>	TPB-4303/500/C R-61/2003UD-11 Dt.04/06/2003	Proposed as per Government directives U/s. 37	Sanctioned as per Government directives ..and inserted on page no. 135 as new rule no.N.2.9.5 instead of rule no . N. 2.9



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	<p>Police, police Housing Corporation, Jail and Home Guard for the utilization of permissible commercial user under D.C. Regulation ; so that commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5</p> <p>2. For reconstruction / redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed floor space index of existing old building plus 50% incentive FSI, whichever is more.</p> <p>3. In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user permissible under D.C. Regulation ; may be permitted up to 25% of the total permissible built up area.</p>			
16.	<p><b>Free FSI to fitness centre for Residential Building :-</b> In the residential building development of fitness center is permissible free of FSI subject to the condition that In every residential building, constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association, a fitness centre room will be permitted. The area of the room shall be limited to 2 (two) percent of the total built up area of building or 20 sq.mt. whichever is more. It shall not be used for any other purpose, except for fitness activities and it s ownership shall vest to society or association.</p>	<p>TPB-4303/13/PK-249/03UD-11 Dt.17/06/2004</p>	<p>Proposed as per Government directives U/s. 37</p>	<p>Sanctioned as per Government directives ..and inserted on page no. 52 as new rule no .16.5.2. j</p>
17	<p><b>To provide facilities for physically handicapped persons. :-</b> <b>1) DEFINITIONS :</b></p>	<p>TPB-432001/1829/PK-</p>	<p>Proposed as per Government</p>	<p>Sanctioned as per Government</p>

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	<p><b>1.1) Non-ambulatory Disabilities :</b> Impairments that regardless of cause or manifestation, for all practical purposes confine individuals to wheelchairs.</p> <p><b>1.2) Semi-ambulatory Disabilities :</b> Impairments that cause individuals to walk with difficulty or insecurity individuals using braces or crutches, amputees, aribritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.</p> <p><b>1.3) Hearing Disabilities:</b> Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.</p> <p><b>1.4) Sight Disabilities:</b> Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.</p> <p><b>1.5) Wheel Chair:</b> Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm x 750mm</p>	216/2001U D-11 Dt.02/12/2003	directives U/s. 37 and 154	directives ..and inserted as new Appendix T
	<p><b>2) SCOPE:</b> These bye laws are applicable to all existing and proposed buildings and facilities used by the public.</p> <p><b>3) SITE DEVELOPMENT:</b> Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.</p> <p><b>3.1) Access path / walk way :</b> Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm wide having even surface without any slope. Slope if any shall not have gradient greater than 5% finishes shall have a no slip surface with a texture traversable by a wheel chair curbs wherever provided shall blend to a common level.</p> <p><b>3.2) Parking :</b> for parking vehicles of handicapped people, the following</p>			

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	<p>provisions shall be made :-</p> <ol style="list-style-type: none"> <li>surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 mt from building entrance.</li> <li>The width of parking bay shall be minimum 3.60 mt.</li> </ol> <p>The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.</p> <p><b>4) Building Requirements :</b> The specified facilities for the buildings for physically handicapped persons shall be as follows :</p> <ol style="list-style-type: none"> <li>Approach to plinth level.</li> <li>Corridor connecting the entrance / exit for the handicapped.</li> <li>Stairways.</li> <li>Lift.</li> <li>Toilet.</li> <li>Drinking Water.</li> </ol>			
	<p><b>4.1.1) Approach to plinth level :</b> 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.</p> <p><b>4.1.2) Ramped Approach :</b> Ramp shall be finished with no slip material to enter the building Minimum width of ramp shall be 1800 mm With maximum gradient 1:12 Length of ramp shall not exceed 9.0 mt. 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.</p> <p><b>4.1.3) Stepped Approach :</b> for stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm provision of 800 mm high hand rail on both sides of the stepped approach similar</p>			

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	<p>to the ramped approach.</p> <p><b>4.4) Lifts :</b> 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 :</p> <p>Clear internal depth : 1100 mm.</p> <p>Clear internal width : 2000 mm.</p> <p>Entrance door width : 900 mm.</p> <ul style="list-style-type: none"> <li>a) A hand rail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel. Also, switch control shall be at an operating height equal to that of hand rails.</li> <li>b) The lift lobby shall be of an inside measurement of 1800 x 1800 mm or more.</li> <li>c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 M/sec.</li> </ul>			

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	<p>The interior of the case shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance / exist is either open or closed.</p> <p><b>4.5) Toilets :</b> One special W.C. in set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped :</p> <ul style="list-style-type: none"> <li>a) The minimum size shall be 1500 x 1750 mm.</li> <li>b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.</li> <li>c) Suitable arrangement of vertical / horizontal handrails with 50 mm clearance from wall shall be made in the toilet.</li> </ul> <p>The W.C. seat shall be 500 mm from the floor.</p> <p><b>4.6) Drinking Water :</b> Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.</p> <p><b>4.7) Designing for children :</b> In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and others fittings and fixtures etc.</p>			
18.	<p><b>REGULATIONS FOR DEVELOPMENT OF SPECIAL TOWNSHIPS IN AREA UNDER JALGAON CITY MUNICIPAL CORPORATION</b></p> <p><b>A) GENERAL REQUIREMENTS :</b></p> <p><b>1) APPLICABILITY :</b> These regulations would be applicable to the area under sanctioned Jalgaon Development Plan area.</p> <p><b>1.1) AREA REQUIREMENT :</b> Any</p>	<p>TPS-1806/2348/PK-476/06UD-13 Dt.03/07/2007</p>	<p>Proposed as per Government directives U/s. 37 and 154</p>	<p>Sanctioned as per Government directives ..and inserted as new Appendix U</p>

