



Draft Development Control Regulations for Development Plan Pune

Published u/s 26(1) of MR&TP Act 1966

***Pune Municipal Corporation
2013***

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PART I

ADMINISTRATION

1. SHORT TITLE, EXTENT & COMMENCEMENT

- 1.1** These Development Control Regulations shall be called the Development Control Regulations for Pune Municipal Corporation, Pune 2011, also called as Parent Development Control Regulations.
- 1.2** These Development Control Regulations shall apply to building activity and development work in areas under the jurisdiction of Pune Municipal Corporation limit as notified u/s 23 of MR&TP Act 1966 on 13th Dec 2007.
- 1.3** These Regulations shall supersede all Development Control Rules and bye-laws framed and sanctioned under the Maharashtra Regional and Town Planning Act, 1966 / The Bombay Provincial Municipal Corporation Act, 1949.

2.0 DEFINITIONS

2.0 General

- 2.0.1** In these Regulations, unless the context otherwise requires, the definitions given under 2.1 to 2.101 shall have the meaning indicated against each of them.
- 2.0.2** Words and expressions not defined in these regulations shall have the same meaning or sense as in the
- (i)** The Bombay Provincial Municipal Corporation Act, 1949 ; and
 - (ii)** The Maharashtra Regional and Town Planning Act, 1966.
Urban land (C & R) Repeal Act, 1999 Adapted by State of Maharashtra in 2007
 - (iii)** Land Acquisition Act, 1894.
 - (iv)** Maharashtra Slum Area (Improvement, Clearance & redevelopment), Act 1971.

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 Accommodation Reservation** – means permission to the owner of land, which is required for public amenities in the development plan, to use the potential of a plot in the form of built space guided by FSI or FAR, in addition to the area required for the amenity, in lieu of the cost of land and the built-up space of such amenity to be transferred to the Pune Municipal Corporation in accordance with these regulations.
- 2.4 Act** – shall mean :
- (i) The Bombay Provincial Municipal Corporation Act, 1949; and
 - (ii) The Maharashtra Regional and Town Planning Act, 1966.
 - (iii) Urban Land (C&R) Act, 1976 & Urban Land (C&R) Repeal Act, 2007
 - (iv) Land Acquisition Act, 1894.
 - (v) Maharashtra Slum Area(Improvement, Clearance & redevelopment), Act 1971
- 2.5 Advertising Sign** – Any surface or 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 or 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.
- 2.6 Air Conditioning** – The process of treating air so as to control a simultaneously its temperature, humidity cleanliness and distribution to meet the requirement of conditioned space.
- 2.7 Addition and/or alteration**– means change from one occupancy to another, or a structural change, such as addition to the area or height, or the removal of part of a building, or a change to the structure, such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing or any required means of ingress or egress, or change to fixtures or equipment, as provided in these Regulations.
- 2.8 Automatic Sprinkler System** – An arrangement of piping 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 projection including a handrail or balustrade to serve as passage or sitting out place.
- 2.10 Basement or cellar** – Storey of a building below or partly below ground level.
- 2.11 Building** – includes a house, out house ,stable, shed, hut and other enclosure or structure whether of masonry, bricks, wood, mud, metal or any other material whatever whether used as a human dwelling or otherwise ,and also includes verandahs, fixed platforms, plinths, doorsteps, walls including compound wall and fencing and the like.
- 2.12 Built-up Area** –Area covered immediately above the plinth level by the building or external area of any upper floor whichever is more excepting the areas covered by regulation No. 13.4.
- 2.13 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 to the highest point of the building and in the case of pitched roofs, up to the mid-point between the eaves level and the ridge. In case of stilt parking building height shall be measured above the parking floors. Architectural features serving no other function except that of decoration shall be excluded for the purpose of ascertaining height.
- 2.14 Building Line** – The line up to which the plinth / outer face of column of a building adjoining a street or an extension of a street or future street may lawfully extend. It includes the lines prescribed, if any, in any scheme and/ or development plan, or under any other law in force.
- 2.15 Biotechnology Units** – shall mean Biotechnology units / Parks which are certified by the Development Commissioner (Industries) or any other officer authorised by him in his behalf.
- 2.16 Bus depot** – A premises used by Public transport agency or any other agency for parking, maintenance and repair of buses. This may or may not include the workshop.
- 2.17 Bus terminal** – A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.
- 2.18 Boarding house (service apartment)** – is a premise in which rooms are let out on a long term basis as compared to hotels.

- 2.19 Cabin** – A non-residential enclosure constructed of non-load bearing non-masonry partition/s **or as specified.**
- 2.20 Carpet Area** – The net floor area within an apartment excluding the area of walls.
- 2.21 Chajja** – A sloping or horizontal structural overhang usually provided over opening on external walls to provide protection from sun and rain.
- 2.22 Chimney** – The construction by means of which of flue is formed for the purpose of carrying the products of combustion to the open air. Chimney includes chimneystack and the flue pipe.
- 2.23 Clinic** – A premises used for treatment of outdoor patients by a doctor. In case of poly clinic (i.e. a clinic dealing with different diseases), it shall be managed by a group of doctors.
- 2.24 Clinical laboratory** –A premises used for carrying out various tests for diagnosis of ailments.
- 2.25 Combustible Material** – **Means** that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS: 3008-1966 Method of Test for combustibility of Building Materials National Building Code.
- 2.26 Construction** – the activity of carrying out any development erection/ addition/alteration (as specified above) of any building ,bridges, structures or laying of roads, services etc. in or over or under ground.
- 2.27 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.
- 2.27.1 Chowk, Inner** – A chowk enclosed on all sides.
- 2.27.2 Chowk, Outer** – A chowk where one of the sides is not enclosed.
- 2.28 Detached Building** – A building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.29 Development** –“Development” with its 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 any building or land or in the uses of any building, or land and includes redevelopment and layout and sub-division of any land; reclamation; “to develop” shall be construed accordingly.

- 2.30 Drain** – The word ‘drain’ shall have the same meaning as per the B.P.M. C. Act, 1949. "**Drain**" includes a sewer, tunnel, pipe, ditch, gutter or channel and any cistern, flush-tank, septic tank or other device for carrying-off or treating sewage, offensive matter, polluted water, sullage waste water, rain water or sub-soil water and any culvert, ventilation shaft or pipe or other appliance or fitting connected therewith, and any ejectors, compressed air mains, sealed sewage mains and special machinery or apparatus for raising, collecting, expelling or removing sewage or offensive matter from any place; Drain shall also include open channels used for conveying surface water.
- 2.31 Drainage** – The removal of any liquid by a system constructed for the purpose.
- 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 authorized before the commencement of these regulations. Where authorized means any permission granted under BPMC Act, MRTTP Act or Land Acquisition Act which also includes any revenue recording proving existence of the structure or use.
- 2.34 Exit** – A passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.
- 2.34.1 Vertical Exit** – A vertical exit is a means of exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes
- 2.34.2 Horizontal Exit** – A horizontal exit is a protected opening through or around a fire wall or a bridge connecting two building.
- 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 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 Fire and / or Emergency Alarm System** – An arrangement of call points or detectors, sounders and other equipment's for the transmission and indication of alarm signals, for testing of circuits and wherever 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.

- 2.37 Fire Lift** – One of the lifts specially designed for use by fire service personnel in the event of fire.
- 2.38 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.
- 2.39 Fire Resistance** – the time during which it fulfills its function of contributing to the fire safety of a building when subject 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.
- 2.40 Fire Separation** – The distance in meters measured from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.
- 2.41 Fire Service Inlets** – A connection provided at the base of a building for pumping up water through in built fire fighting arrangements by fire services pumps in accordance with the recommendations of the Fire Service Authority.
- 2.42 Fire Tower** – An enclosed staircase which can only be approached from the various floors through landings or lobbies separated form both the floor areas and the staircase by fire – resisting doors and open to the outer air.
- 2.43 Fitness centre** – means and includes the built up premises including toilet facilities provided in the building including gymnasium for the benefit of its inmates and for the purpose of fitness, physical exercises, yoga and such other activities as may be permitted by the corporation from time to time.
- 2.44 Floor Area** – Floor area shall mean covered area of a building at any floor level.
- 2.45 Floor area Ratio (F.A.R.) / Floor space index (FSI)** – means the quotient of the ratio of the combined gross floor area of all floors, excepting areas specifically exempted under these Regulations, to the total area of the plot, viz. :-

$$\text{F.A.R.} = \frac{\text{Total covered area on all floors}}{\text{Plot Area}}$$

NOTE – The term F.A.R. is synonymous with floor Space Index (F.S.I.)

- 2.46 Footing** – A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.47 Foundation** – The part of the structure, which is in direct contact with and transmitting, loads to the ground.
- 2.48 Front marginal open space** – The space between the boundary line of plot abutting the means of access/road/street and the building line. In case of plots facing two or more means of accesses/ roads/streets, the plot shall be deemed to front on all such means of accesses/roads/streets.
- 2.49 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.
- 2.50 Gaothan-** Relates to the tenure of the land and means an area free of assessment and entered as gaothan land in the property Register Card on the date of publication of the revised Development Plan. It shall not include ex-inam or Khalsa or Sarkari or any other tenure lands.
- 2.51 Garage, Private** – A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.
- 2.52 Garage, Public** – A building or portion thereof 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.
- 2.53 Guest house** – is a premise for housing the staff of Government, semi government, public undertaking and private limited company for short duration.
- 2.54 Habitable Room: (or Living Room)** – 'Habitable Room' or 'Living Room' means a room constructed or intended for human habitation.
- 2.55 Holding, Contiguous** – A contiguous piece of land in one ownership irrespective of separate property register cards.
- 2.56 Home Occupation** – Occupation other than that of operating an eating or drinking place offering service 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 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 inhabitants and neighborhood 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.

- 2.57 Hospital** – A premises providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.
- 2.58 Information Technology Establishment** – means an establishment which is in the business of developing either software or hardware. And shall include supplementary uses as per Maharashtra IT Park policy declared from time to time.
- 2.59 Integrated residential schools** – A premises having educational and playing facilities for students. It shall have boarding facilities and may have residence for faculty members
- 2.60 Ledge or Tand** – A shelf-like projection supported in any manner whatsoever, except by vertical supports within a room itself but not projecting wider than half meter.
- 2.61 Licensed Architect/Engineer/Structural Engineer** – A qualified architect, engineer, structural engineer, who has been licensed by the Authority or who is entitled to practice as an Architect under the Architects Registration Act, 1972.
- 2.62 Lift** – An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.
- 2.63 Loft** – An **intermediate** floor between two floors or a residual space in a pitched roof, above normal floor level which is constructed and adopted for storage purposes only.
- 2.64 Mezzanine Floor** – An intermediate floor, between two floor levels above ground level.
- 2.65 Nursing home** – A premises having medical facility for indoor and outdoor patients, having up to 30 beds. It shall be managed by a doctor or a group of doctors on commercial basis

2.66 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.

2.67 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 purpose of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it, Building with mixed occupancies are those buildings in which more than one occupancy is present in different portions of the buildings.

The occupancy classification shall have the meaning given from 2.67.1 to 2.67.9 unless otherwise spelt out in the Development Plan.

2.67.1 Residential Building –Means a building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining facilities and includes one or more family dwelling hostels, dormitories apartment houses and flats and private garage of such building It also includes purely lodging, residential service apartment excluding restaurant facility but shall not include residential hotel.

2.67.2 Educational Buildings – These shall include any building used for school, college or day-care purposes and coaching classes for more than 8 hours per week involving assembly for instruction, education or recreation incidental to education.

2.67.3 Institutional Buildings.- These shall include any building or part thereof which is used for purposes such as medical or other treatment or care of persons infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. They include hospitals, sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospitals, reformatories etc.

2.67.4 Assembly Buildings – These shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purpose for example theatres, motion picture houses, multiplexes ,drive-in- theatres, assembly halls, city halls, town halls, auditoria, exhibition halls ,museums, mangal karyalaya, skating rinks, gymnasiums, restaurants, eating houses, boarding houses, places

of worship, dance halls, club rooms, gymkhana, passenger stations and terminals of air , surface and other public transportation services, recreation piers and stadia etc.

2.67.5 Business Buildings – These shall include any building or part of a building, which is used for transaction of business for the keeping of accounts and records for similar purposes: offices, banks, professional establishments, court houses, record, Stock market buildings, and reference libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

2.67.5.1 Office Buildings (Premises)- The premises whose sole or principal use is to be used as an office or for office purpose: " office purpose" includes the purpose of administration, clerical work, handling money, telephone and telegraph operating and operating computer and "clerical work" includes writing, book-keeping, sorting papers typing , filling, duplicating, punching cards or tapes, machine calculating drawing of matter for publication and the editorial preparation of matter for publication.

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

2.67.6.1 Whole Sale Establishments –These shall include establishments wholly or partly engaged in whole sale trade, manufacturer's whole sale outlets including related storage facilities, warehouses and establishments engaged in truck transport including truck transport booking agencies.

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

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

2.67.9 Hazardous Buildings – These shall include any buildings or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which may produce poisonous fumes or explosions during storage handling, manufacturing or processing which involve highly corrosive toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosion, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.

2.67.10 Public Buildings - Except where otherwise defined means a building owned and used by Government or 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 or Semi-Government Authorities.

2.68 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 religious or charitable purposes the rent, or profits of the property in connection with which it is used.

2.69 Parapet – A low wall or railing built along the edge of a roof or a floor.

2.70 Parking Space – An area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.

2.71 Partition – An interior non-load bearing medium, one storey or part storey in height.

2.72 Party 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.

- 2.73 Permanent Open Air Space** – Air space is deemed to be permanently open if :
- (a) It is a street or any other area not encroached upon by any structure of any kind; and
 - (b) Its freedom from encroachment in future by a structure of any kind is assured either by law or by contract or by the fact the ground below it is a street or is permanently and irrevocably appropriated as an open space :
- 2.74 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. 15.1 and 15.9.2
- 2.75 Plinth Area** – The maximum built covered area measured externally at the floor level or the basement or of any storey, whichever is higher.
- 2.76 Porch** – A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.77 Restaurant:** A premises used for serving food items on commercial basis including cooking facilities and seating arrangements in residential building. And for commercial premises restaurant may be allowed of any built up area situated on any floor with a separate parking and garbage disposal facility.
- 2.78 Retention activity** means an activity or use which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.
- 2.79 Road/Street** – Shall include any public or private street as defined in the B.P.M.C. Act 1949, or as shown in Development Plan.
- 2.80 Road/Street Level or Grade** - The officially established elevation or grade of the center 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 – points.
- 2.81 Road/Street Line** – The line defining the side limits of a road/street.
- 2.82 Room Height** – The vertical distance measured from the finished floor surface to the finished ceiling/slab surface. In case of pitched roofs, the room height shall be the vertical distance measured from the finished floor surface up to the mid-point of the sloping roof.
- 2.83 Row Housing** – A row of houses with only front, rear and interior open spaces.
- 2.84 Semi –detached Building** – A building detached on three sides with open spaces as specified, Provided, however that semi-detached construction will be

permitted only when the intention is to save construction cost by having one common wall and when the two buildings, in the two adjoining plots are designed jointly ;

- 2.85 Service Road** - A road/lane provided at the front/ rear or side of a plot for service purposes.
- 2.86 Site or Plot-** A parcel/piece of land enclosed by definite, boundaries.
- 2.87 Site, Corner** – A site at the junction of and fronting on two or more intersecting streets.
- 2.88 Site depth of** – The mean horizontal distance between the front & rear site boundaries.
- 2.89 Site, Double Frontage-** A site having a frontage on two streets other than a corner plot.
- 2.90 Site, interior or Tandem** – A site, access to which is by a passage from a street whether such passage forms a part of the site or not.
- 2.91 Smoke Stop Door** – A door for preventing or checking the spread of smoke from one area to another.
- 2.92 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.
- 2.93 Stilts or Stilt floors** – Ground level portion of a building consisting of structural columns supporting the super structure above, without any enclosures for the purpose of vehicular parking only.
- 2.94 Storey-** The portion of a building included between the surface or any floor and the surface of the floor next above it, or if there is no floor above it, then the space between any floor and the ceiling next above it.
- 2.95 Tenement** – An independent dwelling unit with a kitchen.
- 2.96 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.
- 2.97 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 broader base.
- 2.98 Volume Plot Ratio (V.P.R.)-** The ratio of volume of building measured in cubic meters to the area of plot measured in sq. meters and expressed in meters.

2.99 Water Closet (W.C.)- A privy with arrangement for flushing the pan with water. It does not include a bathroom.

2.100 Water Course – A natural channel or an artificial one formed by training or diversion of a natural channel meant for carrying storm and waste water.

2.100.1 Major Water Course – A water course which carries storm water discharging from a contributing area of not less than 160Ha.

Note – The decision of the Authority as regards the calculation of the contributing area shall be final.

2.100.2 Minor Water Course—A water course which is not a major one.

2.101 Width of Road –The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city survey map or development plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road.

2.102 Record Plan: Plan to be prepared and submitted to the authority on basis of which a final occupancy certificate is issued which may have minor modifications without change in F.S.I.

3. APPLICABILITY OF THE DEVELOPMENT CONTROL REGULATIONS

3.1 In addition to the provisions contained in Section 44, 58 and 69 of MR & TP Act 1966 and Section 253 to 269 of Bombay Provincial Municipal Corporation Act, 1949 the Development Control Regulations shall apply to the building activity given under 3.2.

3.2 Development and construction -Except as hereinafter otherwise provided, these Regulations shall apply to all development, redevelopment, erection and/or re- erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alterations to a building.

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

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

The retained structure should be self contained in terms of safety, health and access. Where any part of the building is demolished these rules apply to the work involved in demolition.

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

3.3.3 Reconstruction - The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe or which is likely to be demolished by or under an order of the Corporation for which the necessary certificate has been given by either the said Corporation .

Note: - Exclusions –

- i) 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 a hazard to the safety of adjacent property.
- ii) In cases where building permission plans have been approved as per the sanctioned development plan of 1987 and where challans have been paid and building permission has been issued, such building permissions shall be treated as committed development and shall be honored. Also revised proposals addition to sanctioned building and use of TDR and completion of work shall be permissible thereafter.

4. INTERPRETATION

4.1 In the D.C. Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word 'person' includes a corporation, and 'signature' includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.

4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean the clear dimensions unless otherwise specified in these rules.

5. BUILDING PERMISSION /COMMENCEMENT CERTIFICATE REQUIRED :

5.1 No person shall carry out any development, erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building 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 clauses (vii), (viii) & (ix) of Section 43 of the MR & TP Act,1966 shall also require permission of 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 communications:
- (vi)** Regional grid for electricity; and
- (vii)** Any other service which the State Government may, if it is of 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 Regulation No. 5.1.1 :

- (i)** New Residential building (other than gate lodges, quarters for limited essential operational staff and the like), offices roads, and drains in railway colonies, hospitals, clubs, 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 Regulation No. 5.1.1(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 Railways tracks in the outside the yards including the formation, culverts, bridges, tunnels and side drains.
 - (b) Buildings, platforms, foot over bridges, subways, sheds over platforms, yards, master's and train dispatcher's office, weigh bridges, turn-tables, lifting-towers gantries.
 - (c) Running (Loco) sheds, carriage and wagon depots, carriage washing arrangements, running rooms, Train Examiner's Office and depots in the yards permanent way inspector's and Signal Inspector's Stores in the yard, water tanks overhead and ground level, pipe lines and pumping stations.
 - (d) Goods sheds, parcel offices, goods platforms.
 - (e) Store sheds, sub-stations.
 - (f) Signals, signal cabins, control cabins in hump yards.
- (ii) Fencing or walling for protection of railway lines and yards.
- (iii) All over head electric equipment for electric traction.

Note 1 – In the case of new railway lines, the Railway Administration should make a reference to the State Government for their views before finalizing the project.

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

5.2 Applicability to partially completed works - For partially completed works, started with due permission before these Regulations have come into force, the Commissioner may not, for reasons to be recorded in writing, necessarily insist on compliance with the provisions of these Regulations for extending the period of the development permission, which shall not exceed that specified in section 48 of the Maharashtra Regional land Town Planning Act, 1966.

6. PROCEDURE FOR OBTAINING BUILDING PERMISSION / COMMENCEMENT CERTIFICATE.

6.1 Notice – Every person who intends to carry out development and erect, re-erect or make alterations 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 Regulation No. 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 / soft copy of the premises in which the change in use is proposed showing the original and proposed use.

6.1.1 Copies of Plans & 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 P.M.C. Fire service (see Regulation No. 6.2.6.1) and other, number of copies of plans required shall be as decided by the Municipal Commissioner.

6.2 Information Accompanying Notice – The notice shall be accompanied by Demarcation Plan issued by concerned authority, the key (location) plan, site plan, sub-division layout plan, building plan, services plans, specifications and certificate of supervision and ownership title as prescribed in 6.2.1 to 6.2.12.

6.2.1 Sizes of Drawing Sheets and Colouring Plans –

6.2.1.1 The size of drawing sheets shall be any of these specified in Table 1.

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 Dimension – All dimensions shall be indicated in metric units.

TABLE 1- DRAWING SHEET SIZES

Sr. No.	Designation	Trimmed size mm.
1.	AO	750 x 1000
2.	A1	500 x 750
3.	A2	370 x 500
4.	A3	250 x 370
5.	A4	190 x 250
6.	A5	120 x 190

The Municipal Commissioner, PMC may recommend any change in the size of paper from time to time depending upon availability of paper and stationery.

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

- (i) Latest 7/12 extracts or the property register card, having date of issuance within six months, showing the area in words and figures.
- (ii) Measurement Plan issued by authority, having date of demarcation within 4 years, the only exception being recently sanctioned plotted layout.
- (iii) Title Search report by advocate who is enrolled with the Bar council.
- (iv) Other documents & NOC as requisitioned by the Municipal Commissioner.

Note: This list may be appended by Municipal Commissioner from time to time.

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 building permission/commencement Certificate showing the boundary locations of the site with respect the neighborhood land-marks.

6.2.4 Site Plan – The site plan sent with an application or permission shall be drawn to a scale of 1:500 or such other nearest scale available and shall show:

- (a) the boundaries of the site and of any contiguous land belonging to the owner thereof :
- (b) the position of the site in relation to neighbouring street :
- (c) the name of the streets in which the building is proposed to be situated, if any:
- (d) all existing buildings standing on , over or under the site :
- (e) 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 cases where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others.
 - (ii) Adjacent streets and buildings on adjoining plots (with number of storeys and height and marginal open spaces).
 - (iii) If there is no street within a distance of 20m of the site the nearest existing street.
- (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).

TABLE 2 – COLOURING OF PLANS

Sr. No	Item	Site Plan			Building Plan		
		White Plan	Blue Print	Ammonia Print	White Plan	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 Street if any	Green dotted	Green dotted	Green dotted	--	--	--
4.	Permissible building	Thick dotted black	Thick dotted black	Thick dotted black	--	--	--

		-----No colour-----					
5.	Open Space						
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 filled in	Red	Red	Red	Red	Red	Red
9.	Drainage and Sewerage work	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water Supply Works	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/subdivision/layout suitable colouring notations shall be used which shall be indexed.

- (g) space to be left around 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 and of the street (if any) at the side or near the buildings;
- (i) the direction of north point relative to the plan of the buildings;
- (j) any existing physical features, such as wells, drains, tree etc..
- (k) the ground area of the whole property and the breakup of covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required under the rules governing the coverage of the area;
- (l) electric supply line, water supply and drainage lines;
- (m) Such other particulars as may be prescribed by the Municipal Commissioner.