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	<p>suitable area free from all encumbrances having sufficiently wide means of access (not less than 18 mt wide) can be identified for the purpose of development as Special Township. The area under the special Township shall no be less than 40 Ha (100 acres) at one place, contiguous, unbroken and uninterrupted which shall not include the area under forest, hill top slope, water bodies like river, creek canal, reservoir, lands falling within the belt of 100 mt from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 mt from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaothan areas or congested areas.</p> <p><b>1.2) MANNER OF DECLARATION :</b> Any area identified above and if found suitable can be notified by Government in Urban Development Department by following procedure under section 37 of the Maharastra Regional and Town Planning Act 1966 and also in such other manner as may be determined by it for the purpose of development as “Special Township Project”</p> <p>However, in cases where the proposal of Special Township is submitted by the land owners by themselves or by Developer who holds rights to develop the whole land under the Special Township, the procedure under section 37 of the said Act shall not be necessary.</p>			
	<p><b>1.3) INFRASTRUCTURE FACILITIES :</b> The entire Township should be an integrated one with all facilities within the</p>			

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	<p>boundaries of declared townships. All the onside infrastructures, i.e. roads including D.P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any designated in the Development plan, in accordance with the prevailing regulations.</p> <p>a) <b>Water supply :</b> The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 litres per capita per day exclusive of requirement of water for fire fighting and gardening . the storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.</p> <p>b) <b>Drainage &amp; Garbage disposal :</b> The developer shall make suitable and environment friendly arrangement for the disposal and treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board &amp; Jalgaon Municipal Corporation. Recycling</p>			

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	sewage for gardening shall be undertaken by the developer.			
	<p>The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in constitution with Maharashtra Pollution Control Board &amp; Jalgaon City Municipal Corporation.</p> <p>c) <b>Power :</b> The developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system, or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.</p> <p><b>1.4) ENVIRONMENT :</b> The development contemplated in townships shall not cause damage to ecology Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions insured by the MOEF s notification dated 7<sup>th</sup> July 2004 and as amended from time to time. The Township shall provide at least 20% of the total area as park / garden / playground as mentioned in 4 (f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner / developer. This amenity shall be open to general public without any restriction or discrimination.</p>			



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	<p><b>2) SPECIAL CONCESSIONS :</b></p> <p>(a) <b>N.A. Permission :</b> Non agriculture permission will be automatic, As soon as the scheme is notified, lands notified under Special Township area as per Regulation No. 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non agriculture assessment however will commence from the date of sanction of scheme as per Regulation No. 7 (c).</p> <p>(b) <b>Stamp Duty :</b> The stamp duty rates applicable to Notified Special Township area shall be 50% of the prevailing rates of the Mumbai Stamp Act.</p> <p>(c) <b>Development Charges :</b> A special Township project shall be exempted from payment of Development charges to the extent of 50%.</p> <p>(d) <b>Grant of Government Land :</b> Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms &amp; conditions, without any subsidy.</p> <p>(e) <b>Exemption from Mumbai Tenancy &amp; Agriculture Land Act :</b> The condition than only the agriculturist will be eligible to buy the agriculture land will be exempted in Special Township area.</p> <p>(f) <b>Ceiling of agriculture land :</b> There shall be no ceiling limit for holding agriculture land to be purchased by the owner / developer for such project.</p> <p>(g) <b>Exemption from Urban Land</b></p>			

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	<p><b>(Ceiling and Regulation) Act, 1976 :</b> Special Township projects will be exempted from the purview of Urban Land (Ceiling and Regulation) Act 1976.</p>			
	<p>(h) <b>Scrutiny Fee :</b> A special township Project shall be partially exempted from payment of scrutiny fee being levied by the Jalgaon Municipal Corporation for processing the development proposal on certain terms &amp; conditions as may be decided by the Jalgaon Municipal Corporation.</p> <p>(i) <b>Floating FSI :</b> There will be floating FSI in the township. Unused FSI of one plot can be used any where in the whole township.</p> <p>(j) <b>Special benefits :</b> Concessions in respect of star category Hotels, Hospitals and Multiplexes / property tax shall be provided.</p> <p><b>3) PLANNING CONSIDERATIONS :</b></p> <p>The Township project has to be an integrated township project. The project should necessarily provide land for following users :-</p> <ol style="list-style-type: none"> <li>Residential</li> <li>Commercial</li> <li>Educational</li> <li>Amenity Spaces</li> <li>Health Facilities</li> <li>Parks, Gardens &amp; Play grounds</li> <li>Public Utilities</li> </ol> <p><b>4) GENERAL NORMS FOR DIFERENT LAND USES</b></p> <p>The overall planning of the special townships shall be such that the project shall meets with the specifications spelt out in the prevailing planning standards</p>			

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	approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.			
	<p><b>(a) Residential :</b> The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total built up area proposed to be utilized which is permissible as proportionate to zoning of area under such township at least 60% of the area shall be used for purely residential development and further out of the built up area proposed to be utilized for residential development 10% shall be built for residential tenements having built up area up to 40 sq.mt.</p> <p><b>(b) Commercial :</b> The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc.</p> <p><b>(c) Educational :</b> Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have adequate allocation area for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.</p> <p><b>(d) Amenity Spaces :</b> The area allocation for amenity space providing amenities like market,</p>			