6.2.5 Sub Division/Layout Plan –In the case of development work, the notice shall be accompanied by the Sub-division/Layout Plan which shall be drawn on a scale of not less than 1:500 containing the following

- (a) Scale used and North Point.
- (b) The location of all proposed and existing roads with their existing/proposed/prescribed width within the land;
- (c) Dimensions of plot along with building lines showing the setbacks with dimensions within each plot;

- (d) The location of drains, sewers, public facilities and services, and electrical lines etc. In case of plotted layout, separate layout for services shall be submitted.
- (e) Table indicating size, area and use of all the plots in the subdivision layout plan and also showing the building heights and the no. of floors.
- (f) A statement indicating the total area of the site, area utilized under roads, open spaces for parks, playgrounds, recreation spaces and development plan reservations, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided.
- (g) In case of subdivision of plot, access road to each plot shall be shown from existing streets/ proposed road.

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 ‘floors together with the covered area’ clearly indicating the sizes of rooms and the position and width of staircase, ramps and other exit ways, lift wells, lift machine room and lift pit details. It shall also include ground floor plans as well as basement plans and shall indicate the details of parking space, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with necessary building.
- **Note** – To indicate in Proforma I in Appendix A.
- (b) show the use or occupancy of all parts of the buildings:
- (c) show exact location of essential service for example WC, Sink, bath and the like;
- (d) Include sectional drawings of the building showing all sectional details.
- (e) show all street elevation:
- (f) give dimensions of the projected portions beyond the permissible building line :
- (g) Include terrace plan indicating the drainage and the slope of the roof.

- (h) give indications of the north point relative to the plans:
- (i) give dimensions of doors, windows and ventilators:
- (j) Such other particulars as may be prescribed by the Municipal Commissioner.

6.2.6.1 Building Plans for Multistoried/Special Buildings/High Rise –Minimum two staircases shall be provided in the following buildings:-

- i) All buildings, which are above 36 mtrs
- ii) All buildings used as educational, assembly, institutional, industrial, storage and hazardous occupancies and mixed occupancies with any of the aforesaid occupancies and
- iii) All buildings having area more than 500 sq.m on each floor

Staircases shall be of an enclosed type; at least one of them shall be on external walls of buildings and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision or otherwise of alternative staircases shall be subject to the requirements of travel distance being complied with.

The following additional information shall be furnished / indicated in the building plans in addition to the items (a) to (j) of regulation no. 6.2.6

- (a) Access to fire appliances / vehicles with details of vehicular turning circle and clear motorable access way around the building up to 6m width.
- (b) Size (width) of main and alternate staircases along with balcony approach, Corridor, ventilated lobby approach;
- (c) Location and details of lift enclosures;
- (d) Location and size of fire lift;
- (e) Smoke stop lobby / door, where provided;
- (f) Refuse chutes, refuse chamber, service duct etc,
- (g) Vehicular parking spaces
- (h) Refuge area, if any:
- (i) Details of Building Services – Air-conditioning system with position of fire dampers, mechanical ventilation system, Electrical services, boilers, gas pipes etc
- (j) Details of exits including provisions of ramps, etc. for hospitals and buildings requiring Special Fire Protection measures.

- (k) Location of generator, transformer and switch gear room
- (l) smoke exhauster system, if any;
- (m) details of fire alarm system network;
- (n) location of centralized control, connecting all fire alarm system, built in fire protecting arrangements and public address system etc;
- (o) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank
- (p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers ,Co₂ installation etc ; and
- (q) Location and details of first aid, fire fighting equipments/ installations.

6.2.7 Service Plan: Details of private water supply, sewage disposal system and details of building services, where required by the Commissioner, shall be made available on scale not less than 1: 100. It is mandatory to submit all service plans in case of Special buildings like Cinema & drama theatres, Shopping Malls, Star Hotels, Institutional Buildings, Assembly Buildings etc.

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

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

6.2.11 Clearance certificate for Tax arrears- The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of Tax up to date.

6.2.12 No objection Certificate – In the case of development permission / occupancies requiring clearance from the authorities like Civil Aviation

Authorities, Railway, Directorate of Industries, Maharashtra Pollution Control Board , Central Pollution Control Board , District Magistrate, Inspectorate of Boilers and Smoke Nuisance etc. the relevant no objection certificates from these authorities application to the occupancy, shall also accompany the application.

6.3 Signing the Plans – All the plans shall be duly signed by the owner or a holder of Power of attorney of the owner and the licensed Architect/Engineer/Structural Engineer as the case may be and shall indicate the names, addresses and license numbers allotted by the authority.

Note – To indicate on plans as in Appendix –A

6.4 Qualification and Competence of the Architect/Engineer/Structural Engineer.

Architects, Engineers, Structural engineers, Clerk of work / site engineers referred to under 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 architect, engineer, structural engineer and clerk of work / site engineer shall be as given in ‘Appendix C’.

6.5 Schedule of fees

6.5.1 Development of land-sub-division-Layout of Land—The fees for submitting proposals for development of land/ sub-division layout of land shall be as follows.

Area to be developed	fees
Upto 0.3 Ha	Rs 1000
0.3 to 1 Ha	Rs 2000
1 to 2.5 Ha	Rs 3000
2.5 to 5 Ha	Rs 4000
Above 5Ha	4000 +500per Ha or part thereof for area above 5 Ha

6.5.2 Building Permission fee

6.5.2.1 Residential Building – The following minimum scales of fee shall be applicable for building permission for residential building

Purpose	Scale of Fee
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1	To construct or reconstruct a building covered under section 253 to 269 of BPMC Act, 1949	Rs 50 per 10 sq.m of built over area or part thereof with a minimum of Rs.300/- and maximum of Rs 30,000/- per proposal.
2.	For alteration and/or additions to the existing building covered under section 253 to 269 of BPMC Act ,1949	Same as above for additional built-up area + Rs. 300/- for alterations
3	For alterations covered under section 253 to 269 of BPMC Act, 1949	Rs. 300/-- per proposal.
4.	In the case of amended plans for sanctioned proposal	With- every amended proposal, fee of Rs 300/- wherein no extra floor area is proposed. Otherwise as for the additional area proposed Rs. 50 per 10 sq.m. built over area or minimum Rs.300 and a maximum of Rs.30,000 per proposal .
5	Application for renewal of a sanctioned proposal plans remaining the same before end of each year from the date of Commencement Certificate / Building Permission.	No Fees
6	Application for renewal of a sanctioned proposal, plans remaining the same after the end of each year from the date of commencement certificate / Building Permission	A lump sum fee of Rs.1000/- if application for renewal is submitted before the expiry of the date of validity of the permission Rs. 300/- per month or part thereof (the number of months being calculated for the delay period) if application is submitted after the expiry of the date of validity but within 3 years from original sanction.

6.5.2.2 In case of proposals from medical, educational and charitable institutions which are duly registered, fees shall be charged at one fourth of the basic scale, subject to a minimum of Rs.500/- and a maximum of Rs. 10,000/- per proposal.

6.5.2.3 In case of proposals for industrial, business and commercial building, cinema theatres and entertainment halls, hotels and lodging houses, fees shall be charged at double the basic scale, subject to a minimum of Rs, 2000 and a maximum of Rs. 50,000/- per proposal.

For the purpose of this rule a residential building with even a single shop will be treated as a commercial building. Similarly any staff quarters in industrial premises shall be considered as an industrial building.

- 6.5.3 Boundary wall** – The fees for constructing compound wall shall be Rs.100/- per running meter.
- 6.5.4 Exemptions to Regulation No. 6.5.2** – For special housing schemes for economically weaker section of society and low income group and slum clearance schemes undertaken by public agencies or subsidized by State Government with plinth area of tenement not more than 30 sq.m the building permission fee may be exempted.
- 6.5.5 Regulations for Fixation of Fees** – The following Regulations shall apply,
- (1) The total plinth area on all floors shall be taken as the basis for calculation of fee including the basement floors & accessory buildings.
 - (2) No notice under relevant sections of B.P.M.C or M.R. & T.P. Act for applying for development permission shall be deemed to be valid unless and until the person giving the notice has paid the fees to the Municipal Corporation and attested copy of receipt of payment is attached with the notice.
 - (3) In case the proposal is finally rejected, no refund of fees shall be made.
- 6.5.6 Fees for Depositing Building Material/Temporary Erections on Public Streets:-**
- 6.5.6.1** The stacking of building materials and debris on public roads, high-ways shall be prohibited except with special permission of the Municipal Commissioner. Where such permission has been granted, the license fee for depositing building materials and debris on public roads, Highway etc. shall be as follows :
- (a) **For construction of residential building:** - Minimum Rs 100/- per sq.m. per week
 - (b) **For construction of non- residential building:** - Rs. 200/- per sq.m per week.
- Note –** i) The stacking of materials would be permitted till the completion of the building. If after completion of the building, in the opinion of the Municipal Commissioner, certain material has not been cleared or left

in a stage causing annoyance or inconvenience, the Municipal Commissioner shall take necessary action against the owner and any cost incurred in the removal of such material, which has been carried out by the PMC, shall be recovered from the owner.

- ii) All above fees may be as revised from time to time by the Municipal Commissioner.
- iii) Where plinth layout/s proposed to convert into plotted layout and where development charges have been paid at the time of sanction of plinth layout then development charges shall not be charged.

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 foregoing regulations 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 he 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 regulations 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:-

6.6.2.1 In conformity with the intent and spirit of these Regulations, the Commissioner may:-

- (i) decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any municipal officer under delegation of powers in Regulations or interpretation in the application of these Regulations.
- (ii) Determine and establish the location on zonal boundaries in exceptional cases or in cases of doubt or controversy;
- (iii) interpret the provisions of these Regulations where a street layout actually on the ground varies from the street layout shown on the development plan;

- (iv) modify the limit of a zone where the boundary line of the zone divides a plot with the previous approval of Municipal Corporation; and
- (v) Authorize operational construction or the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he finds such an authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.

6.6.2.2. In specific cases , where a clearly demonstrable hardship is caused the commissioner may by special written permission,

- (i) Permit any of the dimensions/ provisions prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants, the buildings and the neighborhood. Provided further that in exceptional cases, relaxation in the front setback may be granted with prior permission of State Govt. However, no relaxation in FSI shall be granted under any circumstances,
- (ii) While granting permissions under (i) conditions may be imposed on size, cost or duration of the structure abrogation of claim of compensation payment of deposit and its forfeiture for non-compliance and payment of premium.

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 The building plans for buildings identified in regulation No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Pune Municipal Corporation.

6.7.3 If within sixty (60) days of the receipt of the notice, under 6.1 of the regulation or within 60 days of the re-submission of plans under 6.7.4, the Authority fails to intimate in writing to the person, who has given the notice, of its refusal or sanction or sanction with such modification or directions, the permission

application with its plans and statements shall be deemed to have been sanctioned.

- 6.7.4** Once the plan has been scrutinized and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. No new objections may generally be raised when they are resubmitted after compliance of earlier objections. The prints of Plans submitted for final approval shall not contain any mistakes. The Authority shall grant or refuse the Commencement Certificate/Building Permission within 60 days from the days of resubmission. If objections raised by authority is not complied within 60 days original application shall stand cancelled and fresh proposal should be submitted with requisite fees.

6.8 Revocation of Permission

- 6.8.1** In addition to the provisions of section 51 of the Maharashtra Regional and Town Planning Act, 1966, the Authority may revoke any building permission issued under the provisions of these regulations, 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 unauthorized.

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

7. PROCEDURE DURING CONSTRUCTION:-

- 7.1** Neither the granting of the permission nor the approval of the drawings 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 the work in accordance with the requirements of the regulations.

- 7.2 Notice for Commencement of Work** – Within one year from the date of issue of building permission, the owner shall commence the work for which the building permission has been issued. 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 along with N.A. order issued by the District Collector. The owner shall commence the work after 7 days from the date of receipt of

such notice by Authority. In case of inspection/direction by the Authority within 7 days the work may be commenced earlier.

7.2.1 Other Facilities to be provided during construction on site: - The notice shall also be accompanied by an undertaking from the owner/developer /contractor to the effect that during the period of construction facilities like day-care centre, crèche, adult-literacy and non-formal education programmes for the construction workers will be made available directly by him or through a voluntary agency.

7.3 Documents at Site:-

7.3.1 Where tests of any materials are made to ensure conformity with the requirements of the regulations, 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.

7.3.2 The person to whom a building permission is issued shall during construction keep;

- (a) Displayed on board (pasted) in a conspicuous place on the site, information in respect of which the permission was issued.
- (b) A copy of the approved drawing & specifications and other information as directed by the Authority.

7.4 Checking of Plinth/Column up to Plinth Level – The owner shall give notice in prescribed form given in Appendix G to the Authority after the completion of work upto 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 jointly with Architect / liaising technical person within 7 days from the receipt of such notice and give permission, for carrying out further construction work as per sanctioned plans in prescribed Proforma given in Appendix H. Within the above period if the permission is not refused, the permission shall be deemed to have been given. Alternatively, if within such period of seven days the permission from the Authority is not granted, then the Checking of Plinth / Column up to plinth level may be checked and certified by the Licensed Architect, who should be registered with the Council of Architects, Delhi and he shall submit his report,

to the Authority, in such case no separate permission shall be required from the Authority for continuing of work.

7.5 Deviation During Construction – If during the construction of 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 regulations ,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 / FSI or change in the marginal opens spaces or the height of the building, no such alterations shall be carried out unless sanction to the amended plans is first obtained. Any work done in contravention of the DC regulations shall be treated as unauthorised.

7.6 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 form accompanied by four sets of sanctioned plan, (One of the sets, shall be provided in the form of soft copy & microfilming) along with No Objection certificate for lift and fire department(if applicable) & along with structural stability /compliance certificate issued by R.C.C. Consultant. One of the sets, duly certified as Completion Plan, shall be returned to the owner along with the issue of completion certificate. On obtaining occupancy certificate and after conveyance, Occupants who are in possession of the premises will be responsible to take care of trees/ replant them as directed by the tree officer. The occupants shall also maintain and update essential common utilities and services like Sewage Treatment Plant, Lift, Fire fighting equipments, and vermiculture plant etc., the same shall be presented for inspection before the authority on written demand.

7.7 Occupancy certificate :- On receipt of the acceptance of completion certificate in the form in Appendix J the owner, through his licensed surveyor /engineer /structural engineer/supervisor or his architect shall submit to the Commissioner a development completion certificate in the form in Appendix J with three copies of the completion plan, one of which shall be cloth mounted for record and one in the form of soft copy .The Commissioner may inspect the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix K or refuse to sanction the occupancy certificate within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Commissioner as the completed plans, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be quoted for rejection at the first instance itself .

7.7.1 Part Occupancy Certificate - Upon the request of the holder of the building permission, the Authority may issue a part occupancy certificate for a building or part thereof, before completion of the entire work as per building permission or part thereof, 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 indemnifying the authority as per the Proforma given in ‘Appendix L’. Alternatively the Licensed Architect, registered with the Council of Architects, Delhi, may issue Occupancy Certificate to the applicant, wherein the maximum limit of his issuing the Occupancy Certificate shall be up to 80% of the sanctioned FSI. In such circumstances, he shall inspect the completed construction and submit his report along with the Indemnity Bond to the Authority.

Note:- Occupancy certificate may be issued to individual legal occupant after the fulfilling the requisite documents from him, on such conditions prescribed by Municipal Commissioner and after paying the compounding fee under the amnesty scheme as and when declared by the Municipal Commissioner. In

that case, PMC shall take the legal action against concerned developer & architect for the failure to take the occupancy certificate.

7.7.2 In the case of building identified in regulation No. 6.2.6.1 the work shall also be subject to the inspection of the Chief Fire Officer, Pune Municipal Corporation 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.

7.7.3 Amendment/modification to Appendices :- Except where the same are prescribed in Bombay Provincial Municipal Corporation Act, 1949 or Maharashtra Regional and Town Planning Act, 1966 or the regulations or bye-laws framed thereunder, the Commissioner may, from time to time, add to, alter or amend Appendices in accordance with these regulations.

7.7.4 Work Stop Notice : If a work stop notice is to be issued under section 267(11) of BMC Act 1949 as relevant section of MRTP Act 1966 for construction carried on after obtaining Permission under section 253 & 254 of BMC Act 1949 or section 44 of MRTP Act 1966. A hearing is to be given to all concerned persons as the authority may think fit. Accord reasons with support of D.C. rules/ Acts as prevailing and then issue work stop notice. Above procedure may not be followed in case of construction/ development takes place where no permission of any sort is taken.

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 rules and sanctioned Plan. Section 458 (5) of Bombay Provincial Municipal Corporation Act, 1949 shall apply for the procedure for inspections by the Authority and for action to be taken by the Authority arising out of the inspection carried out.

8.2 Inspection by Fire Department: - For all multi-storeyed, high-rise and special buildings, the work shall also be subject to inspection by the Chief Fire Officer, Pune Municipal Corporation and the Municipal Commissioner shall issue the occupancy certificate only after clearance by the said Chief Fire Officer.

8.3 Unsafe building: - All unsafe buildings shall be considered to constitute a danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Commissioner.

8.4 Unauthorised development: - In case of unauthorised development, the Commissioner shall -

(a) take suitable action which may include demolition of unauthorised works as provided in section 53 and 52 of the Maharashtra Regional and Town Planning Act, 1966 and the relevant provisions of the Bombay Provincial Municipal Corporation Act, 1949..

(b) take suitable action against the licensed technical person or the architect and concerned owner/Power of Attorney Holder/ Developer.

PART II
GENERAL BUILDING REQUIREMENTS

9 REQUIREMENTS OF SITES

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

(a) If the Commissioner 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 course shown on the Development Plan.

Provided however that, the Commissioner may allow the construction of building in such a site after determining the water way 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 water way.

Provided further that where a water course passes through a land / low lying land without well defined bank, the owner of the property may be permitted by the Commissioner to restrict or divert the water course to an alignment and cross section as determined by him. Before Commencement of such work, the owner shall obtain necessary permission from Revenue Authority.

Notwithstanding anything above, the Municipal Commissioner shall be entitled to take cognizance of the existence of all water courses whether shown on the Development Plan or not while sanctioning layouts and no person shall take any action without the permission of the Commissioner which results in reducing the water way or closing or filling up of any existing water course. If any water course not shown in the development plan/ revenue record, but is existing on the site is owned by private person, FSI of area under water course will not be deducted.

(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 damped.

(e) 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,

- (f) If the site is out of water supply zone and/or Municipal Corporation water supply is not available ,proper and adequate arrangements for water supply i.e. 135 liters per capita per day are not made by the owner of the site.
- (g) If the plot has not been approved as a building site by Authority.
- (h) If the site in any developable zone is located such that the slope of existing ground is steeper than 1:5.
- (i) If the level of the site is less than prescribed Datum level depending on topography and drainage aspects.
- (j) No piece of land comprised in the area within a distance of approximately (eighty – two yards) seventy – five metres from the crest of the outer parapet of the Armament Research and Development Establishment (ARDE), Range Pashan, Pune shall be used as a site for construction of building/s.
- (k) All the land comprised in the area lying within a distance of approximately 457.2 m (500 yards) from the crest of the outer parapet of the High Energy Materials Research Laboratory (HEMRL), Sutarwadi, Pune as shown on Development Plan shall not be used for building construction and kept free from other obstructions.
- (l) For regulating and controlling developments and construction within the blue line level, a committee under the leadership of the Collector Pune, comprising of experts and representatives of PMC, will be formed for disaster management and framing of guidelines for development. Land between blue line and red line shall be allowed to be used for building construction where the plinth level shall be 0.50 mtrs above the red line level, However in case the land owner intends to utilize the FSI of the Residential Zone area between the River and the Blue / Red line, in the balance plot he would be permitted to the same.

Note: - Not with standing anything contained in these regulations, if the Commissioner finds that, cross-section of the existing built nala, piped storm water drain is inadequate to carry storm water as per the master plan prepared & modified from time to time; he may direct to the owner / society / developer to carry out necessary work to augment the cross-section as per the master plan. As per provisions of Act, the Commissioner shall give notice of one month in prescribed form to start this work. If owner /society / developer fails to carry out the said work and complete within the prescribed time, the Corporation may undertake & complete such work. In

such a case the expenditure incurred to carry out such work will be recovered from respective owner / society as property tax arrears.

9.2 Distance of Site from Electric Lines – No verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alternations 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 overhead electric supply line.

	Vertically	Horizontally
	m	m
(a) Low and medium voltage Lines and service lines	2.5	1.2
(b) High voltage lines up to And including 11,000V	3.7	1.2
(c) High Voltage lines above 11,000 V and upto and including 33,000 V	3.7	2.0
(d) Extra High Voltage line beyond 33,000 V	3.7	2.0
	(plus 0.3 m for every additional 33,000V or part thereof)	(plus 0.3 m for every additional 33,000V or part thereof)

9.2.1 The minimum clearance specified in clause 9.2 above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

10. Public Streets and Means of Access / Roads:-

10.1 Every building existing or proposed shall have atleast one public or internal means of access/ road as required in these regulations.

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

10.3 Width of Means of Access/ roads:-

The plot shall abut on atleast one public means of access /street / road. Plots which do not abut on a street / roads shall abut/ front on a means of access, the width and other requirements of which shall be as given in Table 3.

TABLE 3 MEANS OF ACCESS

Sr. No	Width of Means of Access / roads. in m.	Length of Means of Access / roads. in m.
(i)	6.0	75
(ii)	7.5	150
(iii)	9.0	300
(iv)	12.0	Above 300

Note 1 – The means of access/ road shall be clear of marginal open space of at least 3 m from the existing building line

Note 2- If the development is only on one side of the means of access / road, the above prescribed width may be reduced by 1m in each case.

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

10.3.1 Pathways- The approach to the buildings from road/street/internal means of access shall be through paved pathway of width not less than 3.0 m provided its length is not more than 20 m from the main/internal means of access / Road. Provided that there is a minimum set back of 1 meter between the edge of the pathway and front wall of the building.

- 10.3.1.1** In the case of special housing schemes for Low Income Group and Economically Weaker Section of Society developed upto two storied Row Housing Scheme, the pathway width shall be 1.5 m which shall not serve more than 50m and 8 plots on each side of pathway provided that there is a minimum set back of 1 m between the edge of the pathway and the front wall of the building.
- 10.3.2** The length of main means of access shall be determined by the distance from the farthest plot /building to the public street. The length of the subsidiary access way/ Road shall be measured from the point of its origins 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.
- 10.3.3** 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 regulation No. 10.3 above.
- 10.3.4** In the case of a plot, surrounded on all sides by other plots which has no access from any street or road i.e. a land-locked plot, the Commissioner may permit access through an adjoining plot or plots which shall, as far as possible be nearest to the street or road to the land locked plot, at the cost of owner of the land-locked plot and such other conditions as the Commissioner may specify.
- 10.3.5** Notwithstanding the above, in partially built-up plots where the area still to be built upon does not exceed 5,000 sq.m an access of 3.6m width may be considered adequate. If such an access is through a built over arch, this access shall have a height of not less than 4.5m. If such access is atleast 3 m in width, it shall be considered as adequate means of access for areas to be built upon not exceeding 5,000 sq.m provided such area is used for low income group housing and the F.S.I. would be 75 per cent of the F.S.I. permissible in the zone.
- 10.3.6 In Congested areas,**
- i) In the case of plots facing street/means of access / Road less than 4.5 m in width, the plot boundary shall be shifted to be away by 2.25 m from the central line of the street/means of access way to give rise to a new street / means of access way width of 4.5 m.