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	<p>essential shopping area, recreation centers, town hall, library etc. should not be less than 5% of gross area and should be evenly placed.</p> <p><b>(e) Health Facilities :</b> Adequate area allocation for health facilities for primary health shall be provided. Minimum area required for health facilities shall be</p>			
	<p><b>(f)</b> as per prevailing planning standards.</p> <p><b>(g) Parks, Gardens &amp; Play grounds :</b> The township shall also provide at least 20% of the gross area of township as parks/gardens/play grounds without changing the topography. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20% area should be developed by the developer for such purposes and kept open to general public without any restriction or discrimination.</p> <p><b>(h) Public Utilities :</b> Appropriate area allocation should be provided for (a) power receiving station / sub station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery / cremation ground, (g) bus station, fire brigade station and other public utilities as per requirements.</p> <p><b>(i) Transport and Communication :</b> The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be</p>			

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	<p>developed by the developer as per standard and road widths shall be as given bellow.</p> <p><b>Classified Road as prescribed</b> Main road / Ring road minimum 18 to 24 meter wide. Internal Road as per prevailing bye laws applicable to Development plan subject to minimum road width 9 mt.</p>			
	<p><b>(j) Service Industries :</b> In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use shall be residential use.</p> <p><b>NOTES :</b></p> <p>I) All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulations of Development plan.</p> <p>II) Location of Development Plan reservation can be shifted anywhere in the Township Area with the approval of the Municipal Commissioner.</p> <p>III) Development Plan reservations in the Township area shall not be handed over to the Planning Authority but same shall be developed by the developer for the designated amenity.</p> <p>IV) Development plan roads in the township area shall be developed and maintained by developer, and the same shall be always open for general public without any restrictions there upon.</p>			

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	<p>V) Minimum parking shall be provided as per DCR of Jalgaon City Municipal Corporation provided that for hotel, restaurant, college, school, educational institutes, hospitals, polyclinics and diagnostic centers, offices, mangal Karyalaya, town hall, clubs etc. onside parking shall be provided for buildings having mixed users, regular parking area of 3.0 mt wide strip within the area along the road on front side shall be provided for visitor s parking.</p>			
	<p><b>5) DEVELOPMENT CONTROL REGULATIONS :</b></p> <p>Prevailing Development Control Regulations of sanctioned Development Plan amended from time to time shall be applicable mutadis mutandis except those expressly provided in these Special Regulations.</p> <p><b>5.1) Special Township in Residential, Residential with Agricultural Zone / Green Zone / No Development Zone.</b></p> <p>I) The total built up area / FSI of entire gross area of the Special Township declared as per Regulation No. 1.1 excluding the area under Agriculture Zone, if any, included in the project shall be 1.00. The FSI for Agriculture Zone / Green Zone / No development zone if any included in Special Township Zone shall be 0.2 only in proportion to area of the zone. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing</p>			

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	<p>Development Control Regulations for Jalgaon City Municipal Corporation.</p> <p>However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer Jalgaon City Municipal Corporation utilization of DRC s originated from any other area i.e. out side Special Township area shall not be permissible in Special Township area.</p> <p>II) In case area Notified under Special Township falls in Residential Zone and partly in Agricultural Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.</p>			
	<p>III) Notwithstanding anything contained above, the FSI/ Built up area in 5 Are &amp; 10 Are zone in Lonawala Municipal Council shall be as per prevailing D.C.R. applicable to Lonawala Municipal Council.</p> <p><b>5.2) Special Townships in Agricultural zone / Green zone / Non Development zone</b></p> <p>i) Development of Special Township Project in Agriculture / Green Zone / No Development Zone, contained in the Development plan shall be permissible subject to conditions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area / FSI of 0.20 worked out on the entire</p>			

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	<p>gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible therein.</p> <p>All provisions of Regulations except 4 (f) shall apply to the development of Township in Agriculture zone / Green zone / No Development Zone.</p>			
	<p><b>5.3) General Regulations :</b></p> <p>i) In the event the special township project contains sites, reserved for public purposes (buildable reservations) in Development Plan for which the Appropriate Authority is any department of State Govt. / Central Govt. or any Government undertaking, the developer shall construct the amenity as per requirement of the concerned department and handover the constructed amenity free of cost to that Department. Upon such handing over the constructed amenity the developer would be entitled to utilize additional floor space over and above the FSI permissible within the township (equivalent to the built up area of the constructed amenity) anywhere within the special township project.</p> <p>ii) In every Special Township proposal</p>			



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	<p>the structural designer of developer has to submit declaration with project report to Jalgaon City Municipal Corporation about the construction of building as bellow. I have confirmed that the proposed construction in the scheme is as per norms as specified by Indian Standards Institute, for the resistance of earth quake fire safety &amp; natural calamities.₹</p> <p>iii) Upper and lower ground floor type construction shall not be allowed.</p> <p>iv) In special Township schemes under Residential zone and Agricultural Zone trees at the rate of minimum 150 trees per ha. And 400 trees per ha respectively shall be planted and maintained by the developer.</p>			