In this case, no separate setback from revised plot boundary is required. No commercial users are allowed on this means of access/road.

- ii) In the case of plots facing street/means of access more than 4.50 m & upto 6.0 m in width, the plot boundary shall be shifted to be away by 3.0 m from the central line of the street/means of access/ Road way to give rise to a new street means of access way width of 6.0 m.
- iii) In the case of plots facing street/means of access more than 6.0 m & upto 9.0 m in width, the plot boundary shall be shifted to be away by 4.50 m from the central line of the street/means of access/ Road way to give rise to a new street means of access way width of 9.0m.

Note: - No deduction shall be for area left for widening of lane as above.

10.4 Means of access/ Road shall be leveled, metalled, flagged, paved, sewerred, drained, channeled, lighted, laid with water supply line and provided with trees for shade to the satisfaction of the Municipal Commissioner, free of encroachment by any structure or fixture so as not to reduce its width below the minimum required under regulation No. 10.3 and shall be maintained in a condition to the satisfaction of the Authority.

10.4.1 Construction and Maintenance of Private Street: If any private street or other means of access is not constructed or maintained as specified in sub-regulation or if structures or fixtures arise thereon in contravention of that sub regulation, the Municipal Commissioner may, by written notice , direct the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed, to carry out any or all of the aforesaid requirement in such manner and within such time as he shall direct. If the owner or owners fail to comply with this direction the Municipal Commissioner may arrange for its execution and recover the expenses incurred from the owner or owners as property tax arrears.

10.4.2 If any structure or fixture is set upon a means of access so as to reduce its width below the minimum required, the Municipal Commissioner may remove the same and recover the expenses so incurred from the owner.

10.4.3 Features like electricity and telecommunication distribution boxes or any other features etc which are obstructing smooth operation of vehicular and

pedestrian traffic on public road / footpath, it will be binding on owner of adjacent property/s to shift their existing compound wall inside to accommodate such features.

10.5 Access from Highways/Important Roads - No premises other than Highway amenities like petrol pumps, motels etc. shall have an access direct from highways and such other roads having a width of 60 m or more. The above will be subject to the provisions of State Highway Act 1955 and National Highway Act, 1956.

Provided that, in suitable cases, the Planning Authority may suspend the operation of this regulation till service roads are provided. For this purpose, the Commissioner shall specify such roads from time to time with the approval of the Corporation. He shall also maintain a register of such specified roads which shall be open to public inspection.

Provided that, this shall not apply to any lawful development along the highways and other specified roads which have existed before these Regulations have come into force and alternative measures are provided for their continuance.

10.6 For buildings identified in regulation No. 6.2.6.1 the following additional provisions of means of access shall be ensured:

- (a) The approach to special building and open spaces on all sides (see regulation No.13.1) upto 6 m width and the layout for the same shall be done in consultations with Chief Fire Officer, Pune Municipal Corporation, Pune and the same shall be on hard surface capable of taking the weight of fire engine, weighing atleast 45 tonnes. The said open space shall be kept free of obstructions and shall be motorable.
- (b) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 6.0 meters. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 6.0 m & turning radius of 9 m shall be provided for fire fighting vehicle movement.

11.0 REGULATIONS FOR SUB-DIVISION OF LAND AND LAYOUT

Amalgamation :- Combining two or more plots as a single plot.

Subdivision :- Means the division of a plot ,or parcel of land into two or more plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development.

11.1 Layouts or sub-division or amalgamation proposals 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 building, the owner of the land shall submit proposal for proper layout of buildings or sub-division of his entire recognized plot.
- (ii)** When development and redevelopment of any tract of land includes division and sub-division or amalgamation of plots for various land uses within a colony.

11.1.1 Every site intended to be developed or redeveloped shall have an access from a public street/road as required in these Regulations; such access shall be kept free of encroachments.

11.1.2 **Contents :** Every sub division/layout shall contain sub plots being formed after Subdivision , layout, access to recreational open space, if any required under Regulation 10, 11.2, 11.3 spaces for other ancillary uses if any required under Regulation 11.7, 11.8 and also reservations/designation/allocations road or road widening proposals of the development plan and the regular lines of streets prescribed under the BPMC Act 1949, where there is a conflict between the width or widening lines proposed in the development plan and those under the regular lines of the street, wider of the two shall prevail. Provided that the commissioner, may without any reduction in area allow adjustment in the boundaries of reserved/allocated sites within the same holding and confirming to the zoning provision to suit the development. In doing so, he will ensure that the shapes of altered allocated/ reserved sites are such that they can be developed in conformity with these regulations.

11.1.3 (i) For the sub-division/layout/amalgamation of the land admeasuring 2000 sq.m and more, following provision shall be compulsorily provided.

- (a) 20% area in the form of 30 to 40 sq.m tenements for EWS (Economically Weaker Section)/LIG (Lower Income Group).
 - (b) 10% area in the form of 41 to 60 sq.m. tenements for MIG (Middle Income Group) and
 - (c) developer proposes all such tenements in one building of total layout buildings, such development permission may be granted.
- (ii) In case of amalgamation of two or more plots, total 20% area in the form of 30 to 40 sq.m. tenements, can be shown for EWS/ LIG and 10% area in the form of 41 to 60 sq.m for MIG at one side in the layout or in a single building.
- (iii) If number of Developers having different plots (within a distance not exceeding 500 m from each other) come forward with combined proposal and propose to provide the mandatory 30 % tenements (20% of 30 to 40 sq.m, and 10% of 41 to 60 sq.m) in one of the plots, then such development permission may be granted. In such case, the FSI on the other plots shall be one plus the TDR permissible.
- (iv) It is mandatory to handover the tenements constructed for EWS, LIG and MIG to Pune Municipal Corporation free of cost. In lieu of EWS, LIG and MIG constructed area handed over to PMC, developer / owner shall be entitled for FSI or TDR equal to 1.5 times of the FSI used for such construction. Such permitted FSI will be over and above the permissible FSI and TDR on that plot. Such tenements may be used for rehabilitation of project affected persons.

11.1.3.1 For layout of land admeasuring 0.4 ha and above, if the owner/developer construct toilet block as directed by the Municipal Commissioner, and provides a separate access to the same for use of the general public and hands it over to PMC he may be allowed to do so. In lieu of the constructed area handed over to PMC he will be entitle for FSI equal to two times the area handed over ..

11.2 Road/Streets in Land Sub-Division or Layout –

11.2.1 The width of roads/streets/public and internal access ways including pathways shall conform to provisions of regulation No. 10.3 to 10.5

11.2.2 In addition to the provision of regulation No. 10.3, Cul-de-sacs giving access to plots and extending upto 150m normally and 275 m maximum with an additional turning space of 150 m will be allowed only in residential areas, provided that Cul-de-sacs would be permissible only on straight roads and further provided that Cul-de-sac ends shall be higher in level than the level of starting point. The turning space, in which case shall be not less than 81 sq.m area with no dimensions being less than 9 m.

11.2.3 Intersection of Roads – At junctions of roads meeting at right angles, the fillet at the intersection shall be done, unless otherwise directed by the Commissioner, with the length from the point of intersection to the fillet point being $\frac{1}{2}$ the road width as given below :

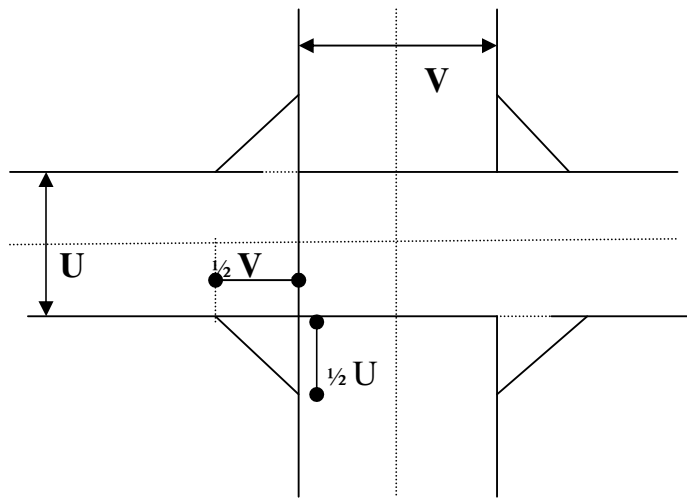


Fig 1: Chamfering at Junction

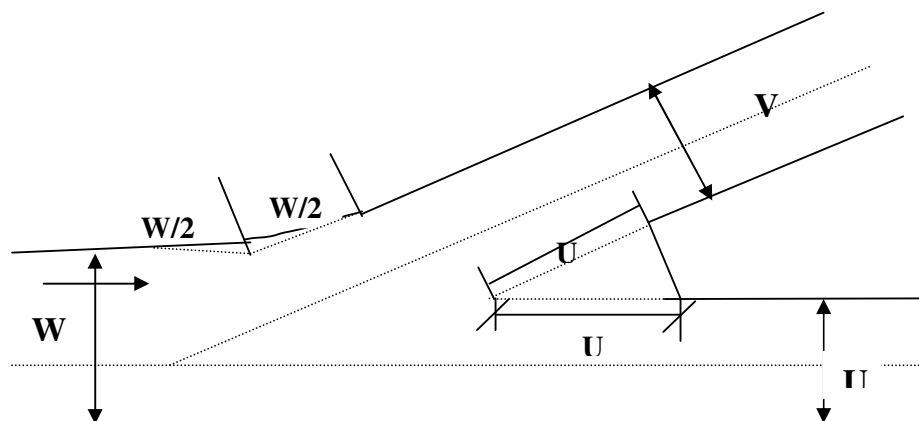


Fig 2: Chamfering at junctions

11.2.3.1 For junction of roads meeting at less than 60° , the fillet or cut or similar treatment shall have length of U and V from the intersection point as shown in diagram 2. The tangent length at obtuse angle junction shall be

equal to half the width of the road from which the vehicle enters as shown in diagram 2. Provided however that, the fillet or cut for the junction shall not be less than 6 m.

11.3 Open Spaces :-

- 11.3.1** a) For every land irrespective of in town planning scheme or otherwise admeasuring 0.20 ha or more, layouts or subdivision or amalgamation proposals shall be submitted.
- b) In any layout or subdivision or land admeasuring 0.20Ha or more, 10% of entire holding area shall be reserved as recreational space which shall as far as possible be provided in one place. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilized as Play Ground.

Note:

- a) No deduction in FSI for road/ open space shall be made in lay out for area between 0.20 ha to 0.40 ha. However, for the areas above 0.40 ha, deduction shall be made for open space and not for road for computation of FSI.
- b) In the layout of entire commercial development on land admeasuring 0.2 to 0.4 Ha 10% open space may be used for additional parking for public with special permission of Municipal Commissioner
- c) No permission will be granted to delete the existing sanctioned internal road to avail the FSI of such road by way of revision of layout/subdivision or amalgamation where full completion certificate is granted.
- d) The open spaces shall be exclusive of areas of accesses/internal roads/designations or reservations, required front marginal open space ,development plan roads and areas for road widening and shall as far as possible be provided in one place. Notwithstanding anything contained in this regulation, the shape and location of such open space shall be such that it can be properly utilized as play ground. Where however, the area of the layout or subdivision is more than 5000 sq.m, open spaces may be provided in more than one place, but atleast one of such places shall be not less than 50% at one place and further not less than 300 sq.m at one place. Such recreational spaces will not be necessary in the case of land used for educational institutions with attached independent playgrounds.

- 11.3.1.1.** No such recreational spaces shall admeasure less than 200 sq.m.
- 11.3.1.2** The minimum dimension of such recreational space in no case is less than 7.5 m and if the average width of such recreational space is less than 24m, the length thereof shall not exceed 2½ times the average width.
- 11.3.1.3** The structures and uses to be permitted in the recreational open space shall be as following:
- a) In recreational open spaces not exceeding 500 sq.m in area (in one piece), underground water reservoirs, electric substations, generator-set, pump houses may be built and shall not utilise more than 10 per cent of the open space in which they are located.
 - i) **For Residential project** – In case open space is less than 500 sq.m club house of 15 % of that open space may be allowed to be constructed in main building in one place on the floor immediately above the stilt parking.
 - ii) **For purely Commercial project** – 10 % open space shall be kept for plots exceeding 0.4 Ha. Fitness centers of 15% of the open space may be allowed to be constructed.
 - b) For recreational open space or playground 400sqmtr (in one piece and in one place), structures for pavilions, gymnasium, club houses and other structures for the purpose of sports and recreation activities will be permitted subject to a maximum of 15% builtup area with a maximum of 10% plinth area. A swimming pool may also be permitted on ground and it shall not be counted towards plinth or FSI. The staircase and passages shall be permitted free of FSI subject to payment of premium as decided by the authority. 10% of the open space area shall be permissible for the purpose of all types of garbage treatment.
 - c) No detached toilet block shall be permitted.
 - d) The ownership of such structures and other appurtenant users shall vest, by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz. “R. G.” in the layout or subdivision of the land.
 - e) The proposal for construction of such structure should come as a proposal from the owner/owners/society/societies or federation of societies and shall

be meant for the beneficial use of the owner/owners/members of such society/societies/federation of societies.

- f) Such structure shall not be used for any other purpose, except for recreational activity, for which a security deposit as decided by the Commissioner will have to be paid to the corporation. In case of misuse of structure, Commissioner will have right to forfeit such deposit and take the legal action.
- g) The remaining area of the recreational open space for playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a play ground.
- h) The owner/owners/society/ societies/ the federation of the societies shall submit to the Commissioner a registered undertaking agreeing to the conditions in (e) to (h) above.

Note: i) Every such plot and recreational open space shall have an independent means of access of 5m width minimum.

ii) The staircase and passage shall be permitted free of FSI subject to payment of premium as decided by the Authority.

11.3.1.4 Independent means of access may not be insisted upon if recreational space is approachable directly from every building in the layout. Further the building line shall be at least 4.5 m. away from the boundary of recreational open space and 1.5 m projection of balcony may be allowed in this margin.

11.3.1.5 Whenever called upon by the Planning Authority to do so, under provisions of Section 202, 203 of BPMC Act,1949 areas under roads and open space in regulation Nos. 10.3 to 10.5, 11.3 shall be handed over to the Planning Authority after development of the same for which nominal amount (of Rs.1) shall be paid by the Planning Authority. In case of the owners undertake to develop the open spaces for bonafide reasons as recreation community open spaces, the Authority may permit the owner to develop the open space unless the Authority is convinced that there is misuse of open space in which case the Commissioner shall take over the land.

11.3.2 In addition to open space under 11.3.1, in the case of sub-division of land in industrial zones of area 0.8 hectare or more, 5 percent of the total area shall be reserved as amenity area which shall also serve as a general parking space. When such amenity area exceeds 1500 sq.m the excess area may be utilised

for the construction of buildings for banks, canteens, welfare centers and such other common purpose considered necessary for the industrial user as approved by the Commissioner.

11.4 Size of Plots :-

11.4.1 Residential and Commercial Zones (excluding weaker section housing schemes undertaken by public authorities) – the minimum size of plots in residential layouts shall be 25 sq.m subject however to the following further provisions:

- (a) Plots having areas 25 to 125 sq.m shall be permitted only for row housing schemes and the width of such plots shall be between 4 to 8 m.
 - (b) Plots having areas between 125 sq.m to 250 sq.m shall be permitted only for row housing or semi detached housing and the width of such plots shall be between 8 to 12 m. and
 - (c) Plots above 250 sq.m shall be permitted for row housing semi-detached or detached housing and the width of plots in this category shall be above 12m and no dimension of plot shall be less than 12m
- The above regulations will also apply to sub-division schemes layouts and building constructions pattern in Commercial Zones.

11.4.1.1 For special housing schemes, for Low Income Group and Economically Weaker Section of Society and slum Clearance Schemes, the minimum plot size shall be 20sq.m. with a minimum, width of 3.6 m or the size as prescribed by Government from time to time.

11.4.2 Industrial zones - The width of plot shall not less than 15 m. and the size of plot shall not be less than 300 sq.m.

11.4.3 Other buildings – The minimum size of plots for building for other uses like business, educational, mercantile, petrol filling station etc. shall be as decided by the Authority subject to regulation No. 11.4.3.1 to 11.4.3.3

11.4.3.1 Cinema Theatres/Assembly Halls- Minimum size of plot for cinema theatres/assembly building used for public entertainment with fixed seats 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 subject to condition minimum plot shall not be less than 0.4 Ha..

11.4.3.2 Mangal Karyalay – The minimum size of plot shall be 1000 sq.m for congested and 4000 sq.m. for non congested area.

11.4.3.3 Petrol /Gas filling Station -The minimum size of plot shall be

- (a) 30.50 X 15.75 m. in the case of Petrol/Gas Filling Station with kiosk without service bay.
- (b) 36.5 X 30.5 m. in n case of Petrol /Gas Filling station with service bay.
- (c) Petrol pump/ gas filling station may be permitted in **no development zone** (Excluding hilltop hillslope zone) provided that:-

- i) minimum area of plot shall be 2000 sq.m with minimum road side frontage of 30 m
- ii) maximum permissible FSI shall be 0.04 of the plot.
- iii) Only ground floor structure shall be permitted, structure for allied uses other than Petrol Pump / gas filling station will be permitted and toilet block will be permitted free of FSI.
- iv) Proposed plot shall be fronting on National high way/ State highway, Major district road and / or minimum 18 m wide road.
- v) NOC of Petroleum Ministry, Central Govt. and Chief controller of explosive shall be obtained
- vi) NOC of PWD and other concerned department shall be obtained as per PWD circulars and other concerned circulars regarding service road, building line and control line shall be binding.
- vii) Circular of Ministry of road transport and highway, Central Govt. department shall be applicable for the permission.

Note : Provided that in the redevelopment of sites of existing filling and service station of Petrol, Diesel, Compressing Natural Gas or any other motor vehicle fuel , change of users shall not be permitted.

Restriction on redevelopment in Pune Municipal Corporation area would be applicable on plot area less than 5000 sq. ft. whereas along with existing use, uses as per regulation would be permitted for plot above 5000 sq. ft.

11.4.4 F.A.R./Build-up Area/Tenement Density/Calculation on Net Plot Area :-

- a. For the purpose of F.A.R./ Built up Area/Tenement density calculation 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 recreational open space
- b. For TDR computation the net plot area calculated as follows:-

i) For plot area between 0.2 up to 0.4 Ha

$$\text{Net plot} = \text{Gross plot area} - (\text{Reservation area} + \text{Area under road widening})$$

If internal road is proposed in the layout the area going in the internal road can be counted for TDR computing, however the premium shall be charged for the said internal road area. Premium shall be at the rate equal to 1 times the rate prescribed for open plot in that area, in the prevailing Ready Reckoner.

ii) For plot area above 0.4 Ha -

$$\text{Net plot} = \text{Gross plot} - (\text{Reservation area} + \text{Area under road widening} + \text{Open Space})$$

If internal road and open space is proposed in the layout, the area going in the internal road and open space can be counted for TDR computing, however the premium shall be charged for the said internal road area and open space area as the case may be. Premium shall be at the rate equal to 1 times the rate prescribed for open plot in that area, in the prevailing Ready Reckoner.

11.5 If the land proposed to be laid out is affected by any reservation/s or public purpose/s the Commissioner may agree to adjust the location of such reservation/s to suit the 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 the location in the Development Plan.
- (b) Beyond the holding of the owner in which such reservation is located, and
- (c) 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 reservations, alignment of roads shall be reported to Govt. at the time of sanctioning the layout.

11.6 Convenience Shopping – In the case of layouts or sub-division of areas more than 0.4 Ha and above in residential and commercial zones, provision shall be made for convenience shopping. Such shopping area shall not be less than 2% but shall not however, exceed 5% of the area of the plots. For layout of area 2 Ha & above 5% shopping area shall be provided out of which 2% area used for affordable workspaces. (In industrial zones provisions of regulation No. 11.3.2 shall apply) Additional 1 % affordable work spaces shall be constructed in the form of shops of 5 sq.m area and the same shall be handed over to PMC free of cost .This will be free of FSI and further 2% FSI will be granted as an incentive. However if the developer/owner is willing to hand over extra area in the form of affordable work spaces, he will be entitled for double the FSI that is, area handed over in form of affordable spaces to PMC. The said regulation will not be applicable for bungalows and row houses.

In congested area, for plots having area more than 100 sq m, if owner constructs shops of size 50 to 100 sq ft, of 30% of net plot area and hands it over free of cost to PMC, then he may be allowed additional F.S.I. equal to area handed over to PMC. Developer should retain 20% of shops with him & hand over remaining 80% of shops to PMC free of cost.

These shops shall be made available for rehabilitation of hawkers or to urban poor for new business.

Further the following provisions shall apply:-

- (i) Such convenience shops other than affordable work spaces defined above shall not have an area more than 20 sq.m each and shall comprise of the following shopping activities only;
- (ii) Within a layout, the Shopping center shall be provided on Ground Floor and Upper Floors may be utilised for residential purpose and convenience like Banks, Places for Doctors and Medical practitioners, Architects/ Engineers, Income Tax consultants/ Advocate Practitioners or any other such professionals etc.
 - (a) Food grain shops (Ration Shops) & Groceries and General Provisions.
 - (b) Pan Shops
 - (c) Tobacconist

- (d) Shops for collection & distribution of clothes for cleaning & Dyeing
- (e) Darner
- (f) Tailors
- (g) Hair dressing saloon and Beauty parlour
- (h) Bicycle hire and repair
- (i) Vegetable and fruit stalls.
- (j) Milk shops
- (k) Florist
- (l) Bangles and other articles needed by women
- (m) Small bakeries
- (n) Newspaper stalls
- (o) Book and stationery etc.
- (p) Medicine and Chemist shops.
- (q) Confectionery and wine shop
- (r) Plumbers, electrician, radio, television and video equipment's repair shops and video libraries
- (s) Sports shops
- (t) Flour mills (power up 10 HP)
- (u) Goldsmith, photo studio, optician, watches shop.
- (v) P.C.O's/S.T.D.'s other equipment based communication facilities.
- (w) Tea shop of Amrit-tulya type. The above use shall be also permitted in R1 Zone adding to the list of M.1.1 (xiv)
- (x) For layout area 0.4 Ha and above and access road width 12 m and above following uses in convenience shopping may be permitted.
 - i) eating house each with carpet area not exceeding 50 sq.m.
 - ii) Where number of shops are more than 10 then the convenience shopping shall be in separate building and uses like restaurant, flour mill etc. may be provided.

The Municipal Commissioner may from time to time add/ alter or amend the above list.

11.7 In any layout or sub-division of plot a suitable site for an electric transformer/ substation as directed by the Authority shall be provided.

For Load Calculation –

a) For Residential Use - 5 Watt per sq. ft.

b) For Commercial Use -15 Watt per sq. ft.

c) For IT uses – 20 Watt per sq. ft.

- (i) For load 75 KW & above suitable space for transformer shall be kept.
- (ii) Minimum space for transformer of 6 m X 6m shall be provided.
- (iii) For Load 2 Megawatt & above - minimum area for transformer /substation shall be 600 sq.m and proportionate for Load below 2 MW
- (iv) Space for transformer shall be directly accessible from road, shall not obstructing parking provisions and also shall not be in front margin.
- (v) Transformer in basement may be allowed, provided it is dry type.