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	<p>v) Once the location clearance to the proposal for Special Township is granted by the Government under Regulation No. 7 (a) no change of zone proposal in such Township area shall be considered by Government.</p> <p><b>6) SALE PERMISSION:</b> It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot / flat shall be allowed unless the basic infrastructure as per Regulation no 1.3 is provided by the developer to the satisfaction of the Municipal Commissioner Jalgaon City Municipal Corporation. In case the development is proposed in Phases &amp; sale permission is expected after completion of Phase wise basic infrastructure, such permission may be granted by the Jalgaon City Municipal Corporation. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided &amp; completed phase wise The plots earmarked for amenities, facilities, and utilities shall be also simultaneously developed phase wise along with residential/ allied development.</p>			

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	<p><b>7) PROCEDURE :-</b></p> <p>a) <b>Locational Clearance:</b> the proposal for development of Special Township, along with details of ownership of land or Development rights of lands in the proposed scheme, site plan, part plan of sanction development plan, shall be submitted to Government in Urban Development Department and a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, of grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government u/s 45 of MR&amp;TP Act,1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the state Government within a period of 90 days from the date of receipt of the proposal &amp; after completion of all prescribed procedure specified in Regulation No.1.2 above and compliance of any such document as may be required by Government .This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance / approval will stand lapsed unless it is renewed by Govt. for sufficient reasons. Application for renewal has to be made to Govt. before expiry of one year. These special Regulations shall not be applicable to the area on which clearance / approval has lapsed.</p> <p>(208 )</p>			

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	<p>b) <b>Letter of intent :-</b> Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Municipal Commissioner Jalgaon City Municipal Corporation, Jalgaon along with the environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain ownership rights / development rights, document in respect of at least 50% of area under scheme and other particulars as decided and directed by Commissioner Jalgaon City Municipal Corporation, Jalgaon. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the final proposal; complete in all respect the letter of intent shall be valid for six months unless renewed.</p> <p>c) <b>(i) Final Approval :-</b> The Developer shall submit the layout plan of the entire township area, sector-wise detailed building plans and details of phasing, for final sanction to the Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon. The developer shall also submit an undertaking and execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15% of its development costs. The Municipal Commissioner, Jalgaon City</p>			

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	Municipal Corporation, Jalgaon shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, Municipal Commissioner, Jalgaon City Municipal Corporation, shall grant approval to			
	<p>Layout plan and sector wise detailed building plan in consultation with Divisional Deputy Director of Town Planning, within the stipulated period on terms and conditions as may be determined by Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon.</p> <p>The period required for Technical Consultation with Deputy Director of Town Planning, Pune Division, pune shall not be computed.</p> <p>Any one aggrieved by an order passed under prevailing Development Control Regulations may within forty days of the date of communication of the order prefer an appeal to the State Government.</p> <p><b>(ii)</b> Every application shall be accompanied by :</p> <p>(a) Ownership Document : 7/12 extract / Property Card, ownership right Document in original with list of such documents.</p> <p>(b) Extent of area : Village maps showing the extent of area and authenticated measurement plan / gut book of the land in original and list of such documents.</p> <p>(c) Authenticated copies of locational clearance and letter of intent.</p> <p>(d) Layout and building : (Prepared &amp; signed by experts in respective field and team headed by an Architect</p>			

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	<p>Town Planner)</p> <p>i) Layout plan showing all details of area utilized under roads, open spaces, parks, garden, playground &amp; other amenities.</p> <p>ii) Detailed layout plan, building plans of all development with area of all sector and individual plots and built up area / FSI proposed on each sector and plot.</p>			
	<p>iii) Detailed Report comprising of expected population, requirement of amenities proposed amenities with reference to prevailing planning standards approved by Government sources of all basic amenities and details of implementation maintenance, Taxation etc.</p> <p>iv) Details of zoning and area under such zone.</p> <p>v) Details of FSI / Total built up area proposed to be utilized in scheme.</p> <p>vi) Details of Eco friendly amenities provided.</p> <p>vii) Plan showing road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with details.</p> <p>viii) Details of solid waste management plan.</p> <p>ix) Plan showing HFL of major lakes, river if any certified by Irrigation Department.</p> <p>x) Plan showing details of distribution of total built-up-area / space.</p> <p>xi) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.</p> <p>xii) Details of storm water drainage scheme.</p>			

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	<p>xiii) Details of fire fighting mechanism, fire brigade station.</p> <p>xiv) All other documents as determined and directed by Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon.</p> <p><b>Note :</b> The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner / developer by the Government / Collector / Commissioner.</p>			
	<p><b>8.) Implementation &amp; Completion :</b></p> <p>i) Developments of Basic infrastructure &amp; amenity shall be completed by the developer to the satisfaction of the Municipal Commissioner, Jalgaon City Municipal Corporation, as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.</p> <p>ii) No building in the scheme is permitted to be occupied in any manner unless occupancy certificate is issued by Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon.</p> <p>iii) Final completion certificate for the scheme is to be issued by Municipal Commissioner, Jalgaon City Municipal Corporation, Jalgaon in consultation with Maharashtra Pollution Control Board, Tree Authority as far as tree plantation is concerned and Chief Fire Officer Jalgaon City Municipal Corporation.</p> <p>iv) Application for occupation certificate or final completion certificate shall be submitted along with a declaration and undertaking by</p>			