Note :- Above requirements may be modified in consultation with Chief Engg. Electricity Company.

11.8 Amenity space:-

- a) In layout or subdivision of the plots in the residential zone amenity space shall be provided as mentioned below-
 - i) For net plot area between 0.4 Ha to 2 Ha - amenity space - of 15% shall be provided,
 - ii) For net plot area between 2 Ha to 5 Ha- amenity space of 15% shall be provided.
 - iii) For net plot area more than 5 Ha- amenity space of 15% shall be provided.
- b) These Amenity spaces shall preferably be located at one place only and their breadth to length ratio shall not be more than 1:2.5.

- c) For computation of Amenity space, net plot area shall be equal to Gross plot area minus area under D.P. Roads and D.P. Reservations (if any).
- d) The owner / developer shall hand over the said amenity space/s to the PMC, free of cost and avail the FSI/TDR equivalent to the area handed over to the PMC. Provisions of Appendix R shall not be applicable for such lands handed over to PMC in lieu of FSI/TDR under this regulation. Maximum 5 % area out of all the total amenity spaces handed over to PMC may be utilized for rehabilitation of project affected people, due to the road widening etc.
- e) If the land is affected by D.P. reservations, the Amenity space may be allowed to be designated on the reservation, provided that the area is level, uniform and buildable.
- f) In case, if the area of the reservation is more than the area of the compulsory amenity space, the owner/developer shall designate the entire area of the reservation in the layout. After handing over this area to PMC free of cost, he may utilize the FSI of the land handed over in the same layout up to 40% of the net plot area. Further FSI upto 40% of net plot area may be allowed after payment of conversion charges to Municipal Corporation as decided by the Municipal Commissioner. After utilization of FSI as above the balance FSI if any may be given in the form of TDR
- g) The Amenity spaces from the Layouts that would be sanctioned in future, shall be interalia utilised for designated purposes as follows:
 - (i) A Committee shall be constituted under the chairmanship of the Municipal Commissioner and this committee shall designate the amenity space available for appropriate public purpose such as;
 - (1) Education
 - (2) Health
 - (3) Recreation (Garden and Play Ground)
 - (4) Municipal Purposes.
 - (5) Municipal Housing.
 - (6) Garbage Processing Plant / Bio-methanation/Vermi composting

(7) Compressed Natural Gas filling station.

(8) Reading Hall for students

(9) Water works and sewage works

(10) MSEB

(11) Uses specified in Appendix M-11 of this regulation and such other uses decided by committee in consultation of Director of Town Planning.

h) If two or more owners / developers OR same developer having two or more layouts come forward for the sanction of their / his layouts and agree to designate their consolidated amenity space. at one layout/ some other location within the boundary of that village/ peth, then they/ he may be allowed to do so, provided the location on which amenity space is designated is in residential zone having direct access from D.P road of minimum width 9m, buildable, the length to breadth ratio does not exceed 1:2.5, and is not located on any reservation shown on the plan.

This shall also be applicable if a single owner / developer comes forward with proposals of layouts at two or more different locations.

The owner/developer shall pay to the corporation, the difference in value as per the ready reckoner (Annual statement of rates) if he proposes to give amenity space area elsewhere.

12. LAND USE CLASSIFICATION AND USES PERMITTED

12.1 The various building uses and occupancies and premises to be permitted in the various zones shall be as given in Appendix M.

12.2 Users as specifically Designated on Development Plan :-

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

a) Provided that, where a site is designated for one specific public purpose on the Development Plan, the Commissioner with prior approval of Government may permit the use of the structure existing or to be built upon there or permit the use of the structure in combination with other Municipal purposes provided the same is in conformity with these

regulations and the zone conformity with these regulations and the zone in which the site falls;

- b) In the case of specific designation in Development plan for school and their playground, the Commissioner may interchange their uses provided the designations are on adjoining or nearby building or premises.
- c) Combination of public purpose uses in reserved sites where the corporation or the appropriate authority proposes to use land / building premises reserved for one specific public purpose / purposes or for different public purpose / purposes it may do so, with the previous approval of Government provided that the combination of such second user conforms to these regulations and the permissible use in the zone in which the site falls provided that this shall not apply:-
 - (i) To any site being developed for an educational or medical purpose, club / Gymkhana where a branch of bank may be allowed.
 - (ii) To any site being developed for medical purposes wherein shops of pharmacists or chemists may be permitted.
 - (iii) to any site being developed for recreational use, such as garden, play grounds, recreation ground, park etc. each measuring not less than 200 sq.m at one place where in electric substation which may utilize not more than 10% of the site in which they are located or proposed.
- d) Construction of multi-storeyed garages may only be permitted on parking lots.
- e) Shifting and/or interchanging the purpose of designators/reservations in the Development plan, the Commissioner with the consent of interested persons may, shift, interchange the designations/reservations in the same or on adjoining lands/ building, to which an access is available or has to be provided and the same is not encumbered, provided that the area of such designations/reservations is not reduced.

12.2.2 Uses to be in conformity with 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.

- a) Provided any lawful use of premises existing prior to the date of enforcement of these regulations shall continue.
- b) **Non-conforming industries:** - Non-conforming industries which are neither hazardous nor polluting and which have been permitted to operate, without any requirement that they must shift to a conforming zone after a specific period may with the Commissioner's special permission be allowed to make additions to start a new process or to manufacture new products provided the degree of nuisance from the existing unit will in no way be affected by such additions if,
 - i) such scheme forms an integral part of and is directly connected with the process carried on the existing unit;
 - ii) Such addition is required to prevent undue loss or improve the working efficiency or the conditions of the existing unit or to balance the existing production units of the industries.
 - iii) open spaces of 6 m are maintained from the boundaries of the plot as well as between two building,
 - iv) satisfactory means of access as required by these Regulations for industrial zones is provided and maintained; and
 - v) parking spaces are provided according to these Regulations,
- c) In case a building accommodating any non conforming use, collapses or is pulled down or is destroyed, any new building shall conform to these regulations and to the land use prescribed for the plot / land in development plan. Provided further, that non-conforming cattle stables and industries causing nuisance shall be shifted to a conforming area within such period as may be decided by the Municipal Commissioner.

12.2.3 Widths of Roads in the Development Plan –

Notwithstanding anything contained in the Development Plan, the Commissioner may from time to time after following procedure in the BPMC Act, 1949.

- i) Layout and make new Public Street.
- ii) Prescribed, regular lines of streets wider than the prevailing Regular lines of the respective street.

Such regular lines of street will have the same effect of road lines in the Development Plan.

12.2.4. Non-conforming uses- Where a non conforming industry has been granted a written permission without a condition for its shifting to a confirming zone at the end of a specific period, additions thereto for the manufacture of new articles or for starting new process may be permitted by the Commissioner only for the duration of the period allowed for shifting 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% increase in the employment and do not result in increasing existing authorized floor space for the industrial user.
- c. Such additions are for preventing undue loss or for improving the working efficiency of the existing unit or for balancing the existing production units for the industry ;
- d. Satisfactory means of access as required under these regulations for industrial zones is provided and maintained ; and
- e. Parking, loading and unloading spaces are provided according to these regulations.
- f. A certificate from Maharashtra Prevention of Water, Air etc. pollution Board is obtained.

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.

12.2.5. Other (Non-Conforming Uses Other than Industries & Cattle Stables)-

Where non conforming use/ uses existing prior to the date of enforcement of these regulations is allowed to be continued in the Development plan, any additions to such non-conforming use (other than those provided in 12.3.1) not exceeding the permissible Floor Area Ratio or Total Permissible Built-up Area 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.
- (c) The addition and alternations are meant for the existing occupant and not proposed to be let out.
- (d) Open spaces and parking spaces required under the Development Control Regulations shall be provided.

13.0 MARGINAL OPEN SPACES, AREA & HEIGHT LIMITATIONS

13.1 Exterior / Marginal Open Spaces (Front, Rear & Side) – The provisions for marginal open spaces at the front, side and rear of the building, 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.

13.1.1 Building shall be set back from internal means of access in a layout of buildings as per Regulation No.19.6 & table no 26 & 27

13.1.2 Building Abutting Two or More Streets – When a building abuts two or more streets, the setbacks from the streets shall be such as if the building was fronting each such street, except when plot size is less than 300 sq.m front setback will be taken from side where actual access to the building is taken and no entry shall be allowed from the other road.

13.1.3 Marginal Open Spaces and Height of Buildings - The marginal open spaces at sides and rear shall be provided as per Table 26 and regulation no.19.6

13.1.4 If the length or depth of building exceeds 40 m an additional marginal distance of 10% of the required distance shall be necessary on the side or rear open space as the case may be. For narrow plots that is, those less than 15 m in width or depth the side or rear marginal open spaces may be relaxed as in Table 23 & 25.

13.1.5 Manner of computing open space / setback where the street is to be widened:-If the building plot abuts any road which is proposed to be widened under the Development plan or regular lines of street under BPMC Act, 1949, the front open space, road side setback shall be measured from the resulting line or the center line of the widened road as the case may be. Where there is any conflict between the width resulting from the prescribed regular line of

street under BPMC Act, 1949 and line prescribed in Development Plan, the larger of the two shall prevail.

13.1.6 Marginal / Open space separate for Each Building or Wing - The marginal open spaces required under these regulations shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct marginal open spaces according to these regulations for the purpose of light and ventilation of the wings.

- (i) For buildings/ wings which are connected at stilt level by minimum 3 m width slab the distance between 2 wings shall be 6 m for building height upto 21 m & 7.5 m for building height upto 36m.
- (ii) In case of building of height more than 36m which may or may not be connected by podium or basement, the distance between the buildings shall be equal to the marginal open space required for the adjacent tallest building.

13.1.6.1 However , in case of single storied accessory building to residential building the separation between buildings shall be not less than 1.5 m

13.1.6.2 Open spaces to be unencumbered: - Every marginal open space whether interior or exterior shall be kept free of any erection thereon and shall remain open to sky except the features covered by this Regulation.

13.2 Interior Open Spaces (Chowk) :-

13.2.1 Inner chowk - The whole of every room excepting bath, W.C. and store room and not abutting on either the front, rear or side(s) open spaces (see regulation No. 15.13.4) shall abut on an interior open space (courtyard, inner chowk), whose minimum width shall be 3 m.

Further such Inner Chowk shall have an area at all levels of chowk of not less than the square of 1/5th the height of the highest wall abutting the chowk. Provided that, when any room excluding staircase bay and bath-rooms and water closet (see regulation No. 13.2.1.1) is dependent for its light and ventilation on an inner chowk the dimensions shall be such as is required for each wing of the building.

13.2.1.1 Where only water closet and bathroom are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in regulation No.15.13.5

13.2.2 Outer Chowk:- The minimum width of outer chowk (as distinguished from its depth) shall be not less than 2.4 m. If the width of the outer chowk is less than 2.4 m then it shall be treated as a notch and the provision of outer chowk shall not apply. However, if the depth of outer chowk is more than the width the provisions of regulation No. 13.1.6 shall apply for the open spaces to be left between the wings.

13.3 Area and Height Limitations: - The area and height limitations through covered area, height of buildings and number of storeys, tenement density, Floor Area Ratio for various occupancies, facing different road width shall be as given in Appendix N and regulation 13.5 hereinafter.

13.4 Exemption to Marginal Open Spaces/Covered Area:-

13.4.1 Features permitted in marginal open space:-

- (a) **Projections into Marginal open spaces-** Every Marginal open space provided around /inside the building either interior or exterior shall be kept free from any erection /projections thereon and shall be open to the sky and no cornice, chajja roof or weather shade more than 0.75 m wide shall overhang or project over the said marginal open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/gallery etc. may be permitted to project 0.3 m beyond balcony projection at an angle of 30° from horizontal level;
- (b) **Canopy :-** A canopy not exceeding 5 m in length and 2.5 m in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.1 m below the canopy may also be permitted in the open space .The canopy shall not have access from upper floors (above floors). There shall be a minimum clearance of 3.0 m between the plot boundaries and canopy. Relaxation in size and shape of canopy may be approved by Municipal Commissioner only in case of petrol pump, star grade hotels, IT buildings, hospital and educational buildings after satisfying their design and plan of structure.
- (c) **Balcony:-** Balcony or balconies of a minimum width of 1m may be permitted exceeding 15% of the permissible floor area and such balcony projection shall be subject to the following conditions.

- i. In non-congested area, no balcony shall reduce the marginal open space less than 3 m. In congested area balcony may be permitted on upper floors above 5.5 m adjoining road level projecting in front setbacks except over lanes having width 4.5 m and less. No balcony shall be allowed on ground floor which shall reduce minimum required front set back or marginal open space. The width of the balcony will be measured perpendicular to the building line and measured from that line to the balcony's outer most edge.
- ii. Balconies may be allowed to be enclosed, when enclosed, one third of the area of their face shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters.
- iii. The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Municipal Commissioner from time to time.
- iv. In case of Residential Building, Double Height terraces may be permitted on payment of premium as decided by Municipal Commissioner, within the building line.

13.4.1.2. Accessory building - The following accessory building may be permitted in the marginal open spaces excepting building:

- (a) In an existing building a single storeyed sanitary block subject to a maximum area of 4 sq.m in the rear and side open space and at a distance of 7.5 m from the road line or the front boundary and 1.5 m. from other boundaries may be permitted where facilities are not adequate. The Commissioner may reduce the 1.5m margin in rare cases to avoid hardships.
- (b) The areas of sanitary block shall be taken into account for the calculation of F.A.R. and covered area calculations, subject to the provisions of regulation No. 13.4.2 (h), except that the area of one garage per plot, shall not be counted within the maximum ground coverage permissible.

13.4.2 In addition to regulation No. 13.4.1.2. (a), (b) and 15.6.3 the following shall not be included in covered area or F.A.R. and Built-up Area calculations :-

- (a) Multi storied stilt floor space constructed under a building shall be allowed to be used as parking subject to the height restrictions in that area.
- (b) Electric cabin or substation, watchman's booth of maximum size of 3 sq.m with minimum width or diameter of 1.2 m pump house, garbage shaft, space required for location of fire hydrants, electric fittings and water tanks;
- (c) Projection as specifically exempted under these regulations.
- (d) **Basement:-**
 - i) In non congested area, a basement for parking may be permitted as mentioned below,
 - 1) **Plot area – 750 sq. m. to 2000 sq. m.** - single basement may be permitted.
 - 2) **Plot area 2000 sq. m. to 4000 sq. m.** - Two tier basement may be permitted.
 - 3) **Plot area above 4000 sq.m.** – Three tier basements may be permitted considering all technical requirements & strata.

Note:- Ramps may be allowed in Marginal Open spaces with prior clearance from Chief Fire Officer, PMC.

After fulfillment of parking requirements as mentioned in clause 14 of this regulation-

- i) Following accessory uses may be permitted with prior clearance from Chief Fire Officer: - Meter room, Air -conditioning plant, transformer, Sewage Treatment Plant, Generator set.
- ii) Other uses that may be permitted with special written permission of the Municipal Commissioner:-
 - 1) storage of house-hold or other non-hazardous goods (for residential & commercial building),
 - 2) For Star rated hotels 3 and above , Hospitals of Charitable trusts, Cinema :- Conditioning plant/meter room, electric sub-station as per technical requirements,
 - 3) Safe Deposit Vaults, Lockers and proposed to be used by the Banks in the same building

Note: - above users may be permitted after payment of premium to PMC at the rate decided by the Municipal Commissioner.

- (e) Areas covered by staircase rooms for stair flights of width 0.75 m and above in case of row housing, pent house and duplex, 1.2 m and above in case of residential/commercial buildings and 2m and above in case of assembly halls, area of staircase flight, mid-landing and floor landing, staircase passages irrespective of width of staircase subject to payment of premium to be decided by the municipal Commissioner and without any premium for Government and Semi-government buildings, Educational and Hospital buildings of Charitable Trusts and buildings constructed for slum dwellers under slum Redevelopment Schemes as per Appendix-T / Special regulations for Slum Redevelopment Authority.
- (f) Architectural features, chimneys and elevated tanks of permissible area of fire escape stairways and lifts with cantilevered fire escape passages according to the Chief Fire Officer's requirement. Lift room, lift wells and lift lobbies subject to premium as decided by Municipal Commissioner.
- (g) Area of one office room of a cooperative housing society or apartment owner's association of size 4 m x 3 m only on the ground floor.
- (h) Sanitary block subject to provision of regulations no. 13.4.1.1(a) and Built up area not more than 4 sq.m. Area of the sanitary blocks(s) consisting of one bathroom and one water-closet for each wing of each floor of a building of prescribed dimensions deriving access from a common passage as required for the use of domestic servants or staff engaged in the premises with premium as decided by the Municipal Commissioner.
- (i) Area covered by (i) lofts, (ii) Meter rooms, (iii) Porches (iv) Canopies, (v) Air conditioning plant rooms, (vi) Electric sub- stations, (vii) Service floor of clear height not exceeding 1.5 m for hotels rating with three stars and above and also for hospital building with the special permission of the Commissioner.

- (j) Area of structures for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- (k) Areas covered by service ducts, pump rooms, electric sub-stations, stilts and additional amenity of lift.
- (l) Area of one milk booth under the public distribution system in a building layout of area exceeding 0.4 ha with the permission of the Commissioner.
- (m) Rockery, well and well structures, plant, nursery, water pool, swimming pool, (if covered) platform round a tree, fountain bench, chabutara with open top and unclosed sides by walls, ramps, compound wall, gate side, swing, overhead water tank on top of buildings. Provided that the distance between terrace and soffit of overhead tank is less than 1.50 m.
- (n) Area of one public telephone booth and one telephone exchange (PBX) per building with the permission of the Commissioner.
- (o) Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20sq.m. per building with the permission of the Commissioner.
- (p) Area of separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of Commissioner.
- (q) Area covered by new lift and passage thereto in an existing building with height upto 16 m in gaathan/ congested area.
- (r) Area of covered passage of clear width not more than 1.50 m leading from a lift exist at terrace level to the existing staircase so as to enable decent to lower floors in a building to reach tenements not having direct access to a new lift in a building without an existing lift.
- (s) Atrium or entrances of any size and passage more than 1.5 m width in shopping malls, public buildings.
- (t) 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 free of FSI. The area of the room shall be at least 20 sq.m and not more than 2 percent of the total built-up of buildings. It shall not be used for any other purpose

except for fitness activities and its ownership shall vest with society or association.

(u) Garbage sorting room in layout of land having area 0.2ha or more.

- Note :**
- i) The shaft provided for lift shall be taken for covered area calculations only on one floor upto the minimum required as per these regulations.
 - ii) Minimum width of staircase room and flight shall be 1.2 m except in case of Duplex and EWS Housing where it shall be 0.75 m
 - iii) This regulation shall not be applicable for the building proposals where the occupancy certificates have been granted prior to 30.9.1993. Provided further that, where a permissible FSI has not been exhausted in the case of existing building 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 30.9.1993.

13.5 Aerodrome / Gliding Centre Vicinity Height Restrictions :- The Height and number of storeys shall be governed by the provisions of Appendix N and the following clauses:

- a) No building shall be permitted within the 900 m of the Airport Reference Point as shown on the Development plan of Pune. In addition to that,
 - iii) No building or structure shall be constructed, created or no tree shall be planted on any land within the limits of 100 meters from the crest of the outer parapet except that the limits of 100 meters will extend to 900 meter from and in line with the boundary of the bomb dump at Indian Air Force Station and Installations.
 - ii) The restriction imposed by the Government of India in the Ministry of Civil Aviation under Section 9 (A) of the Air craft Act, 1934 (22 of 1934) vide its notification No. S.O. 988 dated the 5th January, 1988 shall continue to be applicable to this Indian Air Force Aerodrome.

13.5.1 Based on Aerodrome and Ground Aids: -

- i) **Funnel zone (Take-off climb / approach areas and surfaces)** - Maximum permissible elevation is below 2 percent slope from end of the basic strip upto a distance of 2250 meters on the extended centre line of the runway.
- ii) **Transitional surface** - The maximum permissible height will be 14.3 percent in the area which shall be measured in a vertical plane at right angles to the centre line of the runway upto a distance of 465 meters for instrument runway and 390 meters for non-instrument runway.
- iii) **Inner Horizontal surface** - The maximum permissible height of a structure below the inner Horizontal surface will be 45 meters above the aerodrome reference point, if the runway length is less than 1525 meters and will be 45 meters above the nearest runway end elevation, if the runway length is 1525 meters or more.
- iv) **Conical Surface** - The slope in the conical surface will be measured above the inner Horizontal Surface in the vertical plane beyond a distance of 4000 meters extending upto 6100 meters from the aerodrome reference point, if the runway length is less than 1525 meters and from the nearest runway end, if the runway is 1525 meters or more. The height applicable will be 45 meters plus 5 percent of the slope of the distance more than 4000 meters above the aerodrome reference point.
- v) **Outer Horizontal Surface:** - Outer Horizontal Surface shall extend from 6100 meters from the aerodrome reference point upto 15240 meters and the applicable height will be 150 meters above aerodrome reference point.
 With a view to ensuring proper airfield environment and mitigating bird-strike menace in the vicinity of airports on one hand , noise level problems on the other hand , the following restrictions on development activities shall apply within 20 km radius of any aerodrome :
 - (i) No chimneys or smoke producing factories shall be constructed within a radius of 8km from the Airport Reference Point. For Industrial Chimneys coming in the Air port 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 :
 - (ii) Slaughter house, abattoir, Butcheries, meat shops and solid waste disposal sites and other areas for activities like depositing of garbage which may

encourage collection of high flying birds, like eagles and hawks, shall not be permitted within 10 km from the Airport Reference Point.

- (iii) Fruit bearing trees, which attract birds shall not be planted within 10km from the Airport Reference Point.
- (iv) Within a 5km radius of the aerodrome reference point, every structure / installation/ building shall be so designed as to meet the pigeon/bird proofing requirements of the Civil Aviation Authorities .Such requirement may stipulate the prohibition of any cavity, niche or other opening on the exterior of such building/ installation/ structure so as to prevent the nesting and habitation of pigeon or other birds.

13.5.1.1 Height Exemptions:- The following appurtenant structures shall not be included in reckoning the height of a building except while considering the requirement of Civil Aviation Authorities and other statutory communications requirements .Roof tanks and their supports, ventilation/air-conditioning shafts, lift-rooms and similar service equipment, stair covers, chimneys and parapet walls, architectural features not exceeding 1.5 m. in height, television antenna, booster antenna and wireless transmitting and receiving towers.

Note: - For further details refer Civil aviation Notification No.S.O.988, dated 05/01/1988. & 16.03.2009 and modified time to time.

14.0. PROVISIONS FOR PARKING SPACES :-

14.1. Each off-street parking space provided for motor vehicles shall not be less than 2.50m X 5m areas, and for scooters and cycles the parking spaces provided shall not be less than 2 sq.m respectively and 1.00 sq. m and 0.75 sq.m for fabricated cycle stand respectively. For L.C.V. parking space provided shall not be less than 3m x 6m.

14.2. For building of different occupancies off-street space for vehicles shall be provided as given in14.2.1

14.2.1. The provision of parking of vehicles shall be as given in table 4

Table No. 4

No	Occupancy	One Parking Space for Every	Non Congested Area			Congested Area			Remarks
			Car	Scooter	Cycle	Car	Scooter	Cycle	
			Nos	Nos	Nos	Nos	Nos	Nos	
1	Residential a) Multi Family	1) 1 Tenement having Carpet Area 150sqm &above	3	2	1	3	2	1	In addition 5% Visitor Parking
		2) 1 Tenement having Carpet Area 80 to150 Sq.m	1	2	2	1	2	2	In addition 5% Visitor Parking
		3) 2 Tenements having Carpet Area 40 to 80 Sq.m	1	4	4	1	4	4	In addition 5% Visitor Parking
		4) 2 tenements having Carpet Area 25 to 40 Sq.m.	1	6	4	0	6	8	In addition 5% Visitor Parking
	5) congested area	a) Plot area less than 200 sqm	-	-	-	0	2	4	
		b)Plot area more than 200 sqm and road frontage less than 5m	-	-	-	0	2	4	
	b) Lodging establishment & Tourist Homes	Every 5 Guest Rooms	3	4	4	3	4	4	
c) 4 & 5 Star Hotels	Every 5 Guest Rooms	3	6	4	3	6	4	Besides this additional parking area for aggregate provision of all utilities such as banquet hall, health club, shopping, coffee shop & open cafeteria area also to made separately at the rate as per parking norms for mercantile	
								users i.e. no 6 For restaurants additional parking as per norms given at 1(d) i.e. Restaurants: Grade 1,2, 3 shall be provided. To accommodate the required parking Vallet concept may be permitted	

No	Occupancy	One Parking Space for Every	Non Congested Area		Congested Area			Remarks	
			Car	Scooter	Cycle	Car	Scooter	Cycle	
			Nos	Nos	Nos	Nos	Nos	Nos	
	d) Restaurants Grade 1, 2, 3	For every 50 Sq.m. & part thereof	2	8	4	0	8	8	
2	Hospital & Medical Institutions	For every 10 beds	3	10	20	3	10	20	In addition 5% Visitor Parking
3	Assembly a) Theatres, Cinema House (single screen) Concert Hall	For 40 seats	5	15	5	5	15	5	
	a1) Multiplex	For 40 seats	6	20	10	6	20	10	
	b) Mangal Karyalaya & Community Hall	For every 100 Sq.m. & part thereof	5	20	8	5	20	8	
	c) Community Hall & Club House in layout Open Space	For every 100 Sq.m. & part thereof	1	4	2	1	4	2	
4	Educational a) Schools	1) For every 100 Sq.m. & part thereof of the administrative area & public service area	1	2	8	1	2	8	
		2) Students for 3 class rooms For Every 100 Students	2 LCV	0	60	2 LCV	0	60	LCV means Mini- bus, Tempos Parking can be shown on play ground for LCV
	b) Colleges	1) For every 100 Sq.m. & part thereof of the administrative area & public service area	2	20	10	2	20	10	
		2) Students for 3 class rooms For Every 100 Students	0	90	30	0	90	30	
	c) Coaching Classes / Tuitions/ Hobby classes	For every 20 students	0	5	10	0	5	10	
5	Government or Semi-Public Offices	For every 100 Sq.m. & part thereof of built up area	4	20	4	2	10	4	In addition 20% Visitor Parking

No	Occupancy	One Parking Space for Every	Non Congested Area			Congested Area		Remarks	
			Car	Scooter	Cycle	Car	Scooter	Cycle	
			Nos	Nos	Nos	Nos	Nos	Nos	
6	a) Mercantile Shops Offices & Shopping Malls	For every 100 Sq.m. & part thereof	4	12	4	3	6	4	In addition 5% Visitor Parking
	b) I.T. Buildings	For every 200 Sq.m. & part thereof	5	12	4	5	12	4	
7	a) Industrial	For every 300 Sq.m. & part thereof	2	12	8	2	12	4	
	b) Storage Type	For every 300 Sq.m. & part thereof	1	4	8	1	2	4	
8	Plots less than 200 Sq.m.		0	2	4	0	2	4	Deleted & to be considered as sr.no.1 and 6.

Note 1 - In the case of auditoria for Educational Buildings parking space shall be as per Sr.No.4.

Note 2- not more than 50% of the rear and side marginal open spaces only (excluding entire front open space) may be permitted to be used for off street parking as above, the balance of the parking provision if required, would have to be under stilts, basement, on podium or areas beyond the marginal open spaces, provided that in the case of cinemas and similar assembly buildings at entry 3 above, the parking spaces shall be totally clear of minimum marginal open space except that one row of car parking may be allowed in the front open space without reducing the clear vehicular access way to less than 6 m.

Note 3 - For redevelopment of existing wadas parking shall be provided as per above table excluding the parking required for existing residential tenements and shop/s area. Parking provisions will not be applicable in the new building for new tenements of existing shopkeeper and residential occupants of the wadas

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

14.4 If the total parking space required by these Regulations is provided by a group of property owners for their mutual benefit, such use of this space may be construed as meeting the off-street parking requirement under these Regulations subject to the approval of the Municipal Commissioner. In such cases, the details requirement for total development should be submitted if a common parking space is proposed for the group 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 the parking space will be kept un-built and will be developed as a parking lot.

14.5 In addition to the parking spaces provided, for buildings of- a) Mercantile, b) Wholesale establishment, c) Hazardous & d) Industrial Storage, loading and unloading spaces shall be provided at the rate of one space for each 1000sq.m. of floor area or fraction thereof exceeding the first 200 sq.m. of floor area. Each such loading and unloading space shall not be less than 3.75m x 7.5 m.

14.6 :- In case parking as per above norms is not feasible due to site conditions.

Mechanical / Hydraulic parking may be allowed at different levels, provided all the technical norms are fulfilled. Parking on topmost common terrace may be allowed. In any case, mechanical parking shall not be allowed in marginal open spaces.

14.7:- Podium parking may be allowed for plots having area more than 2000 sq. m. as follows:-

1) No podium will be allowed in the front set back.

- 2) Podium shall be allowed at a distance 1.5 m. from the plot boundary, excluding required side margin. 1.5 m additional margin need not be provided in case podium is within the building line.
- 3) Where the open space is provided over podium, then podium shall be allowed at a distance of 3.0 m. from the plot boundary excluding required side margin.
- 4) Podium slab and ramp should be of adequate design for taking load of fire engine and vehicles.

Note :- For further details refer Annexure -I

14.8:- Independent parking building shall be allowed with 50% marginal distances subject to minimum of 3.0 m the distance between Main building & parking building shall be based on the height of both the buildings shall be left. The Independent Parking building shall be free of coverage & FSI calculations, no premiums shall be charged on the same.

14.8.1 If some floors of the building are to be shown entirely as parking floor then the floor height should be deducted from height of that building (including toilet block) Parking may be allowed on any floor and height of parking floor should be deducted from height of that building. Ramps for basement and parking floor may be permitted in side margin. For parking on upper floors, railing, grill or wall up to 1m height shall be provided for safety.

14.9 In the case of parking spaces provided in basement/ podium ramps of adequate width and slope shall be provided.

15. GENERAL BUILDING REQUIREMENTS:-

15.1 Plinth height:- The minimum height of plinth for any building shall be 45cm provided that in the case of special housing schemes for L.I.G & E.W.S. Housing the plinth height may be allowed to be reduced to 30cm.

15.2 Habitable Rooms:-

15.2.1 Size -- No habitable room after inclusion of enclosed balcony shall have a floor area of less than 9.5 sq.m except in the hostels attached to recognized

educational institutions and rental housing wherein the minimum size of habitable room for the residence of single person shall be 7.5 sq.m. The minimum width of a habitable room shall be 2.4 m. One full side of a habitable room in which windows for minimum light and ventilation are provided shall abut on the required open space. In a two roomed tenement, one room shall be not less than 9.5 sq.m and other 7.5 sq.m.

15.2.1.1 In the case of Special Housing Scheme for Low Income Group, Economically Weaker Section of Society, the size of two room tenement shall be not less than 25sq.m. with a minimum width of 2.4 m.

15.2.2 Height - The height of any room for human habitation including that of kitchen 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 case of centrally air-conditioned building, height of the habitable room shall not be less than 2.4 m measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. The minimum clear head room under beam shall be 2.4 m.

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

15.2.2.2 However, the maximum room height shall be 4.2 m. in case of all buildings excepting Residential Hotels of the category of 3 Star and above, Assembly Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats.

Duplex flats shall mean a residential flat divided on two floors with an internal stair case connecting the two floors.

15.3 Kitchen:-

15.3.1.1 Size - The area of the kitchen after inclusion of enclosed balcony if any, shall be not less than 5.5 sq.m. with a minimum width of 1.8 m. A kitchen which is also intended for use as a dining room shall have a floor area not less than 9.5 sq.m. with a minimum width of 2.4 m.

15.3.1.2 In the case of Special Housing Scheme as given in regulation No.15.2.1.1 provision for kitchen may not be insisted. In the case of two room tenements,

the size of kitchen shall be not less than 4.0 sq.m with a minimum width of 1.5 m. Where alcoves (cooking space having direct access from the main room without any inter-communicating door) are provided, the size shall not be less than 3 sq.m with a minimum width of 1.5 m.

15.3.3 *Other requirements* – Every room to be used as Kitchen shall have :

- a. Unless separately provided in means for 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 or 1.5 sq.m in area, opening directly on to an interior or exterior open space, but not into a shaft (see regulation No. 15.13.5); and
- c. In case of multi-storeyed residential buildings more than 15 m. in height, refuse chutes.

15.4 **Bath Rooms and Water Closets**

15.4.1 *Size-* The size of a bath-room shall be not less than 1.8 sq.m with a minimum width of 1.2 m. The minimum size of a water-closet shall be 1.1 sq.m with a minimum width of 0.9m. If it is a combined bath room and water-closet, the minimum area shall be 2.8 sq.m with a minimum size of 1.2m.

15.4.1.1 In the case of Special Housing Scheme given in Regulation No. 15.2.1.1 the minimum sizes of bath rooms/water closets shall be as follows :

- (a) independent water closet – 1.1 X 0.9 m
- (b) independent bath room -- 1.3 X 1.1 m
- (c) combined bath room and water closet –2.0 sq.m with minimum width of 1.1m.

15.4.2 **Height** – The height of bathroom or water-closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall be not less than 2.2 m.

15.4.3 **Other Requirements** – Every bathroom or water closet shall :

- (a) be so situated that at least one of its walls shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq.m. in area and side not less than 0.3 (see Regulation No. 15.13.5).
- (b) not be directly over any room other than another water-closet, washing place, bath or terrace:
- (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 1 m 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 verandah or any other room.

15.4.4 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.

15.5 **Loft** – The maximum height of a loft shall be 1.5 m and the loft may be provided over residential kitchens, bath rooms, corridors and over shop floors, built upto an area of 25 percent over kitchens and full space of bathrooms water closets and corridors. In shops with width upto 3m, lofts of 33.1/3% of the covered area may be provided. In shops with width above 3m. lofts of 50% of the covered area may be provided. Loft shall be used only for storage.

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

15.6 **Ledge or tand :-**

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

15.6.2 **Height** – The clear headroom below the ledge shall not be less than 2.2 m.

15.6.3 The projections (cantilever) of cup-boards and shelves may be permitted and would be exempted from covered area calculations. Such projections may project upto 23 cm in the setbacks for residential buildings provided the

width of such cup-board/shelves does not exceed 2.4 and there is not more than one such cup-board/shelf in each room.

15.7 Mezzanines Floor – Use of mezzanine floor shall be consist and attach with the principal main floor.

15.7.1 Size – The aggregate area of the mezzanine floor shall not exceed 50% of the built-up area of that floor. The minimum size of a mezzanine floor if it is used as a habitable use shall not be less than 9.5 sq.m.

Note - Mezzanine floor area shall be counted towards **in** F.A.R.

15.7.2 Height – The minimum height of a mezzanine floor shall be 2.2 m. The head room under mezzanine floor shall not be less than 2.2 m (see regulation No. 15.2.2.2)

15.7.3 Other Requirements – A mezzanine floor may be permitted 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 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 a kitchen and
- (d) In no case a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments.

15.8 Store Room

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

15.8.2 Height – The height of a store room shall not be less than 2.75m.

15.9 Covered parking - Parking Places in all type of Buildings opens from all sides and having only roofs at top shall be exempt both from built-up area and FAR calculations.

15.9.1 Height – The minimum head room in a garage and parking area shall be 2.4 m,

15.9.2 The plinth of Stilt parking located at ground level shall not be less than 15 cm above the surrounding ground level.

15.10 Roofs

15.10.1 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 the rain-water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent buildings.

15.10.2 The authority may require rain water pipes to be connected to suitable rainwater harvesting system / drain through a covered channel formed beneath the public footpath or in any other approved manner.

15.10.3 **Topmost common roof** terrace of buildings shall not be subdivided and it shall have only common access.

15.11 Basement –

15.11.1 The construction of the basement shall be allowed by the Authority in accordance with the land use and other provisions specified under the Development Control Regulations.

15.11.1.1 No basement shall be constructed within 2.0m from plot boundary. No basement shall be permitted in front marginal open space.

15.11.1.2 Basement may be put to only the following uses –

(a) Strong rooms, bank cellars etc.

(b) air-conditioning equipment and other machines used for services and utilities of the building and

(c) parking spaces,

15.11.1.3 The basement shall not be used for residential purposes, except for star category hotels, hospitals where the basement may be used for habitable purposes provided that required parking, artificial light & mechanical ventilation is provided to the satisfaction of the Municipal Commissioner himself.

15.11.2 The basement shall have the following requirements :

- (a) every basement shall be in every part at least 2.4 m in height from the floor to the underside of the roof slab or ceiling:
- (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 Regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning system etc.
- (c) Adequate arrangements shall be made such that surface drainage does not enter the basement.
- (d) The walls and floor of the basement shall be water-tight and be so designed that the effect of surrounding soil, uplift pressure and moisture , if any, are taken into account in design and adequate damp roofing treatment is given; and
- (e) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors (see regulation No. 17.4.3 (l)) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (c) above.
- (f) Fire and safety norms to be applicable as per provisions of National Building Code.

15.12 Chimneys

15.12.1 Chimneys, where provided shall conform the requirement of IS: 145-1960

15.12.2 **Notwithstanding the provisions of regulation No. 15.3** the chimneys shall be built at least 0.9m above flat roofs provided the top of the chimney shall not be below the roofs 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. It should be made applicable for generator set and food production centre such as restaurants, bakery.

15.13 Lighting and Ventilation of Rooms

15.13.1 Lighting & 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 verandahs not more than 2.4 m in width.

15.13.2 Where the lighting and ventilation requirement are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per the latest revision of National Building Code of India published by the 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.

15.13.3 The minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall be not less than 1/8 of floor area.

15.13.4 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.

15.13.5 *Ventilation shaft* – For ventilating the spaces for water closures and bath room, if not opening on the front side, rear and interior open spaces shall open on the ventilation shaft, the size of which shall not be less than the values given below-

Height of Building in m.	Minimum area of ventilation shaft in sq.m.	Minimum side of shaft in m.
Upto 12	3	1.5
18	4.5	1.8
20	6	2.4
30	9	3
50	16	4
Above 50	25	5

Note: - For building above 50m, mechanical ventilation system shall be installed in addition to the provisions of minimum ventilation shaft.

- 15.13.5.1** In residential lodging hotels, where attached toilets are provided with mechanical ventilation system installed as per regulation 15.13.2 the size of the ventilation shaft may be relaxed by the Commissioner.
- 15.14 Parapet** – Parapet walls and handrails provided on the edges of roof terraces, balcony, terrace etc, shall not be less than 1.05 m and not more than 1.20 m in height from the finished level. For High Rise building it should be between 1.2 to 1.5 m.
- 15.15 Cabin** – The size of a cabin shall not be less than 3.0 sq.m The clear passages within the divided space of any floor shall not be less than 0.75m and the distance from the farthest space in a cabin to any exit shall not be more than 18.5 m In case the sub-divided cabin does not derive direct lighting and ventilation from any open space/mechanical means, the maximum height of the cabin shall be 2.2m.
- 15.16 Wells** – Wells intended to supply water for human consumption or domestic purposes, where provided shall comply with the requirement of regulation No. 15.16.1 and 15.16.2. Existing wells and natural water resources are to be retained and protected as it is.
- 15.16.1 Location** – The well shall be located-
- (a) not less than 15m from any ash pit, refuse pit ,earth closet or privy and shall be located on a site upwards from earth closet or privy.
 - (b) not less than 18 m from any cess pit, soakway or borehole latrine and shall be located on a site upwards 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 unless it has a canopy over it so that leaves and twigs do not fall into the well and rot.
- 15.16.2 Requirements** – The well other than a bore well or a tube 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 to prevent surface water from flowing into a well, and shall be surrounded with a paving constructed

of impervious material which shall extend for a distance of not less than 1.8 m in every direction from the parapet or the 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 or exposed (KUTCHA) wells shall only be permitted in fields or gardens for purposes of irrigation; and
- (d) the interior surface of the lining or 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 well head.

15.17 Septic Tanks – Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirement of 15.17.1 and 15.17.2.

15.17.1 Location of Septic Tanks and Subsurface Absorption Systems: A subsoil dispersion system shall not be closer than 18m from any source of drinking water, such as well, to mitigate the possibility bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible, to avoid damages to the structure. It should be accessible for septic tank cleaning vehicle preferably from side margin.

15.17.2 Requirements

- (a) **Dimensions of Septic Tanks** –Septic tanks shall have minimum width of 0.75m, minimum depth of one meter below water level and a minimum liquid capacity of one cubic meter. Length of Tanks shall be 2 to 4 times the width
- (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by the Authority.
- (c) Under no circumstances should effluent from a septic tank be allowed into an open channel, drain or water body 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° with the direction of flow in the main pipe.

- (e) The gradients of land drains, under drainage as well as the bottom of dispersion trenches and soakways should be between 1:300 and 1:400.
- (f) Every septic tank shall be provided with ventilating pipe of at least 50mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh.
- (g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90cm and; not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slab. Where no lining is used specially near trees, the entire pits would 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 a depth of 90 cm from the top as an anti-mosquito measure and
- (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm wide excavated to slight gradient and shall be provided with 15 to 25 cm 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. No dispersion trench should be longer than 30 m and trenches should not be placed closer than 1.8 m.

15.18 Boundary Walls/Compound Walls :

- (a) Except with the special permission of the Authority the maximum height of the compound wall shall be 1.5 m above the adjacent ground level. Compound wall upto 2.4m 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 walls shall be restricted to 0.75 m for a length of 10m on the front and side of the interactions and balance height of 0.75 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) The provisions of (a) and (b) are not applicable to boundary walls of jails, industrial buildings, electric sub-stations transformer stations, institutional buildings like Sanitoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings and height upto 2.4 m or more, maybe permitted by the Authority.
- (d) Compound gate should open entirely inside the property and shall not open any access/pathway/road/street.
- (e) Compound wall shall be permitted for front margin at a distance as mentioned below:-
 - (i) For commercial proposals 3.0 m width of front margin to be merged in the road / footpath area.
 - (ii) For residential proposals 1.5 m width of front margin to be merged in the road / footpath area.

15.19 Office-cum-Letter Box Room - In the case of multi-storeyed multi-family dwelling apartments constructed by existing and proposed Co-operative Housing Societies or Apartment Owners Association, limited companies and proposed societies, an office-cum-letter box room of maximum dimension 2m x 3m shall be provided on the ground floor or under stilts.

15.20 Meter Rooms – For building identified in Regulation No. 6.2.6.1 provision shall be made for an independent and ventilated meter (service) rooms, as per requirements of electrical (service) supply undertakings on the ground floor with direct access from outside for the purpose of termination of electric supply from the licensees service and alternate supply cables. The door/doors provided for the service room shall have fire resistance of not less than two (2) hours.

15.21 RAIN WATER HARVESTING :

a) All The layout open spaces/ amenity spaces of housing societies and new constructions/ reconstructions /additions on plots having area not less than 300 sq. m in non congested area of all towns shall have one or more Rain water harvesting structures having a minimum total capacity as detailed in 15.22.

Provided that, the Authority may approve the Rain Water Harvesting Structures 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 condition for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority shall impose a levy of not 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 bye laws.

15.22 RAIN WATER HARVESTING: Rain Water Harvesting in building site including storage or recharging into ground of rain water falling on the terrace or any paved or unpaved surface within the building site.

1) The following system may be adopted for harvesting the rain water drawn from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 m. diameter and 6 m. in depth into which rainwater 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 upto a depth of at least 3.00 m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface/ underground storage tank of required capacity may be constructed in the set back or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw –off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening & such other purposes. The storage tank shall be provided with an overflow.
- (iv) The surplus rain water after storage may be recharged to ground through percolation pits or trenches or combinations of pits and trenches. Depending on geomorphological and topographical condition, the pits may be of the size of 1.20 m. width X 1.20 m length X 2.00 to 2.50 m depth. The trenches can be of 0.60 m width x 2.00 to 6.00 m length X 1.50 to 2.00m 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 upto 20% of the depth.
 - d) A thin layer of fine sand as top layer such a way that roof top water falls on the splash pad;

- 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.
 - g) 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.
 - h) Perforated concrete slabs shall be provided on the pits/trenches.
 - (v) If the open space surrounding the building is not paved the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- 2) The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq m.
 - 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 of 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 bypassing the first rainwater has been provided.

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

15.23 SOLAR WATER HEATING SYSTEM

This regulation shall be applicable for all new building in the following categories mentioned in the table 'A' in which there is a system or installation for supplying hot water shall be built unless the system or installation is also having an auxiliary solar assisted water heating system.

15.23.1 Definitions:-

i) Solar Assisted Water Heating System:-

A device to heat water using solar energy as heat source

ii) Auxiliary back up:-

Electrically operated or fuel fired boilers / systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.

iii) New building:-

Such building is said categories mentioned in table below , for which construction plan have been submitted to corporation for sanction or for plinth checking certificate.

15.23.2 Solar Water Heater Requirements:-

Table 'A'

Sr. No.	Type of use	100 Litres per day shall be provided for every unit
1	Restaurants serving food and drinks with seating / serving area more than 100 sq.m and above	40 sq.m of seating or serving area
2	Lodging Establishments and tourist home	3 Rooms
3	Hostel and guest houses	2 Rooms
4	Industrial Canteens	50 sq. m. of floor area
5	Nursing Homes and Hospitals	100 sq. m. of floor area
6	Kalyan mandaps , community hall and convention hall, Mangal karyalaya, Banquet hall	30 sq. m of floor area
7	Recreation clubs	100 sq.m of built up area

8	Residential building e) Single dwelling unit measuring 200 sq. m. of floor area or site area of more than 250 sq.m whichever is more f) Multi dwelling unit/ apartments for every 1 (one) units and multiples thereof	100 liters per day shall be provided for every unit. 100 liters per day / per unit
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15.23.3 Installation of Solar Water Heating Systems

- A)** In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions.
- i)** All such building where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating systems.
 - ii)** The roof loading adopted in the design of such building should be at least 50 kg per sq.mt for installation of solar water heating system.
 - iii)** Solar water heating system can also be integrated with the building design these can either 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 the building the output from such collectors during winter months is expected to be within 82 % output from the optimum inclined collector the South vertical wall gives a good aesthetic look and also the performance of the system is slightly affected.
 - iv)** All the new buildings to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building. In case of high rise building to accommodate the adequate solar panels, elevated platform on

the top terrace should be permitted and the height of this solar panels are not considered in permissible building height.