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	<p>the developer and his structural consultant, Architect Town Planner as follows:</p> <p>i) We confirm that all buildings constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earthquake, fire safety and natural calamities.</p> <p>ii) Work is done as per sanctioned plan.</p> <p>iii) Built up area and FSI consumed in scheme is as per sanctioned plan of the scheme.</p> <p>iv) If it is found that extra built up area / FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Commissioner, Jalgaon City Municipal Corporation, Jalgaon within one month.</p>			
	<p><b>9) Interpretation :</b> If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of this Regulation shall be final and binding on all concerned.</p>			
19	<p><b>Use of fly ash generated from Thermal Power Station used in construction material:-</b></p> <p>As per the provisions of environment (protection) Act 1986, within a distance of 100 km. periphery from the existing Thermal Power Station it is obligatory to use fly ash (generated from Thermal Power Station) and fly ash bricks, blocks, tiles etc. within a construction of any sort of building.</p>	<p>FSI- 2004/160/P K-27UD-20 Dt.08/10/2004 and No. FAR- 102004/160/PK-27/UD-20 dated 27/02/2004</p>	<p>Proposed as per Government circular</p>	<p>Sanctioned as per Government directives ..and inserted as new Appendix V</p>



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		and No. TPB 4304/ 371/ PK 242/ 04/ UD- 11 dated 06/08/2004		
20.	<b>Conservation, augmentation &amp; recycling of urban water utilization:</b> - A lot of emphasis has been given on conservation, augmentation and recycling of Urban water. As such usage of controlled flush system is made mandatory in the houses and buildings being constructed / already completed.	जलौघ 2004/ P.K 60/ WS 21 Dt. 02/12/04 by Water Supply & Sanitary Department Maharashtra .	Proposed as per Government directives	Sanctioned as per Government directives ..and inserted on page no. 57 as new rule no .18.4.3. (f)
21	<b>Service road building line :-</b> Marginal distances in respect of any sort of building as prescribed in the development control regulations are also applicable in respect of building fronting on any service road constructed by any authority.	RBD2004/P K 26/ROAD 7 Dt. 07/07/05	Proposed as per Government directives	Sanctioned as Government directives and inswerted in the foot note under newly inserted Table No.25 as foot note no. 11

Sr. No.	Proposal of the modification U/s 37 of MRTP Act 1966 as per the directives issued by the Government	Government's order/letter no. and date of the directives	Action taken by the Municipal corporation.	Modification at govt. level while sanctioning the modification
22.	<p><b>Service Road, building line &amp; control lines with original distance:-</b></p> <p>Notwithstanding anything to the contrary in these regulations or the development plan/ planning proposals any development shall be allowed to be developed as per Government of Maharashtra, PWD Resolution no. RBD-1089/871/ Road-7, dated 9.3.2001 , No. RBD-1001/ 72/ Road-7/, dated 21.9.2001 and No. RBD-1001/72/Road-7, dated 7.1.2002. Also at the time of approval of layout in existing or extended municipal limit. 12 mt. wide service road should be proposed along National Highways, State Highways and major district roads. No relaxation should be granted prior to approval of Public Works Department.</p>	2002/Anua-298/PK258/03/UD 12 Dt. 10/06/04	Proposed as per Government directives U/s. 37 and 154	Sanctioned as Government directives and inswerved in the foot note under newly inserted Table No.25 as foot note no. 12
23.	<p><b><u>Tourism Development Zone :</u></b></p> <p><b>1) General Conditions :</b></p> <p>a) Tourism Development zone can be developed by individual or company or partnership firm or Government / Semi Government Organization / Corporations.</p> <p>These guidelines shall be applicable for Tourism Development Zone in No Development Zone, and other zones, too as set out herein below.</p> <p><b>2) Tourism Development zone committee :-</b> Proposals for lands to be specified as Tourism Development Zone shall be recommended for consideration of Government in Urban Development Department by a committee consisting of :-</p> <p>i) Secretary, Tourism Development Department, Mantralaya. Chairman</p> <p>ii) Divisional Commissioner Member</p> <p>iii) Municipal Commissioner Member</p> <p>vi) Dy. Director of Town Planning Member</p> <p>v) Representative of Hotel Industries, Mumbai. Member</p>	TPB 4308/714/C R 115/08UD 11 Dt. 17/03/2008	Proposed as per Government directives U/s. 37	Sanctioned as per Government directives ..and inserted as new Appendix W

Sr. No.	Proposal of the modification U/s 37 of MRTP Act 1966 as per the directives issued by the Government	Government's order/letter no. and date of the directives	Action taken by the Municipal corporation.	Modification at govt. level while sanctioning the modification																				
	<p>vi) Environmentalist Member</p> <p>vii) Architect, having 20 years experience in Architectural practice. Member</p> <p>This committee may be called Tourism Development Zone committee (TDZC). The persons at Sr.no. 5,6 &amp; 7 of the Committee may be nominated by Secretary, Tourism Department and the tenure of these members shall change after every 3 years, provided however that the same person shall be eligible for reappointment as a member.</p> <p><b>3.) Size of plot &amp; FSI :</b> Minimum requirements regarding the size of the plot for Tourism Development Zone and other features shall be as follows :-</p> <table border="1"> <tr> <th>TDZ area</th><th>Developable zone</th><th colspan="3">No Development zone</th></tr> <tr> <td></td><td></td><th>Total NDZ holding</th><th>Max. TDZ area permissible (fixed)</th><th>Max. FSI permissible</th></tr> <tr> <td></td><td></td><th>Area in ha.</th><th>Area in Ha.</th><td></td></tr> <tr> <td>FSI permissible</td><td>As in DCR's</td><td>           2.00            2.00-3.00            3.00-4.00            4.00-5.00            5.00-6.00            6.00-7.00            7.00-8.00            8.00-9.00            9.00-10.00            Above 10.00         </td><td>           1.00            1.10            1.20            1.40            1.60            1.70            1.80            1.90            2.00            1/5<sup>th</sup> of holding         </td><td>           5000 sq.mt. 5500 sq.mt.            6000 sq.mt.            7000 sq.mt.            8000 sq.mt.            8500 sq.mt.            9000 sq.mt.            9500 sq.mt.            10000 sq.mt. Half of the area of TDZ (0.5 FSI of TDZ area)         </td></tr> </table>	TDZ area	Developable zone	No Development zone					Total NDZ holding	Max. TDZ area permissible (fixed)	Max. FSI permissible			Area in ha.	Area in Ha.		FSI permissible	As in DCR's	2.00 2.00-3.00 3.00-4.00 4.00-5.00 5.00-6.00 6.00-7.00 7.00-8.00 8.00-9.00 9.00-10.00 Above 10.00	1.00 1.10 1.20 1.40 1.60 1.70 1.80 1.90 2.00 1/5 <sup>th</sup> of holding	5000 sq.mt. 5500 sq.mt. 6000 sq.mt. 7000 sq.mt. 8000 sq.mt. 8500 sq.mt. 9000 sq.mt. 9500 sq.mt. 10000 sq.mt. Half of the area of TDZ (0.5 FSI of TDZ area)			
TDZ area	Developable zone	No Development zone																						
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		Area in ha.	Area in Ha.																					
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	<p><b>NOTE :</b></p> <p>1) After deducting the area of Tourism Development Zone , FSI will be available for the rest of the land in No Development Zone as</p>																							

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	<p>provided for No Development Zone under Development Control Regulations.</p> <p>For plots each more than 2 Ha. in area in No Development Zone no sub-division of plots shall be permitted.</p> <p><b>4.) Smaller Plots :</b> For existing landholders having smaller plots in No Development Zone the provisions of promotion of Tourism through bed and breakfast type of the arrangements for tourists shall be permissible at recommended by Tourism Development Zone Committee, and approved by Government in Urban Development Department. There shall be the same FSI as in No Development Zone for plots, according to Development Control Regulation.</p> <p><b>5.) Prohibition for inclusion in TDZ :</b> Lands falling in categories specified below shall not be included in Tourism Development Zone and hence shall not be considered for the purpose :-</p> <ol style="list-style-type: none"> <li>Lands affected beyond permissible levels by pollution in land, water or air, as may be decided and certified by the Maharashtra Pollution Control Board.</li> <li>Lands covered by mangroves.</li> </ol> <p>Areas form No Development Zone directly abutting the Residential Zone without being separated by road having width not less than 18.25 mt.</p>			
	<p><b>6.) Infrastructural Facilities:</b> All the infrastructural facilities required on site as</p>			

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	<p>specified by Municipal Corporation and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and sullage and solid wastes shall be made to the satisfaction of the Municipal Corporation &amp; Maharashtra Pollution Control Board. No untreated effluent shall be allowed to pass into the sea or any water body.</p> <p><b>7.) Revised sites for TDZ :-</b> where the lands are located in a unique / unusual area, particularly suitable for development of tourism in view of an existing water body, scenic beauty, tree plantation or geological formation etc. but are designated / reserved in the Development Plan for the purpose of parks or gardens or recreation ground or private garden or private recreation ground, it can be specified as Tourism Development Zone. The minimum area of such site however shall not be less than 1.00 ha. The floor space index available for development in such a site shall be 0.20 this FSI is to be consumed on only 15 percent of the area of the lands declared as Tourism Development Zone out of the site designated for open user, such as Recreation Ground, Parks etc.</p>			
	<p><b>8.) Environment and Education:</b> Places where rare species of migratory birds are known to visit and where there is a heritage of flora &amp; fauna shall be given preference for development as Tourism Development Zone, efforts should be made for creating environmental awareness among the local population and especially among school going children in nearby area.</p>			
24	<p><b>Open space :</b> Those open spaces from sanctioned layout that are earmarked as existing open</p>	TPS 3108/220/P K 27/08/UD	Proposed as per Government	Sanctioned as per Government

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	spaces (in green colour) on Development Plan are subject to change if respective layout is revised. If the layout is revised and if open spaces are shown elsewhere on Development plan be treated as residential zone with prior approval of the Director of Town Planning, Maharashtra State, Pune <b>Condition</b> - Open space areas shall be unincumbered and functionable	30 Dt. 11/06/2008	directives U/s. 37 and 154	directives ..and inserted on page no. 130 as new rule no . M.9
25.	<b><u>Installation of Solar water heater system :-</u></b> In addition to the contains of memorandum mentioned in government in UD PHD no. DCR 1094/2829/UD-11 dated 19 /09/1995. 1. Installation of Solar water system in all type of building is mandatory. 2. While change the use of the existing building, installation of water heater system is mandatory. 3. Water heater system is mandatory in respect of existing commercial use building, government, semi-government building. 4. In case of existing residential building if the owner has installed and kept in working condition water heater system in that case he is illegible to receive 10 % concession in respect of per year consolidated property tax.	102008/Urja /PK 67/08/UD 20 Dt. 11/06/08	Proposed as per Government directives U/s. 37	Sanctioned as per Government directives ..and inserted as new Appendix X
26.	<b>Existing Industrial use with yellow strips/ without yellow strips shown on the development plan :-</b> In case of the industry shown on the development plan with yellow strips/ without yellow strips, ceased to function or transferred elsewhere, in that case residential use is permissible in future subject to the following conditions. <b>Condition No.1 :-</b> The landlord or the Developer shall obtain; No objection certificate from the Competent Authority	TPS- 2908/783/P K123/08UD 30 Dt. 14/07/2008	Proposed as per Government directives U/s. 37 with minor change of, "Residential use is permissible in future in case of the	This provision is modified as per modification sanctioned by Government for Nashik Corporation vide Notification No.TPS/ 1106 / 442/CR-53 /06