B) Existing building: -

Installation of solar assisted water heating system in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.

15.23.4. Specification:-

The specification for the solar assisted water heating system laid down by the Maharashtra Non-conventional Energy System, can be followed flat plate collector confirming to I.S. No. 12936 shall be used in all such solar water heating system. So far no collector has been tested by the B.I.S. approved test Houses/ centers and it is recommended mandatory orders should be made only after the B.I.S. confirms availability of I.S.I. market solar collectors.

15.23.5. Auxiliary system:-

Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

15.24 Any Layouts or Housing complexes designed to accommodate 80 tenements or more shall compulsorily have a sewage treatment plant to treat the effluents to the desired levels of purity and shall there by provide for recycling of water consumed by the said complex. Recycled water shall be used for toilet flushing, gardening, etc.

16.0. PROVISION OF LIFTS

16.1.1 Provision of lifts shall be made for all buildings more than 16 m height (see **regulation No.23.2**). Provided however that, the lift shall be provided in Public hospital buildings exceeding 8.0 m. in height.

16.1.2 In the case height of building is more than 24.0 m, at least two lifts shall be provided

16.1.3 In case of multi storied and building higher than 36m. one of the lift installed shall be where in one dimension is of 2.5 m. length so as to accommodate a stretcher in case of emergency. (Refer Appendix –P)

16.1.4 Number and size of lifts shall be as per NBC- Part -8 section (5) -6.1

16.1.5 All the lifts shall have backup power supply.

17.0 EXIT REQUIREMENTS

17.1 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 exits shall comply with the minimum requirements of this part except those not accessible for general public use;
- (c) all exits shall be free of obstructions;
- (d) no building shall be altered so as to reduce the number, width or protection of exits to less than that required;
- (e) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the 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 way.
- (h) Alarm devices shall be installed for buildings above 15 m in height, (see regulation No. P-11), 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 having to pass through another occupied unit, except in the case of residential buildings.

- (k) in multi-storied high rise and special buildings access to main stair case shall be gained through at least half an hour fire resisting Automatic closing doors, placed in the enclosing walls of the staircases they shall be swing type doors opening in the direction of the escape.
- (l) In multi-storied high rise and special buildings exit signs with arrows indicating the escape route shall be provided at height of 1.5m from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and shall be painted with fluorescent paint and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.

17.2 Type of Exits

- (a) Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor, passageway, to an internal staircase or external staircase, ramps or a verandah and /or terrace which have access to the street or to the 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.

17.3 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 regulation No. 17.3.1 to 17.3.3.

17.3.1 Arrangement of Exits: -

- i) Exits shall be so located so that the total travel distance on the floor shall not exceed 22.5m for residential, education, 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, exits 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.
- ii) In case of basement parking , adequate number of entry & exits shall be provided according to number of vehicles, basement shape & size. Signages should be provided at appropriate places to show entry & exits routes.

17.3.2 Occupant Load - The population in rooms, area of floors shall be calculated based on the occupant load given in Table 5.

17.3.3 Capacity of Exits - The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm shall be as given in Table 6.

17.3.4 For all building identified in regulation No. 6.2.6.1, there shall be a minimum of two staircases, They shall be of enclosed type stairways. At least one of them shall be on the external wall of building and shall open directly to exterior, interior open space or to any open place of safety.

17.3.5 Stair case shall be of the following minimum width –

- a) Residential buildings (dwellings) upto
 - i) height 36 m 1.2m
 - ii)above 36 m height 1.5m

Note

- i) For row housing with 2 storeys the minimum width shall be 0.75m
- ii)For Duplex unit or penthouse the internal staircase shall be 0.9m minimum.
- iii)Floor and mid-landing shall be minimum 1.5 m wide
- b) Residential hotel buildings 1.5m
- c) Assembly buildings like auditoria theatres and cinemas, shopping malls, Multiplex 2m
- d) Educational buildings & Hostel Building
 - i)Below 15 m height 1.5m
 - ii) Above 15 m height 2m
- e) Institutional Buildings like hospitals
 - i)upto 10 Beds 1.5m

ii)more than 10 Beds	2m
f) All Other Building (Mercantile, Industrial)	2m

TABLE - 5
OCCUPANT LOAD

Sr. No	Group of occupancy	Occupant load Gross Area in M ² /person*
(1)	(2)	(3)
1	Residential	12.5
2	Educational	4
3	Institutional	15 +
4	Assembly	
	(a) With fixed or loose seats and dance floors	0.6 + +
	(b) Without seating facilities including dining rooms	1.5 + +
5	Mercantile :	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
6	Business and Industrial	10
7.	Storage	30
8	Hazardous	10

* The gross area shall mean plinth area or covered area.

+ 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 m² gross area/ person.

+ + 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 room 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.

TABLE - 6
OCCUPANTS PER UNIT EXIT WIDTH

Sr. no	Group of Occupancy	Number of Occupants	
		Stairways	Doors
(1)	(2)	(3)	(4)
1.	Residential	25	75
2.	Educational	25	75
3.	Institutional	25	75
4.	Assembly	40	60
5.	Business	50	75
6.	Mercantile	50	75
7.	Industrial	50	75
8.	Stores	50	75
9.	Hazardous	25	40

17.4 Other Requirements of Individual Exits - The detailed requirements of individual exits are given in Regulation No. 17.4.1 to 17.4.6

17.4.1 Doorways:

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit, on corridor or passageway providing continuous and protected means of egress.
- (b) No exit doorway shall be less than 100 cm. in width. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc, shall be not less than 75 cm wide;
- (c) Exit doorways shall open outwards, that is, away from the room but shall not obstruct the travel along any exit. No door, when opened,

shall reduce the required width of stairway or landing to less than 90cm overhead or sliding doors shall not be installed.

- (d) Exit door shall not open immediately upon a flight of stairs. Level of landing shall be the same as that of the floor which it serves.

17.4.2 Revolving Doors

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

17.4.3 Stairways:

- (a) Interior stairs shall be constructed of non-combustible materials throughout.
- (b) Interior stairs shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- (c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of fire-resistance rating as that for type of construction itself. For buildings more than 15m in height, the staircase location shall be to the satisfaction of Chief Fire Officer, Pune Municipal Corporation.
- (d) Hollow combustible construction shall not be permitted.
- (e) The minimum width of an internal staircase shall be 100 cm subject to provisions of regulation no. 17.3.5
- (f) The minimum width of tread without nosing shall be 25 cm. for an internal staircase for residential building. In the case of other buildings the minimum tread shall be 30 cm. The tread shall be constructed and maintained in a manner to prevent slipping.

- (g) The maximum height of riser shall be 19 cm. in the case of residential building and 15 cm in the case of other buildings. They shall be limited to 12 per flight .For low Income Housing Scheme in narrow plots, the risers may be provided in one flight. No winders shall be provided at the mid-landing.
- (h) Handrails shall be provided with a minimum height of 90 cm. from the center of the tread. In the case of public offices, assembly halls, hospitals etc. an additional low rail shall be provided at a height of 75 cm.
- (i) The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
- (j) No living space, store or other fire risk shall open directly into the staircase or staircases.
- (k) External exit door of staircase enclosure at ground level shall open directly to the open space or shall be such as can be reached without passing through any door other than a door provided to from a draught lobby, if necessary.
- (l) 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 level provided the same is separated at ground level by either a ventilated lobby or a out off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures (See regulation No. 15.11.2 (e)) It shall also be cut-off from the basement area at various basement levels by a protected and ventilated lobby/lobbies. The staircase shall be lighted and ventilated and the minimum size of opening on walls abutting to open spaces shall be 0.3 sq.m per landing.
- (m) For building 15 m in height or more, access to main staircase shall be through a fire/ smoke check door of a minimum 2 hour fire resistance rating . Fire resistance rating may be reduced to 1 hour for residential buildings (except hotels and starred hotels).

- (n) The main & external staircases shall be continuous from ground floor to terrace level.
- (o) No electrical shafts/panels /AC ducts or gas pipes etc. shall pass through or open in the staircases/stairways. Lifts shall not open in staircases.
- (p) Beams /Columns and other building features shall not reduce the Headroom / width of the staircase.
- (q) The exit sign with arrow indicating the way to the escape route shall be provided at the suitable height from the floor level on the wall and shall be illuminated by electric light connected to the corridor circuits. All exit way marking signs should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further, all landings of floor shall have floor indicating boards prominently indicating the number of that floor.
- (r) Individual floors shall be prominently indicated on the wall facing the staircases.

17.4.4. Fire Escape or External Stairs :- For buildings above 24 m in height fire escape stairs shall be provided as per clause 6.2.6.1 of this regulation subject to the following conditions;

- (a) Fire escapes shall not be taken into 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 to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape which shall have the required fire resistance.
- (e) Fire escape shall be constructed of non-combustible materials.
- (f) Fire escape stairs shall have straight flight not less than 75 cm wide with 25 cm treads and risers not more than 19 cm. The number of risers shall be limited to 16 per flight.
- (g) Handrails shall be of a height not less than 90 cm.

17.4.5. Spiral Stair (fire escape) :- The use of spiral staircase shall be limited to low occupant load and to a building of height 9m unless they are connected to platform such as balconies and terraces to allow escapees to pause.

A spiral fire escape shall be not less than 150 cm in diameter and shall be designed to give adequate head-room.

17.4.6. Ramps

- (a) Ramps with as slope of not more than 1 to 10 may be substituted for and shall comply with all this applicable requirements of required stairways as to enclosure, capacity and limited dimensions. Ramps shall be surfaced with approved non-slipping material. Provided that in the case of public offices, hospitals, assembly halls etc, the slope of the ramp shall not be more than 1 in 12. In congested area ramp of maximum slope 1 in 8 may be permitted.
- (b) The minimum width of the ramps in hospitals shall be 2.25m.
- (c) Handrails shall be provided on both sides of the ramp.
- (d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.
- (e) For physically handicapped persons ramps shall be provided in public building.

17.4.7. Corridors

- (a) The minimum width of a corridor shall not be less than 0.9 m in the case of two storey row housing residential building and in the case of other buildings and actual width shall be calculated based on the provisions of regulation No.17.3.1 to 17.3.3
- (b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke-stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.

17.4.7.1 Refuge Area – For all buildings more than 24 m in height refuge area of 15 sq.m or an area equivalent to 0.3 sq.m per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be

provided as under: - The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection with suitable railings.

- (a) For floors above 24 m and upto 39 m - One refuge area on the floor immediately after 24 m.
- (b) For floors above 39 m - One refuge area immediately after 39 m and so on every 15m. Refuge area provided in excess of the requirements shall be counted towards FAR
- (c) Minimum width of Refuge area shall be 3 m.

17.4.9 Lifts

- (a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the building shall not be considered as a means of escape in the case of emergency.
- (b) Grounding switch at ground floor level enable the fire service to ground the lift cars in an emergency shall also be provided.
- (c) The lift machine room shall be separate and no other machinery shall be installed therein.
- (d) The number, type and capacity of Escalators shall satisfy the requirements of Part VIII Sec.5 clause 14 -Installation of Lifts and Escalators, National Building Code of India.

17.4.10 Exit Requirements of Storage buildings (Warehouses and Godown)-

Every building or structure used for storage and every section thereof considered separately, shall have access to at least one exit so arranged and located as to provide suitable means of escape for any person employed therein and if any room or space exceeding 1400 sq.m. Gross area, or where more than 10 person may be normally present, at least two separate means of exit shall be available, as remote from each other as practicable.

- #### **17.4.11 Exit Requirements of Business/Office building-**
- Exits from all the parts of the building, except those not accessible for general public use, shall - be so located that the travel distance on the floor does not exceed the following limits:-
For Assembly, business, mercantile, industrial and storage buildings: 30 m.

Note.- i) The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above

ii) When more than one exit is required on a floor, the exits shall be as remote from each other as possible. Provided that for all multi-storeyed high rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opening directly to the exterior to an interior, open space or to any open place of safety.

18 FIRE PROTECTION REQUIREMENTS

18.1 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 regulations. In the case of buildings, identified in regulation No. 6.2.6.1 the building scheme shall also be cleared by the Chief Fire Officer, Pune Municipal Corporation, Pune.

18.2 The additional provisions related to Fire Protection of buildings more than 15m in height and buildings identified in regulation no. 6.2.6.1 shall be as given in Appendix P.

19 SPECIAL REQUIREMENTS OF OCCUPANCIES

19.1 Special Requirements of Educational Buildings:

19.1.1 No class room shall admeasure less than 38 sq.m. with a minimum dimension of 5.5 m.

19.1.2 The height of any class room shall not be less than 3.6 m.

19.1.3 Exit Requirements – This shall conform to regulation No.17 and 17.3.5.

19.1.4 Requirements of Water Supply, Drainage and Sanitation :- These shall conform to requirements of regulation No.24.2 and 24.3 and Tables 7 and 12.

19.1.5 Parking Spaces— These shall conform to regulation 14 and Table 4. School bus parking shall be provided in premises of school and suitable drop off / pick up points are to be provided.

19.2 Special Requirements of institutional Buildings (Hospital, Maternity Homes and Health Center, Sanitoria):-

19.2.1 No special room in the hospital building shall admeasure less than 9.5 sq.m in area with no side less than 3 m.

19.2.2 Area of general wards shall not admeasure less than 40 sq.m with no side less than 5.5m.

19.2.3 Exit Requirements – This shall conform to regulation No.17 and 17.3.5

19.2.4 Requirements of Water Supply , Drainage and Sanitation:-These shall conform to requirements of regulation No. 24.2 and 24.3 and Table 7,13 and 14.

19.2.5 Parking Spaces – This shall conform to regulation No.14 and Table 4.

19.3 Special Requirements of Cinema Theaters, Multiplex (Assembly Halls)

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

19.3.2 Exit Requirements - This shall conform to regulations No.17 and 17.3.5.

19.3.3 Requirements of Water Supply, Drainage and Sanitation

These shall conform to the requirements of regulations No.24.2 and 24.3 and Tables 7, 8 and 17.

19.3.4 Parking Spaces – These shall conform to regulations No.14 and Table 4.

19.4 Special Requirements of mercantile Buildings (Shops & Shopping mall):-

19.4.1 Minimum area of shop shall be 6 sq. m in R-1 zones with a minimum width of 2.0 m and 10sq.m. in R-2 and other zones with a minimum width of 3 m.

19.5 Special Requirements of Industrial Buildings:-

19.5.1 In addition to provisions of these rules /regulations prescribed under Factory Act shall be applicable

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

19.5.3 Exit Requirements :- These shall conform to regulations No.17 and 17.3.5

19.5.4 Requirements of Water Supply, Drainage and Sanitation:-

These shall conform to regulation No.24.2 and 24.3 and Table 7,8 and 20.

19.5.5 Provisions for parking spaces

These shall conform to regulation No. 14 & Table 4

19.6 :- Requirements for buildings of Height above 21 m:-

Special requirement for building above 21 m and high rise building, which will be permitted, irrespective of road widening FSI for all types of building except industrial building.

19.6.1 High Rise Building.

High rise building means building of a height of 24 meters or more, above the average surrounding ground level.

(Provided that the building, if it is more than 24 m in height, built for Slum Redevelopment Scheme for accommodating existing slum dwellers situated on a site , shall not be treated as High Rise Building).

Sr. no.	Height of bldg. H in meter	Minimum plot area in sq.m.	Minimum road width in m	Front margin in m	Other margins in m	Max permissible ground coverage	
						Above stilt level in %	Below stilt level in %
1	21 to 24	1000	9.0	6.0	7.5	25	50
2	24 to 30.6	1000	9.0	7.50	7.50	20	50
3	30.6 to 36	1500	9.0	7.5	7.5	20	50
4	36 to 50	2000	12	9.0	9.0	20	50
5	Above 50 to 70	6000	18	12	10	20	50
6	Above 70 to 100	8000	20	12	12	20	50
7	Above 100 & upto 150	10000	24	18	15	20	50

Note:-

- i. 'H' is overall height of the building as measured above stilt parking floors subject to maximum stilt parking floor upto three.

- ii. For building having height more than 36 m , the required marginal distances, parking requirements and fire fighting requirements may be relaxed with special written permission of Municipal Commissioner
- iii. Before permitting such high rise buildings/ Tower like structure on the lands which fall under the extended lines of Airport or Gliding Centre, Air funnel, 'No objection certificate' from the concerned Airport Authority/ Air Force Authority shall be obtained.
- iv. Basements may be permissible as per provision under clause no.13.4.2(d) .
- v. Additional fire protection requirement mentioned in Appendix P shall be applicable subject to clearance of Chief Fire Officer and payment of premium as may be decided by the Municipal Commissioner.
- vi. Appointment of structural engineer of special category as certified by the Pune Municipal Corporation shall be made while applying for building permission and his structural stability certificate shall be furnished while applying for plinth checking certificate and part or full occupancy certificate or whenever directed by the Municipal Commissioner.
- vii. In case of two or more high rise buildings proposed on a single site the set back shall be applied considering them as a common building. In such cases the distance between the two buildings shall be open space required for single highest adjacent building.
- viii. High rise building above 36 m and up to 70 m shall be permitted only after the Municipal Commissioner is satisfied that the fire fighting system is well equipped to meet the requirements. The approval for buildings having height more than 70 m shall be given only after the clearance from technical committee appointed by the State Government. Technical committee shall be consisting of Structural engineer, Environmentalist, Senior Architect, Chief fire Officer, City Engineer and Persons having knowledge & specialization in Soil Mechanics, Earth Quake.
- ix. The access road mentioned in table above should join another street of equal or greater width.
- x. Separate provision of service & fire lifts shall be necessary.
- xi. Service auditing in each year is compulsory for high rise building.

- xii. Any provision which is not covered under this regulation shall be governed by the National Building code.
- xiii. Basement or podium may be permissible as per provisions in this regulation.
- xiv. Construction like ramps, stairs from ground levels or podium level may be allowed in marginal open space subject to prior clearance certificate from Chief Fire Officer and Traffic department of PMC.
- xv. Soft copy of structural Design shall be submitted to Municipal Corporation at the time of submission of Building plan and shall be preserved by the Municipal Corporation carefully.
- xvi. Municipal Corporation shall charge “Fire Infrastructure charges” as given below. Fire infrastructure charges shall be deposited in the separate account under the Head of Fire Infrastructure charges and such amount shall only be used for establishment and expansion of Fire Infrastructure facilities.

Height of Bldg.	Fire Infrastructure charges per Sq. mt. Built up area.
From 36 m upto less than 60 m	Rs. 1000
From 60 m upto less than 80 m	Rs. 1500
From 80 m upto 100 m	Rs. 2000
From 100 m upto 150m	Rs. 3000

Note – Above charges may revised by Municipal Commissioner from time to time

- xvii. While calculating fire infrastructure charges the rates given for the height specified in the table shall be made applicable. For example while calculating Fire Infrastructure charges for Building of 100 m, height rate of Rs. 1000/- sq.m shall be applied for first 24 m, rate of Rs. 1500/- sq. m for next 20 m and rate of Rs. 2000/-sq.m for next 20 m.
- xviii. Provisions under Appendix-P, provisions of lift, and exit requirements shall be applicable.
- xix. For height more than 36 m any of the provisions of these regulations may be relaxed by State Govt. except FSI.
- xx. For availing additional FSI of road widening or reservation concession of maximum upto 1.5 m in marginal distance may be granted subject to condition that marginal distance shall not be less than 7.5 m for buildings of height 21m to 36m.

19.6.2 Notwithstanding anything contained in Regulation No. 19.6 stated above these regulations shall not apply to following areas where normal regulations shall apply.

a) i) Parvati

Area bounded by

Singhagad Road on the north

Singhagad Road on the west

Southern boundary of P.L. Deshpande Udyan on the south

and Road from over bridge upto Laxminagar and western boundary of Tulsibagwale Colony in S. No. 89, 90 etc. of Parvati on the EAST

ii) Chatushrunji - S. Nos 105, 106 pt, 107 pt etc. of village Bhamburda.

Area bounded by Ganesh-khind Road on the North

Senapati Bapat Road on the east

S.No. 106- South boundary on the south

Western boundary of S. Nos. 107,105,106 - on the west .

iii) Koregaon Park - area where building Regulations (Appendix 'S') framed by the Collector of Pune are applicable.

b) Height restrictions in the vicinity of Aerodrome:- For structures, installations or buildings in the vicinity of Aerodrome the height shall be permitted by the Municipal Commissioner in consultation and in concurrence with the Civil Aviation Authority / Air-force authority.

c) The Municipal Commissioner with prior approval in consultation with Government in Urban Development Department shall add areas & precincts, monumental/heritage, areas/buildings for restricting the height within that area.

NOTE: 1) No fire brigade premium will be charged for slum Redevelopment Schemes approved as per "Appendix - T"/Special Regulations for Slum Redevelopment Authority.

2) Two tier stilt may be permitted with ramps clear of marginal open spaces.

PART III
STRUCTURAL SAFETY AND SERVICES

20 STRUCTURAL DESIGN

20.1 The structural design of foundation, elements made of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part VI. Structural Design; Section 1 – Loads., Section 2- Foundation. Concrete, Section 3- Wood, Section 4- Masonry, Section 5- Concrete, Section 6- Steel of National Building Code of India and all relevant IS code should be followed.

21 A QUALITY OF MATERIALS AND WORKMANSHIP

21.1 All materials and workmanship shall be good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian standard specifications and codes as included in part V Building materials and part VIII Constructional Practices and Safety of National Building Code of India.

21.2 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 a 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.

22 ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS

22.1 The provisions of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations provided any such alternative has been approved.

22.1.1 The Provisions of these regulations are also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

22.2 The Authority may approve any such alternative provided it is found that the propose alternative is satisfactory and conform to the provisions of relevant parts regarding material, design, and construction and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in the regulations in quality strength, compatibility, effectiveness, fire and Rate resistance ,durability and safety.

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

22.3.1 Test methods shall be as specified by the rules for the materials or design or construction in question. If there are no appropriate test methods specified in the rules, the Authority shall determine the test procedure. For methods of test for building materials, reference 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 regulations.

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

23 BUILDING SERVICES

23.1 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.

23.2 The planning, design including the number of lifts, type of lifts capacity of lifts depending on occupancy of building, population on each floor based on occupant load, height of buildings shall be in accordance with Section 5- Installation of Lifts and Escalators of National Building Code of India. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.

23.2.1 Maintenance of Lift in working condition: – The lifts shall be maintained in working condition.

23.3 Gas Supply - shall conform to the following:

a) TOWN GAS/L.P. GAS SUPPLY PIPES—

Where gas pipes are run in buildings, 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 no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 m³ per minute per m² of hood projected area. It should have grease filters using metallic grill to trap oil vapours escaping into the fume hood.

Note: For detailed information on gas pipe installations, reference may be made to Part IX Plumbing Services, Section 3 Gas supply of National Building Code of India and IS specification.

24 PLUMBING SERVICE

24.1 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 regulations of Pune Municipal Corporation of Pune and part IX plumbing Service-Section I Water Supply, Section 2 Drainage and Sanitation and Section 3 – Gas supply of National Building Code of India.

24.2 Requirements of Water Supply in Buildings – The total requirements of water supply shall be calculated based on the population as given below :

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

24.2.1 The requirements of water supply for various occupancies shall be as given in Table 7, 8 and 9 or as specified by the Authority from time to time.

24.3 Requirements of Sanitary Fittings – The sanitary fittings and installations for different occupancies shall be as given in Table 10, 11, 12,13,14,15,16,17,18,19,20,21 and 22.

24.3.1 The total requirements shall be calculated based on the population as per regulation No.24.2.

TABLE – 7

PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES / USES		
Sr No (1)	Type of Occupancy (2)	Consumption per head per day (in litres) (3)
1	Residential	-
	(a) in living units	135
	(b) Hotels with lodging accommodation (per bed)	180
2	Educational	
	(a) Day Schools	45
	(b) Boarding Schools	135
3	Institutional (Medical Hospitals)	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly – Cinema theatres, auditorium etc. (per seat of accommodation)	15
5	Government or semi – public business	45
6	Mercantile (Commercial)	
	a) Restaurants (per seat)	70
	b) Other business buildings	45
7	Industrial	
	a) Factories where bath-room are to be provided	45
	b) Factories where no bath-room are required to be provided	30
8	Storage (Including warehousing)	30
9.	Hazardous	30
10	Intermediate / Stations (excluding mail and express stops)	45(25)*
11	Junction Stations	70(45)*
12	Terminal / Station	45
13	International and Domestic Airports	70

* The value 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 – 8
FLUSHING STORAGE CAPACITIES

Sr .No. (1)	Classification of building (2)	Storage capacity (3)
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 Workshop	900 litres per w.c. seat and 180 litres per urinal seat
4.	For cinema, public assembly halls Multiplex, Mall etc.	900 litres per w.c. seat and 350 liters per urinal set

TABLE - 9
DOMESTIC STORAGE CAPACITIES

Sr. No. (1)	No. of floors (2)	Storage Capacity (3)	Remark (4)
For premises occupied as Tenements with common conveniences			
1.	Floor 1 (Ground)	500	--
2.	Floors 2,3,4,5 and upper floors	500* litres per tenements.	--
For premises occupied as Flats or Blocks			
3	Floor 1	500	--
2.	Floors 2,3,4,5 and upper floors	500* litres	--
NOTE :1 If the premises are situated at a place higher than the road level in front of the premises, storage, at ground level shall be provided on the same lines as on floor 2.			
NOTE : 2 The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculation on the number of down take fittings according to the scale given			
Down-take tapes		70 litres each	
Showers		135 litres each	
Bath tub		200 litres each	
*Subject to provisions of water supply and drainage regulations.			

TABLE - 10

SANITATION REQUIREMENTS FOR SHOPS AND COMMERCIAL OFFICES

Sr. No (1)	Fitments (2)	For personnel (3)
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 of one on each floor.
3.	Wash basin	One for every 25 persons or part thereof. One of such wash basins 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 persons.
4.	Urinals	One for every 25 persons or part thereof
5.	Cleaner's Sink	One per floor minimum, preferably in or adjacent to sanitary rooms.
NOTE : No. of customers for the purpose 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 ratio of 1:1 may be assumed		

**TABLE - 11
SANITATION REQUIREMENTS FOR HOTELS**

Sr. No	Fitments	For Residential Public & staff	For public rooms		For Non-residential staff	
			For male	For Female	For males	For females
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water-closets	One per 8 persons committing occupants of the room with attached water-closet minimum of 2 in both sexes lodged.	One per 100 persons upto 400 persons; for over 400 add at the rate of one per 250 persons or part thereof	2 for 100 persons upto 200 persons; over 200 add at the rate of 1 per 100 persons 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
2.	Ablution taps	One in each water closed	one in each water closet	one in each water closed	one in each water closed	One in each water closet
		1 water tape with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closet and urinals.				
3.	Urinals	--	One for 50 persons or part	--	Nil up 6 persons 1 for 7-20 Persons 2 for 21-45 Persons 3 for 46-70 Persons 4 for 71-100 Persons	--
4.	Wash basins	One per 100 persons wash basins installed in the room suite.	One per water closed and urinal provided	One per water closet provided	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-1-- 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
5.	Baths	One per 10 persons / occupants of the room with bath suite	--	--	--	--
6.	Slope sinks	One per 30 bed rooms (one per floor in)	--	--	--	--
7.	Kitchen sinks and 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 number are males and one-third females.					

*One of such wash basins on each floor shall be fixed at a height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disabled, old and infirm persons

TABLE - 12
SANITATION REQUIREMENTS FOR EDUCATIONAL OCCUPANCY

Sr.No	Fitments	Nursery Schools	Boarding Institutions		Other Education Institutions	
			For Boys	For Girls	For Boys	For Girls
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water-Closet	One per 30 pupils and part thereof.	One for every 6 pupil or part thereof	One for every 6 pupils or part thereof	One for 80 pupils or part thereof	One for 50 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 arrangements shall be provided for every 50 pupils or part thereof in the vicinity of water-closets 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 30 pupils or part thereof	One for every 8 pupils or part thereof. One of such wash basins 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 persons.	One for every 6 pupils or part thereof	One per 80 pupils or part thereof	One per 80 pupils or part thereof
5.	Baths	One bath-sink per 40 pupils	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	-	-
6.	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum
7.	Drinking Water fountains or taps.	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

NOTE For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office buildings (Table 15)

TABLE - 13
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY-
HOSPITALS

Sr. No	Fitments	Hospitals with indoor patients wards For Males & for Females	Hospitals with outdoor patients		Administrative Buildings	
			For Males	For Females	For Male personnel	For Females personnel
(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 upto 30 beds; add one for every additional 30 beds or part thereof	One for every 100 persons or part thereof One of such wash basins 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 persons.	One for every 100 persons or part thereof	One for every 100 persons or part thereof	One for every 25 persons or part thereof
4.	Baths	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 sink	One for each ward	One per floor min.	One per floor min.	One per floor min.	One per floor min.
7.	Kitchen sinks and dish washers (where kitchen is provided)	One for each ward	---	---	---	--
8.	Urinals	--	One per every 50 persons or part thereof	---	1 Upto 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 water One per 100 persons or part thereof with a number of 1 on each floor fountains.					

TABLE 14

**SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY-
HOSPITALS
(STAFF QUARTERS & HOSTELS)**

Sr.No	Fitments	Doctors' Dormitories		Nurse 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 or part thereof
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet
3	Wash basins	One for every 8 persons or part thereof. One of such wash basins on each floor fixed at height at 80 cm with tap at 100 cms above finished floor level for the use of handicapped. disable, old and infirm persons.	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4.	Baths(with shower)	One for 4 persons or part thereof	One for 4 persons or part thereof	One for 4 persons or part thereof
5.	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum
6.	Drinking water fountains	1 per 100 persons or part thereof with a minimum of 1 on each floor.		

TABLE 15

SANITATION REQUIREMENTS FOR GOVERNMENT 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 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 closed and urinals.	
3.	Urinals	Nil upto 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 basins on each floor fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped disable, old and infirm persons.
5.	Drinking water fountains	-----	One for every 100 persons with a minimum of one for each floor.
6.	Bath	-----	Preferably one on each floor
7.	Cleaners' sinks	-----	One per floor minimum, preferably in or adjacent to sanitary rooms.

**TABLE 16
SANITATION REQUIREMENTS FOR RESIDENCES**

Sr No	fitments	Dwellings with individual Conveniences	Dwelling 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)	1	---
4	Water Tap	1	1 with draining arrangements in each tenements
			1 in common bath rooms 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 17

**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(CINEMAS, THEATRES, MULTIPLEX AND AUDITORIA)**

Sr. No	Fitments	For Public		For Staff	
		Male	Female	Male	Female
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 400 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	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 for 25 persons or part thereof.	--	Nil upto 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
		One of such wash basins on each floor fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable, old and infirm persons.			
5	Drinking Water	-----1 per 100 persons or part thereof -----			
	NOTE :	It may be assumed that two-thirds of the number are males and one third females.			

TABLE 18

**SANITARY REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(ART GALLERIES, LIBRARIES & MUSEUMS)**

Sr. No	Fitments	For Public		For Staff	
		Male	Female	Male	Female
1	2	3	4	5	6
1.	Water Closet	1 per 200 persons upto 400 persons. For over 200 persons add at the rate of 1 per 250 persons or part thereof.	1 per 100 persons upto 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 tape	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 closes and urinals.			
3.	Urinals	1 for 50 persons	--	Nil upto 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 400 persons add the rate of 1 per 250 persons or part thereof.	1 for every 200 persons or part thereof .For over 200 persons add 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
4		One of such wash basins on each floor fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable, old and infirm persons.			
5	Cleaner's sinks	-----1 per floor, minimum-----			
Note : It may be assumed that two-third of the number are males and one third females.					

TABLE 19
SANITARY REQUIREMENTS FOR RESTAURANTS

Sr. No	Fitments	For Public		For staff	
		Male	Female	Male	Female
1	2	3	4	5	6
1.	Water-closets	1 for 50 seats upto 200 seats add at the rate of 1 per 100 seats or part thereof.	1 for 50 seats upto 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 -"-	1 for 1-12 persons 2 for 13-25persons 3 for 26-40-" 4 for 41-57-" 5 for 58-77-" 6 for 78-100 -"-
2	Ablution taps	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	Urinals	1 per 50 seats	-----	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 -" 3 for 46-70 -" 4 for 71-100 -"-	-----
4.	Wash basins	-----One for every water closet provided-----			
5	Kitchen sinks & dish washers	-----One in each kitchen-----			
6.	Slope or service sink	-----One in the Restaurant-----			
7.	kitchen ChimneysOne in each Kitchen.....			
Note:-- It may be assumes that two-third of the number are males and one third females					

TABLE 20
SANITATION REQUIREMENTS FOR FACTORIES

Sr No	Fitments	For Male Personnel	For Female Personnel
1	2	3	4
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 the rate of 3% and over 200 persons add at the rate of 2.5%	1 for - 12 Persons 2 for 13 - 25 persons 3 for 26 - 40 persons 4 for 41 - 57 persons 5 for 58 - 77persons 6 for 78 - 100 persons From 101 to 200 persons add at the rate 5% and over 200 persons, add at the rate of 4%
2	Ablution taps	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-closet and urinals.	
3	Urinals	Nil upto 6 persons 1 for 7 - 20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 - 100 persons. For 101 to 200 persons, add at the rate of 3% From over 200 persons add at the rate of 2.5%	
4	Water taps with draining arrangements	1 for every 25 persons or part thereof.	1 for every 25 persons or per thereof.
5	Drinking Water fountains	1 for every 100 persons with a minimum of one on each floor.	
6	Bath (preferably showers)	As required for particulars trades or occupations.	
<p>Note 1:- For many trades of a dirty or dangerous character, more extensive provision is required. Note 2 :- Crèches, where provided shall be fitted with water-closet (one for 10 persons or part thereof) and wash basins (One for 15 persons or part thereof) and drinking water tap with draining arrangements (One for every 50 persons or part thereof).</p>			

TABLE 21
SANITARY ARRANGEMENS FOR LARGE STATIONS AND AIRPORTS.

Sr. No	Place	W.C. for males	W.C. for females	Urinals for Males only
1	2	3	4	5
1	Junction stations, Intermediate stations & Bus stations	3 for first 1,000 persons and 1 for every subsequent 1,000 persons or part thereof	4 for first 1,000 persons and 1 for every additional 1000 persons.	4 for every 1,000 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 first 1000 persons and 1 for every additional 1000 persons or part thereof.
3	Domestic airport* Min 200 persons for 400 persons for 600 persons for 800 persons for 1000persons	2* 5 9 12 16 18	4* 8 15 20 26 29	2* 6 12 16 20 22
4	International air ports for 200 persons for 600 persons for 1000persons	6 12 18	10 20 29	8 16 22
<p>Note :-Provisions for wash basins, baths including shower stalls shall be in accordance with Part IX Section 2 Drainage and Sanitation of National Building Code of India.</p> <p>* At least one Indian style water-closet shall be provided in each toilet. Assume 60 males to 40 females in any area.</p>				

TABLE 22							
FRUIT & VEGETABLE MARKET							
Sr. No	Fixtures	Shop Owner		Common Toilets in Market Area		Public Toilets for Floating Population	
		Males	Females	Males	Females	Males	Females
1	Water Closets	1 per 8 or part thereof		1 for upto 15	1 for upto 12	1 per 50,(Minimum 2)	1 per 50,(Minimum 2)
				2 for 16-35	2 for 13-25		
				3 for 36-65	3 for 26-40		
				4 for 66-100	4 for 41-57		
					5 for 58-77		
					6 for 78-100		
2	Ablution taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet
		1 water tap with draining arrangements shall be provided in receiving / sale area of each shop and for every 50 persons or part thereof in the vicinity of water closets and urinals					
3	Urinals	-	-	nil upto 6	-	1 per 50	-
				1 for 7-20			
				2 for 21-45			
				3 for 46-70			
				4 for 71-100			
4	Wash basins	1 per 8 persons or part thereof		1 for upto 15	1 for upto 12	-	-
				2 for 16-35	2 for 13-25	-	-
				3 for 36-65	3 for 26-40	-	-
				4 for 66-100	4 for 41-57	-	-
5	Bath/Shower	1 per 8 persons or part thereof	1 per 6 persons or part thereof	-	-	1 per 50 persons	1 per 50 persons
	Note 1:- Toilet facilities for individual buildings in a market should be taken same as that for office buildings						
	Note 2 :- Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.						
	Note 3 :- Special toilet facilities for large floating population of out of town buyers / sellers , labour , drivers of vehicles for whom special toilet (public toilets)						

25. SIGNS AND OUTDOOR DISPLAY STRUCTURES

25.1 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.

25.2 In addition to provisions of regulation No. 25.1 the following provisions shall be complied with for permitting advertising signs in different land use zones .

(i) Residential Zone – R – 1:

The following non-flashing and non-neon signs with illumination not exceeding 10 ft candles :

- (a) One name plate 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 estate not exceeding 2sq.m in area provided they are located on the premises offered for sale or rent.

(ii) Residential Zone – R-2:

Non-flashing business signs placed flat against the wall and not exceeding 2 sq.m. in area per establishment.

(iii) Commercial Zones – C1 and C2:

Flashing or non-flashing business signs placed flat against the wall, not exceeding 5 sq .m. in area and covering not more than 15 per cent of the area of such wall including doors and windows, and overhanging signs which project not more than 0.9 m. from the wall, provided that such overhanging signs shall be in conformity with the following and provided that such signs do not face residential buildings:

- (a) Not more than one overhanging signs may be permitted for each 4.5m of plot frontage; and
- (b) The area of such overhanging signs shall not be more than 1sqm. except that for each 0.9 m. of plot frontage above the first 4.5 m. an increase in area of 0.2 sq.m. Shall be permitted.

25.3 Light & ventilation of Buildings , if any situated near signs and hoardings shall not be obstructed in any way

25.4 The Signs should not mar the aesthetic beauty of the locality.

FORM FOR FIRST APPLICATION FOR DEVELOPMENT WORK
 (with Rs. 10/- Court fee stamp)
 Appendix -A
(Regulation Nos 6.1 and 6.5)

PUNE MUNICIPAL CORPORATION

Application For Development Under
 Section 44/45/58/69 of Maharashtra
 Regional and Town Planning Act 1966
 And to Erect a Building under Section
 253,254, of B.P.M.C. Act 1949

price Rs. 10-00 + S.T

To,
 The Municipal Commissioner,
 Pune Municipal Corporation,
 Pune - 411005.

Sir,

I/we hereby give notice that, i/we intend to carry out development on the above mentioned site, as per plan submitted herewith for (1) Building Permission. (2) Building layout.

I/we forward herewith the following documents signed by me and Architect/License/Engineer and a copy of other document as applicable.

(A) ESSENTIAL DOCUMENTS:

1. Four copies of plan showing service
2. Particulars of development
3. Ownership title document (7/12 Extract/ P.R Card /B- form/ allotment letter etc.)
4. Title search report by Advocate
5. Demarcation Certificate (Original Copy)
6. Copy of receipt of payment of Building Permission fee
7. Tax Clearance Certificate from P.M.C.
8. Zoning demarcation, Site plan, Key plan,/location plan

(B) ADDITIONAL DOCUMENTS (IF APPLICABLE) :

1. Demarcation Certificate Showing Road Widening line/ Reservation
2. Power of Attorney
3. Copy of layout Plan
4. NOC for Nala training and storm water drainage work from Road / Drainage dept.
5. NOC from M.S.E.D.C.L.

I/ We hereby expressly declare that the accompanying documents (enclosed along with the present proposal) relating to title of the property/demarcation of the property/assignment of development right/P.O.A. and authority to submit the present proposal, for obtaining sanction and of other documents are perfectly legal, proper and genuine. I/We, therefore sincerely requests to grant me/us the approval in relation to the present proposal on the basis of my/our representation. In this behalf, I/ We further expressly declare that in case it is found in future that any of the documents enclosed herewith, as bogus, fraudulent, false etc. then, I/We shall be liable for the entire consequences that may arise on account of the legal action that may initiated by the authority, in the form of civil and or criminal as per statutory provision granted under the B.P.M.C. Act 1949/M.R.T.P. Act 1966/D.C. Regulation and or any other Act.

I request that the proposed development may be approved and permit me/us to execute work.

.....
 (Signature of the Owner/Power of Attorney holder)
 Address
 (Name of the Owner / P.A.O.H if any in Block letters)
 Date.....

I hereby state that the above mentioned development plans are perfectly as per DC regulations and execution shall be carried out under my supervision and I guarantee that all the materials (type and grade) and the workmanship shall be in accordance with regulations and that the work shall be carried out according to the sanctioned plans. I shall be responsible for entire consequences in case if it is found that I have committed breach of any as the above mentioned declaration. If the submitted document found fraudulent, then I will be liable for civil and criminal action as per legal provisions of the Act.

(Signature)	(Name in block letter)
Architect	Address
Engineer
Structural Designer
Lenience Registration No.....
Date.....	

CASE NO.	PAGE NO.
SITE DETAILS	
PETH/T.P SCHEME	
VILLAGE	
SOCIETY	
C.T.S.NO	
SURVEY NO.	
FINAL PLOT NO.	
SUB PLOT NO	
LAND MARK	

**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)	No. and date of issue of License of Architect/ Engineer	-----
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 (in Sq.m. only) according to the document?	-----
	*(b)	Does it tally with Revenue/CTS Record	-----
	*(c)	What is the actual area (in Sq.m. only)available on site measured by licensed Architect/Engineer/Structural Engineer	-----
	(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 THE SITE/BUILDING PLAN AS IN PROFORMA 1)	
4		Are all plans as required under Regulation No. 6.2 enclosed	
5	(a)	Is the plot part of a city Triangulation survey number, revenue survey Number or Hissa Number of a Survey Number or a final plot Number of a Town Planning Scheme or a part of an approved layout?	-----
	(b)	Please state Sanction Number and date of sub-Division / Layout	-----
*		The permission shall be based on the area whichever is minimum.	
6	(a)	In what Zone of Development Plan does the plot fall ?	-----
	(b)	What is the permissible F.A.R. of the Zone?	-----

	(c)	What is the number of Tenements per hectare permissible in the Zone?	-----
7	(a)	Is the use of every space/area in the proposed work/building/plot marked on the plans ?	-----
	(b)	Is it in accordance with the regulations?	-----
	(c)	Does the use of the building, fall in the category of special types of buildings like cinema halls, theatres, assembly halls, stadia, buildings for religious purposes, hospital buildings, educational buildings, markets and exhibition halls etc as per regulations no. N-2.1.3 & N-2.2	-----
8	If the work is in connection with an industry :		
	(a)	Please briefly describe the main and accessory process	-----
	(b)	Please state maximum number of workmen and the total horse power likely to be employed per shift in the factory,	-----
	(c)	What industrial classification does it fall under, giving reference to relevant Regulation No.?	-----
	(d)	Is the proposal for relocation of an existing industry and if so give the name and address of the existing industry ?	-----
	(e)	Will the building be at least 25 m away from the boundary of a residential or commercial zone?	-----
	(f)	Is the proposal for a service industrial estate on a plot reserved for service industries?	-----
	(g)	Nature and quantum of industrial waste / effluents and methods of disposal.	-----
9	(a)	What is the	
		(i) prescribed, and	
		(ii) average existing width of the street.	-----
		If the plot abuts two or more streets, the above information in respect of all streets should be given	-----

	(b)	What is the height of the building ? (i) above the center of the street (ii) above the average ground level of the plot. (iii) Above stilt floor (in case of building on stilt)	----- ----- -----
	(c)	Does it comply with Regulation No. 13.5?	
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 and coloured yellow ? (iii) What is the plinth area and total floor area of all existing structures to be retained ? Please append statement 1 giving details. (iv) What is the number of existing tenements in structures to be retained ?	_____
	(b)	What is the i) plinth area and ii) total floor area of the proposed work? Please append statement 2 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(c))	-----
	(b)	Please state the overall F.A.R. (item 11(a) divided by item 3(a))	-----
	(c)	Does the works consume the full F.A.R. of the plot, as given in Item 6(b) ?	-----
	(d)	Is the building proposed with setbacks on upper floors ?	-----

	(e)	What is the total number of tenements (Item 10 (a) plus item 10 (c))	-----
		NOTE : TO INDICATE DETAILS ON THE ;BUILDING PLAN AS IN PROFORMA I.	
12	(a)	What is the width of the front open space ? If the building abuts two or more streets does the front open space comply with Regulation No. 13.1.2?	-----
	(b)	Please state which of the following Regulations is applicable for the front open spaces :	
		N-2.2.1 to N-2.2.8	-----
		and does the front open space comply with that regulation ?	-----
13	(a)	What is :	
		(i) the width of side open space(s) ?	
		(ii) the width of rear open space(s) ?	
		(iii) the distance between building ?	
	(b)	Are there two or more wings to the buildings and if so are the open spaces separate or distinct for each wing as required under Regulation No. 13.1.6?	
14	(a)	What are the dimensions of the inner and 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 regulation No. 13.2 ?	
15		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	Type of Doors

	(b)	Details of Fire Lift.	-----
16	(a)	Does the building fall under the purview of Regulation No. 6.2.6.1 ?	-----
	(b)	If so, do the proposed fire protection requirements conform to Appendix P ?	-----
	(c)	If not, give reasons for non-conformity	-----

	(a)	_____	
	(b)	_____	
	(c)	_____	
	(d)	_____	
17	(a)	(i) What are the requirements for parking spaces under the Regulations ?	-----
		(ii) How many are proposed	-----
		(iii) How many lock-up garages are proposed?	-----
		(iv) How many proposed inside Open space?	
	(b)	(i) Are loading-unloading spaces necessary under Regulation No. 14.5 ?	-----
		(ii) If so, what is the requirement?	-----
		(iii) How many are proposed?	-----
		(iv) How many proposed in side marginal Open Space?	-----

	NOTE : INDICATE DETAILS ON BUILDING PLAN AS IN PROFORMA I.		
--	---	--	--

18	(a)	(i) What are the maximum width of balconies ?	-----
		(ii) Will they reduce the require open spaces to less than the provisions of Regulations	-----
		(iii) Do they serve as a passage to any part of the building ?	-----
		(iv) What is their total area ?	-----

	(b)	What is the maximum width of weather-frames, Sunshades (Chajja), sun-breakers, cornice, eaves or other projections ?	-----	
	(c)	(i)	Are any porches proposed or canopy proposed?	-----
		(ii)	are they in compliance with Regulation No. 13.4.1 ?	-----
19	(a)	What is the width of the means of access ?	-----	
	(b)	What is its clear height ?	-----	
	(c)	Will it be paved, drained and kept free of encroachment ?	-----	
20	Is recreational or amenity open space provided as required under Regulation No. 11.3.1 and 11.3.2 ?		-----	
21	(a)	Are any accessory building proposed ? If so, for what purpose ?	-----	
	(b)	What are their heights ?	-----	
	(c)	Are they as per regulation ?	-----	
	(d)	Is their area calculated in F.A.R ?	-----	
22	(a)	What is the proposed height of the compound wall ? Is it at a Junction ?	-----	
	(b)	Is it in compliance with Regulation 15.18 ?	-----	
23	(a)	(i)	Is the proposal in Airport Zone?	-----
		(ii)	Is a 'No objection Certificate' for height and character of smoke from chimneys obtained from Civil Aviation/ Air-force , Chief Inspector of Boilers and Smoke Nuisance ?	-----
24	Does the proposal fall in any of the Restricted Zones/ Prohibited area around Air-force, HEMRL, ARDE ,R& D(E),Railway line, Red line & blue line along river, ancient monuments structures , Heritage structure ?		-----	
25	(a)	Does any natural water source and high-tension line pass through the land under development ?	-----	
	(b)	Is the necessary set back provided as per Regulation No. 9.1 ?	-----	

26	Please explain in detail in what respect the proposal does not comply with the development Control Regulations and the reasons therefore, attaching a separate sheet if necessary		-----
27	(a)	Is the plinth level proposed to be above the level of the surrounding ground level ?	-----
28	The materials to be used in construction with specifications :		-----
		Roof _____	
		Floors _____	
		Walls _____	
		Columns _____	
29	The number of water closets, urinals, kitchens, baths to be provided Water Closets Baths Urinals Kitchens Existing _____ Proposed _____		
30	The source of water to be used in the constructions		---
31	Distance from the sewer.		-----
32	How much municipal land will be used for stocking building material ?		-----

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

Date :

Signature of the Applicant/Owner/P.O.A.H.