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	<p>that, all the legal dues of the workers, which were working in that industry, have already been cleared or satisfactory arrangements have been made with that effect.</p> <p><b>Condition No.2 :-</b> In case of the layout plan of the said old industrial land, additional 10 % of the total land area shall have to be reserved for amenity space in addition to the 10 % compulsory open space. Further, the said amenity area shall have to be handed over to the local authority/planning authority free of cost in lieu of which 10 % additional F.S.I is permissible on the remaining area.</p> <p><b>Condition No.3 :-</b> 23 meter wide Buffer Zone shall have to be kept from the adjacent existing industrial use in the area under layout.</p>		<p>industry shown on the development plan with yellow strips / without yellow strips ceased to function or transferred else where subject to the condition as mentioned in column no. 2"</p>	<p>/ UD-9 dated 31.03.2008 , this provision is inserted instead of M.8 on page no. 129</p>
27	<b>Public Housing / Housing the Dishouse :</b>	TPB4307/2 226/CR 334/UD11 Dt. 17/07/2008	Proposed as per Government directives U/s. 37	As government has given revised directives on dated 17/01/2012 regarding Housing Policy., therefore modification proposed by Corporation is rejected.

Sr. No.	Proposal of the modification U/s 37 of MRTP Act 1966 as per the directives issued by the Government			Government's order/letter no. and date of the directives	Action taken by the Municipal corporation.	Modification at govt. level while sanctioning the modification
	Reservation	Person / Authority who may develop.	Condition subject to development is permissible			
	Public Housing / Housing the Dishoused.	Corporation / Public Authority or owner.	The owner may develop the land as such term as agreed between him and the Commissioner and further subject to following conditions; 1) The minimum tenement density shall be 275 units per ha. with not less than 50% tenements having carpet area of 25 sq.mt. (269 sq.ft.) each. 2) The owner shall hand over 40% of the total permissible built up area in terms of tenements each having carpet area of 25 sq.mt. (269 sq.ft.) to Municipal Corporation / Municipal Council free of charge for allotment of persons affected by project undertaking by Municipal Corporation / Municipal Council thereafter the owner will be entitled to have the full permissible FSI of the plot for the residential development without taking into account the area of tenement handed over to Municipal Corporation / Municipal Council For the additional built up area over the permissible FSI, the above norms of density will not apply.			
28)	<b>Housing Policy - Subdivision of land for residential purpose :</b> 1) For the sub-division of the land admeasuring 2000 sq.mt. And more, following provision shall be compulsorily provided :-			TPB4307/2 226/CR 334/UD11 Dt. 17/07/2008	Proposed as per Government directives U/s. 37	As government has given revised directives on dated 17/01/2012



Sr. No .	Proposal of the modification U/s 37 of MRTTP Act 1966 as per the directives issued by the Government	Government's order/letter no. and date of the directives	Action taken by the Municipal corporation .	Modification at govt. level while sanctioning the modification
	<p>a) 10% area in the form of 30 to 50 sq.mt. plots for EWS/LIG.</p> <p>b) 10% area in the form of 50 to 100 sq.mt. plots.</p> <p>2) For the layout of the land, admeasuring 4000 sq.mt. and more, following provision shall be compulsorily provided :-</p> <p>a) 10% tenements shall be proposed for each EWS / LIG Group (30 to 40 sq.mt.) and MIG Group (41 to 60 sq.mt.)</p>			regarding Housing Policy., therefore modification proposed by Corporation is rejected.
29	<p><b>Special Town ship scheme :-</b> In the No Development Zone / Agriculture zone 0.80 FSI is permissible for special Township scheme. However, addition 0.18 FSI is permissible subject to the condition as given below.</p> <p>1. After prior approval of the state government additional FSI restricted to 1.0 is permissible subject to specific condition that for additional FSI premium amount @ the rate of land value as mentioned in the government ready reckoner or Rs. 500 per square feet whichever is higher will be charged.</p> <p>2. Government reserves the right of giving concession in the special townships rules.</p>	TPS-1808/735/P K-136/UD-13 Dt. 18/08/2008	Proposed as per Government directives U/s. 37	Decision of this rule is kept in abeyance.
30	<p><b>Layout open space :-</b> 10% of the layout open space area is allowed to be used for ground floor structure of Kinder garden, club house etc. The construction of such user's are permissible subject to the following rules. <b>A) Rules for the layout open space yet to be transferred in favour of the Municipal Corporation.</b></p> <p>1) Such construction works along with</p>	TPC-4396/114/P K89/UD13 Dt. 10/06/1996.	Proposed as per Government directives U/s. 154	Sanctioned as per Government directives ..and inserted on page no. 33 as new rule no . 14.3.1.4 (iv)

Sr. No .	Proposal of the modification U/s 37 of MRTP Act 1966 as per the directives issued by the Government	Government's order/letter no. and date of the directives	Action taken by the Municipal corporation .	Modification at govt. level while sanctioning the modification
	<p>upper tenant land shall have to be transferred in favour of all the co-owners of the layout plots by sale deed.</p> <p>2) The proposal of such construction work shall have to preferred by the land owner / co-operative society of the layout plot holders / federation of societies. Such proposals shall be for the use of all masses of the society and their should not be any profit making motto behind this proposal.</p> <p>3) The use of such construction shall be for recreation and public purpose and the developer of such open space shall have to deposit an amount as decided by the Commissioner, Jalgaon City Municipal Corporation. to the Jalgaon City Municipal Corporation.</p> <p>4) The remaining area of the open space shall have to be kept permanently open for play ground, garden, recreation ground etc. to be used by the plot holders.</p> <p>5) The Commissioner, Jalgaon City Municipal Corporation, if required can stipulate any condition while allowing construction works on open space.</p> <p>6) If the co-operative housing society of the land owner/ plot holder's housing society/ federation of societies has not been establish in that case the concerned developer has to submit register under taking to the commissioner, Jalgaon City Municipal Corporation stating that all the terms and conditions are agreeable to him.</p>			
	<p><b>B)</b> If the 10% of open space have already been transferred in favour of Municipal corporation in that case the corporation on rental basis can allow to construct above mentioned works to the co-operative housing society/ federation of society on</p>			

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	the terms and condition as mentioned above or it can develop said open space by itself.			
31	<p><b>The public library which running since 100 year ago :-</b> A list of libraries which are functioning for 100 years and more have been tabulated in appendix 'A" Such libraries have been enrolled by regulation 1970 - rule 10(A) framed under Maharashtra Public Libraries Act 1967. Additional FSI is permissible the such libraries. However, maximum 2.5 FSI is permissible out of which FSI 1.0 can be used for commercial purpose under following rules and regulations.</p> <p>1) Conveyance shops, branch office of bank, small hotel, leakier shops, hotel, pan bidi cigarette shops, lottery and hazardous and dangerous shops viz. gas godown etc. shall not be permissible.</p> <p>2) In come derived from the commercial use shall have to use for libraries purpose. Sufficient space for vehicle parking and conveyance etc. shall have to be kept while proposing commercial use. If less than 2.5 FSI is proposed in that case proportionate FSI shall be given to commercial purpose.</p>	TPB-2497/42/PK 18/97UD9 Dt. 16/05/1997.	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives ..and inserted on page no. 152 as new rule no . N.2.9.6 instead of rule no. N. 2.9
32)	<p><b>Extra FSI for redevelopment of tenant occupied property : -</b> In case where tenant occupied property is to be redeveloped, additional FSI equal to the area occupied by the tenants subject to the maximum limit of 25 percent above the permissible FSI will be allowed subject to condition specified by the Commissioner.</p>	--	--	Proposal of Corporation is not sanctioned

## SCHEDULE –A

( Accompaniment of Notification No. TPS3507/2744/CR-1/Reco.1/12/UD-9 Dated 3<sup>rd</sup> September, 2012 under Section 37(2) of the Maharashtra regional and Town Planning act 1966 )

### PART C

Sr. No .	Proposal of the modification U/s 37 of MRTP Act 1966 as per the directives issued by the Government	Government' s order/letter no. and date of the directives	Action taken by the Municipal corporation.	<b>Modification at govt. level while sanctioning the modification</b>
33)	<b><u>Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation</u></b>	TPB/4308/3243/CR-272/2008/UD-11 dated 16/09/2008	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives ..and inserted on page no. 152, as new rule no.N.2.9.4 instead of rule no . N. 2.9
34)	<b>Commercial user to be permitted in Public / Semi Public Zone.</b>	TPS/2507/अफ़ 27/प्र.क्र.52/2008/नवि-30 दि.14/10/2008	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives ..and inserted as new rule no.N.2.11
35	<b>Biotechnology Park</b>	No.TPB-4309/419/CR-22/09/UD-11 dated 27/02/2009	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives ..and inserted as new Appendix Y
36	<b>Model Building Byelaws to provide facilities for Physically Handicapped Persons”</b>	No.TPB-4308/714/CR-115/08/UD-11 dated 17/03/2008	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives ..and inserted as new Appendix Z
37	<b>T.D.R. of Reservations-Appropriate Authority Other than Corporation</b>	No.TPS-1206/1315/CR-335/09/UD-12 dated	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives ..and inserted on page no. , as

Sr. No.	Proposal of the modification U/s 37 of MRTTP Act 1966 as per the directives issued by the Government	Government's order/letter no. and date of the directives	Action taken by the Municipal corporation.	<b>Modification at govt. level while sanctioning the modification</b>
		28/08/2009		new rule no. 16.4.A.1
38	<b><i>Restrictions on Redevelopment of Fuel Stations</i></b>	No.TPB-4308/211/CR-87/2009/U D-11 dated 03/12/2009	Proposed as per Government directives U/s. 37 and 154	Sanctioned as per Government directives ..and inserted on page no. 35, as new rule no. 14.4.3.3.c
40	<b><i>Educational use in No development Zone</i></b>	-	Initiated by Jalgaon Municipal Corporation	Proposal of Corporation is not sanctioned.