Address :

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

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

Date : _____ Signature of Licensed Architect/
Engineer/Structural Engineer.

Address :

*NOTE: TO INDICATE ON BUILDING PLAN AS IN FORM II.

**FORM OF STATEMENT 1
Sr. No. 10(a)(iii)
Existing Building to be retained**

Existing Building No	Floor No	Area	Total Floor Area of Existing Building	Use or occupancy of floors	No of Tenements /tenement details

**FORM OF STATEMENT 2
Sr.No.10(b)
Proposed Building**

Building	Floor No	Area	Total Floor area of proposed work	Use or occupancy of floor	Residential Tenement and Commercial Unit

PROFORMA - I

At Right Hand Top Corners of Site/Building plan at floor Level)

A.	AREA STATEMENT	SQ. M
1	Area of Plot (Minimum area to be considered)	-----
2	Deductions for	
	a) Road Acquisition Area	
	i) Existing road / Road pad	-----
	ii) Acquired / Possessed road	-----
	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 Regulation No. 11.3.1	-----
	b) Internal Roads	-----
	c) Total (a + b)	-----
5	Net Area of plots (3 - 4c)	-----
6	Additional for F.A.R. 2(a)	-----
	Total Built-up Area 2(b)	-----
	Purpose + For_____ 2(c)	-----
7	Total Area (5+6)	-----
*8	F.A.R. Permissible	-----
*9	Permissible /Floor Area (7 X 8)	-----
10	Existing Floor Area	-----
11	Proposed Area	-----
	Area Statement	Sq.m.
12.	Excess Balcony Area Taken in F.A.R. (As per B(c) Below)	-----
*13	Total Built up Area (10+11+12)	-----
*14	F.A.R. Consumed (13/7)	-----

	15	TDR details		
		i) Permissible TDR		-----
		ii) Proposed TDR		-----
	16	Total Built-up area (13 + 15ii))		-----
	17	FAR consumed including TDR if any (16/7)		-----
B.	BALCONY AREA STATEMENT			
	(a)	Permissible Balcony Area Per Floor		-----
	(b)	Proposed Balcony Area Per Floor		-----
	(c)	Excess Balcony Area (Total)		-----
C.	TENEMENT STATEMENT			
	(a)	Net Area of Plot-Item A(7) Above		-----
	(b)	Less Deduction of Non-residential Area (Shops etc.)		-----
	(c)	Area of Tenements (a-b)		-----
	(d)	Permissible tenements		-----
	(e)	Proposed Tenements (d + c)		-----
D.	PARKING STATEMENT			
	(a)	Parking Required	Car	-----
		By Regulation	Scooter/Motor Cycle	-----
			Cycle	-----
	(b)	Garages Permissible		-----
	(c)	Garage Proposed	Car	-----
			Scooter/Motor Cycle	-----
			Cycle	-----
	(d)	Total Parking Provided		-----
*E	loading unloading spaces			-----
	Loading/Unloading Required			-----
	Total Loading /Unloading Provided			-----

PROFORMA - II

(At Right Hand Bottom Corner of Plans/Below Proforma I)

Contents of Sheet

Stamps of Date of Receipt of Plans

Stamps of Approval of Plans

Revision	Description	Date	Signature

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T.P. Scheme Records/ Land Records Dept./City Survey records. I will be liable for any consequences or disputes raised due to any discrepancies in the measurement plan or boundary of the plot etc.

Signature of Licensed Architect/

Engineer/Structural Engineer.

Description of Proposal & Property

Name of Owner

Job No	Drg. No	Scale	Drawn By	Checked By
--------	---------	-------	----------	------------

NORTH LINE North Line

Signature, Name & Address of /Architect.

Engineer/Structural Engineer

APPENDIX - B
(Regulation No. 6.2.9)
FORM FOR SUPERVISION

To,

The Municipal Commissioner,
Pune Municipal Corporation of Pune.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alternation or addition in/or building No. _____ on/in Plot No. _____ in Block No. _____ situated at Peth/Road/Street _____ S.No./CTS No./FP 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 alongwith 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 respect.

Signature of licensed Architect Engineer/Structural Engineer	_____ _____
Name of Licensed Architect/ Engineer/Structural Engineer	_____ _____ (In block letters)
License No. of Licensed Architect Engineer/Structural Engineer	_____
Address of Licensed Architect/ Engineer/Structural Engineer	_____ _____

Date :-----

APPENDIX -C
(Regulation No. 6.4)

**QUALIFICATION OF LICENSED TECHNICAL PERSONNEL FOR
PREPARATION OF SCHEMES FOR BUILDING PERMISSION AND
SUPERVISION**

C-1. GENERAL

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

C-2 ARCHITECT

C-2.1 Qualifications- The qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership or such qualifications listed in Schedule XIV of Architects Act 1972 and shall be registered under the Council of Architecture as per Architects Act 1972.

C-3. ENGINEER

C-3.1 Qualifications - The qualifications for licensing Engineer will be the corporate membership (Civil) of the Institution of Engineer or such Degree or Diploma in Civil or Structural Engineering.

C-4 STRUCTURAL ENGINEER

C-4.1 Qualifications - Qualifications for Licensing of Structural engineers shall be in the following: with minimum 3 years experience in structural engineering practice with designing and field work;

- (a) Graduate in Civil Engineering of recognised Indian or Foreign University and Chartered Engineer or Associated member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution ; and

- (b) Associate member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution possessing exceptional merits.

The 3 years experience shall be relaxed to 2 years in the case of Post graduate degree of recognised Indian and Foreign University in the Branch of Structural Engineering. In the case of doctorate in Structural Engineering, the experience required would be one year.

C-5. LICENSING

C-5.1 Technical Personnel to be Licensed - The qualified technical personnel or group as given in Regulations C-2, C-3 and C-4 shall be licensed with the Authority and the license shall be valid for one calendar year ending 31 December after which it will have to be renewed annually.

C-5.2 Fees for Licensing - The annual licensing fees shall be as decided by the Municipal Commissioner time to time.

Provided that a registered Architect shall not required license from Authority & not to pay the licensing fee as above.

C-5.3 Duties and Responsibilities of Licensed Technical Personnel - The duties and responsibilities of licensed technical personnel shall be as follows :-

1. It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and re-operate with the Municipal Commissioner of Pune and other Municipal Officers in carrying out and enforcing the provisions of the Bombay Provincial Municipal Corporation Act, 1949 and Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.
2. Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional, connection with such case extends, for due compliance with the provisions of Chapter XV of the Bombay Provincial Municipal Corporation Act, 1949 and MRTP Act 1966 and of any regulations for the time being in force under the said Act, or such of them as may respectively be applicable to

the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent site engineer having qualification as prescribed in C-6 is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

3. In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a set-back has accrued or is about to accrue to the Commissioner under the provisions of Section 255 of the said Act, or any of them it will be incumbent on such Licensed Technical Personnel to ascertain whether “the regular line of the street” has been prescribed under Section 205 & 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 part to any evasion or attempted evasion of the set-back (if any that may be required).
4. In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Commissioner, is prescribed by the said Act at necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force there under, in respect of premises designed or intended to be applied to such use, are duly fulfilled or provided for.
5. A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the Municipal Corporation in contravention of any term or condition of the lease or agreement for lease.
6. When a Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the Authority.

C-6 Clerk of Works/ Site Engineer

C-6.1 Qualification and Experience :- (A) Degree in Civil Engineering or its equivalent qualification recognized by All India Board of Technical Education or Diploma in Civil Engineering recognised by State Board of Technical Examination of any State in India.

In addition to the above qualifications the applicant should have at least three years experience in professional work if he is a holder of Diploma in Civil Engineering and must have at least one year experience if he is a holder of Degree in Civil Engineering.

OR

Diploma in Building construction technology from a recognized institute and at least five years experience in building construction work.

OR

Bachelor's Degree with specialized training in building construction and technology and bachelor's level from a recognized institute and at least one year experience in construction work.

C-6.2 Scope of work: -Execution of all framed structure high rise building, public building, buildings with basement/cellar and irrespective of above type of buildings/construction in all building units having built-up area more than 1000 sq. mtrs.

C-6.3 Duties and Responsibilities:-

- a.** To adhere strictly to the structural drawing specifications and written instructions of the structural designer and Architect/Engineer.
- b.** To follow the provisions of N.B.C. or I.S. Specification as regards materials, Components, quality control and the process of constructions.
- c.** To provide for safety of workers and others during excavation, construction and erection.

- d. To provide safe and adequate temporary structure required for Construction and erection.
- e. To bring to the notice of the structural designer and Architect/Expert in any of Situation or circumstances which in his opinion are liable to endanger the Safety of structure
- f. To deposit with the Municipal Commissioner one set of working drawings of the works executed along with the progress certificates before proceeding to the next stage of the work
- g. He shall be in charge of site and responsible for overall supervision of the work.
- h. He shall ensure that all the works under his charge are carried out in Conformity with the approved drawings and as per the details and Specifications supplied by the registered Architect/Engineer.
- i. He shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
- j. He shall also ensure that no undue inconvenience is caused in the course of his work to the people in neighborhood.
- k. He shall also ensure that no nuisance is caused to traffic and neighboring people by way of noise, dust, smell, vibration, etc, in the course of his work.

C-6.4 Registration:-

- i) The qualified technical personal shall be registered with the authority and the registration shall be valid for the period of one or ten years (calendar years Ending 31st December) after which it will have to be renewed every 1 or 10 Years.
- ii) Annual registration fees shall be decided by the Municipal Commissioner from time to time.
- iii) If he/she is found negligent in his/her duties and responsibilities, the Municipal Commissioner may black-list the Site Engineer in case of series defaults or repeated defaults and shall inform the concern institution to take action against such person. The registration shall be liable to be revoked temporarily or permanently by the Municipal Commissioner in such case of negligence and default.

C-7 Developer:-

C- 7.1 Qualification and Experience: - The Person/firm acting as Developer shall be of proved merits and experience.

C-7.2 Duties and Responsibilities: - The responsibilities of developer shall be -

1. To obtain and submit to the Commissioner along with application for development permission, each progress report and application for occupation certificate.
2. To appoint a Registered Architect/Engineer and Structural Designer.
3. To obtain relevant stages certificates from them for submission to the Commissioner, that in designing the real estate development and providing detailed drawing and specification for it they have complied with requirements as laid out in the Development Control Regulations.
4. To appoint a registered Site Engineer
5. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
6. To adequately enable the Site Engineer to carry out his responsibilities.
7. To certify along with the Site Engineer that construction of the real estate development has been carried out as per the design, detailed drawing and specification provided by the Architect/Engineer and the Structural Engineer.
8. To obtain development permission from the Commissioner prior to commencement of construction of the real estate development.
9. To regularly submit progress reports and certificates as required by the Commissioner.
10. To inform in writing the Commissioner within 7 days, if for any reason he cease to be the developer or is relieved of his responsibilities as the developer of real estate development
11. To inform in writing to the Commissioner within 7 days if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.

12. The appointment of the registered Architect/Engineer shall mean that he has authorized the Architect/Engineer to do all thing necessary and to take all adequate measures for preparing the design, drawings and specification for project & to appoint on his behalf appropriate person to act as registered clerk of works, Site Engineer, required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of the project.
13. He shall not cause or allow any deviations from the approved drawings in the course of execution of project against instructions of the Architect / Engineer / Site Engineer/ Clerk of Works/Structural Designer and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
14. When no registered construction contractor or Site engineer is required to be appointed and not appointed he shall be responsible for their duties and responsibilities under the regulations.
15. He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Commissioner.
16. He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of service as like electrical installation, plumbing, drainage, sanitation, water supply etc. Wherever required under the regulations.
17. He shall exhibit the name of registered persons only on site and no additional names will be exhibited /displayed.
18. He shall explain the construction design and its interned use as per approved plan only to the prospective purchaser of the premises under construction.

C-7.3 Registration: -

- i) The Developer shall be registered with the authority and the registration shall be valid for the period of one or ten years (calendar years Ending 31st December) after which it will have to be renewed every 1 or 10 Years.

- ii) Annual registration fees shall be decided by the Municipal Commissioner from time to time.
- iii) If he/she is found negligent in his/her duties and responsibilities, the Municipal Commissioner may suspend or cancel the registration / black-list the Developer in case of series defaults or repeated defaults. The registration shall be liable to be revoked temporarily or permanently by the Municipal Commissioner in such case of negligence and default.

C-8 The responsibilities of Owners or an owner shall be

The responsibilities of Owners: -

- i. To appoint a registered Architect/Engineer and structural designer.
- ii. To obtain at relevant stages for submissions to the Commissioner certificates from them that in designing the development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the Development Control Regulations
- iii. To appoint a registered site Engineer.
- iv. To obtain and adhere to the quality assurance procedure prepared by the Registered site Engineer.
- v. To adequately enable the Site Engineer to carry out his responsibilities.
- vi. To certify along with the Site engineer that construction of the development has been undertaken as per design, detailed drawings and specifications provided by the Architect/Engineer and the Structural Designer.
- vii. To obtain development permission from the commissioner prior to the development.
- viii. To regularly submit progress reports and certificates as require by the Commissioner.
- ix. To obtain an occupancy certificate from the Commissioner within 7 days if for any reason he ceases to be relieved of his responsibilities as the owner of the development.
- x. To inform in writing to the Commissioner within 7 days if for any reason any of the registered professionals appointed by him have been relived to their responsibilities as the owner of the development.

- xi.** To inform in writing to the Commissioner within 7 days if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.

C-9 Appointment of Employees : - In case of termination of employment of any of the persons employed under regulations. It shall be the duty of the person employed to intimate immediately in writing to the Commissioner specifically indicating the stage; up to which he has supervised the construction. In the absence of any such intimation and until such intimation has been received, person so last engaged shall be deemed to continue to supervisor the work in question.

C-9.1 In case of death of employees: - When any the person employed under these Regulation and required for the execution of the projects dies or ceases to be employee before such building work completed, the further erection of such building or the further execution of such work shall forthwith be suspended until another person as required under these Regulation is engaged and his name has been duly communicated to the Commissioner.

APPENDIX - D
(Regulation No. 6.7.1)
**FORM FOR SANCTION OF BUILDING PERMISSION/
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 Maharashtra Regional and Town Planning Act. 1966 to carry out development work / Building Permission under Section 253 of B.P.M. Corporation Act to erect building in Building No. _____ on/in Plot No. _____ Block No. _____ situated at Peth/Road/Street _____ S. No. /CTS No / FP. No _____ the Commencement Certificate/Building Permission is granted subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set-back regulation shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/ Building Permission shall remain valid for a period of one year commencing from the date of its issue. If the work is commenced within the same year permission will valid for four years.
4. This permission does not entitle you to develop the land which does not vest in you.
5. _____ No. of trees shall be planted in the plot.
6. _____
7. _____

Yours faithfully

Office no. _____
Office Stamp

Municipal Commissioner,

Date : _____

Pune Municipal Corporation Pune

APPENDIX - E
(Regulation No. 6.7.1)
FORM FOR REFUSAL OF SANCTION OF BUILDING PERMISSION /
COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application _____dt._____ for the grant of sanction for the development work/ the erection of building / execution of work in Building No._ _____Plot No. _____situated at _____Peth/Road/Street _____S.No./CTS No./FP No. _____ I have to inform you that the sanction has been refused on the following grounds.

- + 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

Yours faithfully,

Municipal Commissioner,
Pune Municipal Corporation,
Pune

Office No. _____

Office Stamp _____

Date : _____

+ Quote Regulation No. of D C Regulation/Section No. of Act.

APPENDIX - F
(Regulation No. 7.2)
FORM FOR NOTICE FOR COMMENCEMENT OF WORK

To

The Municipal Commissioner,
Pune Municipal Corporation, Pune.

Sir,

I hereby certify that the development work/erection/re-erection/demolition or material alteration in/of Building No. _____on/in Plot No. _____Block No. _____situated at _____ Peth/Mohalla /Road _____S.No./CTS No./FP no. _____ will be commenced on _____as per your permission vide office Commencement No. _____ dated _____ under the supervision of _____Licensed Architect/Engineer/Structural Engineer, License No. _____and in accordance with the plans sanctioned.

Signature of Architect/ License Engg.

Signature of Owner

Name of Architect/ Licensed Engg

Name of owner

(in Block letters)

(in Block letters)

Address of Architect/ Licensed Engg

Address of Owner

Date : _____

Date : _____

APPENDIX - G
(Regulation No. 7.4)
FORM FOR INFORMING COMPLETION OF WORK
UPTO PLINTH LEVEL

To

The Municipal Commissioner,
Pune Municipal Corporation, Pune.

Sir,

I hereby inform that the construction up to Plinth / column upto plinth level has been completed in Building No. _____ on / in Plot No. _____ Block No. ----
-----situated at _____ Peth/Road/Street _____ S.No./CTS No./FP no. _____ as per your permission vide Office Commencement 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

Name of Licensed Architect/
Engineer/Structural Engineer
(in block letters)

Address of Licensed Architect/
Engineer/Structural Engineer

Date:

APPENDIX - H

(Regulation No. 7.4)

FORM FOR APPROVAL OF WORK UPTO PLINTH LEVEL

To,

Sir,

With reference to your intimation No. _____ dated _____ regarding the completion of construction work upto plinth/columns upto plinth level in Building No. _____ on/in Plot No. _____ Block No. _____ situated at _____ Peth/Road/Street _____ S.No./CTS No./FP no. _____ I have to inform that the further work may be proceed with as per sanctioned plans/ shall not be proceed with the construction upto plinth level.

Yours faithfully,

Office Communication No. _____

Office Stamp _____

Date _____

Municipal Commissioner
Pune Municipal Corporation,Pune

APPENDIX - J

(Regulation No. 7.6)

FORM FOR COMPLETION CERTIFICATE

To

The Municipal Commissioner,
Pune Municipal Corporation of Pune,

Sir,

I hereby certify that the erection/re-erection or part/ full development work in /on building / part building No. _____ situated at _____ Peth/Road/Street _____ S.No./CTS No./FP No.. _____ has been supervised by me and has been _____ completed on _____ according to the plans sanctioned, vide office Commencement No. _____ dated _____. The work has been completed to the best of my satisfaction, the workmanship and all the materials (type and grade) have been used strictly in accordance with the Act or the Building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The building is fit for occupancy for which it has been erected/re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection and give permission for the occupation of the building.

Encl. As above

date :

Signature of Licensed Architect/
Engineer/Structural Engineer

Name of Licensed Architect/
Engineer/Structural Engineer
(in block letters)

License No. of Architect/Engineer/
Structural Engineer

Address of Licensed Architect/
Engineer/Structural Engineer

APPENDIX - K
(Regulation No. 7.7)
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 _____ Peth/Road/Street _____ S.No./CTS No./FP no. _____ completed under the supervision of _____ Licensed Architect/Engineer/Structural Engineer. License No. _____ is permitted to be occupied on the following conditions.

1. _____
2. _____
3. _____
4. _____

One set of completion plan duly certified is returned herewith.

Office No. _____

Office Stamp _____

Date _____

Yours faithfully

Municipal Commissioner,

Pune Municipal Corporation, Pune

APPENDIX - L

(Regulation no. 7.7.1)

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

To

The Municipal Commissioner,
Pune municipal Corporation, Pune.

Sub : _____

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 Commencement No. _____ dated _____ I hereby indemnify the Municipal Corporation of Pune against any risk, damage and danger which may occur to occupants and users of the said portion of building also undertake to take necessary security measures for their safety. We say that this undertaking will be binding on me/us, our heirs, administrators and to our assignees.

Yours faithfully,

Signature & Name of Witness

Address of Witness _____

Date _____

OWNER/P.O.A.H./Developer

APPENDIX - M

(Regulation No.12.1)

LAND USE CLASSIFICATION AND USES PERMITTED

M-1 PURELY RESIDENTIAL ZONE - (R-1) Residential plots on road less than 9 m (30') in congested area and 12m. (40') in non-congested area

M-1.1 The following uses shall be permitted in buildings or premises in purely residential zone :-

- (i) Any Residence:
- (ii) Customary Home Occupations i.e. occupations customarily carried out by the members of the household without employing hired labour and shall include stitching, embroidery, button making etc. with or without motive power. If motive power is used, the total electricity load should not exceed 1 HP.
- (iii) Medical and Dental Practitioner's, Dispensaries, including pathological laboratory, diagnostic clinic, poly clinics to be permitted on any floor. However, maternity homes, clinics /Nursing homes with indoor patients on ground or stilt floor or on first floor with separate means of access/staircase from within the building or outside, but not within the prescribed marginal open spaces in any case and with the special permission of Commissioner.
- (iv) Maternity Homes in independent buildings or parts of buildings but on separate floors thereof with the special written permission of the Commissioner who will take into consideration the suitability of the site, size and shape of the site, means of access water and sanitary arrangements etc. before granting the permission.
- (v) Professional offices and studies of residents of the premises and incidental to such residential use not occupying a floor area exceeding 50 sq.mt.
- (vi) Lodging House & student hostel run by private owner shall be permitted in independent building with the special written permission of the Commissioner who will see the suitability of the site, size and shape of the building, means of access, water and sanitary arrangements etc. before granting the permission.

- (vii) Flour mills with special written permission of the Commissioner if,
 - a) It located on ground floor and
 - b) Adequate care has been taken in structural design and
 - c) It does not cause any nuisance to the neighbours and residents on upper floors and
 - d) Power requirement does not exceed 7.5 KWT Additional H.P. upto 10 may be granted with special written permission of Commissioner.
- (viii) Educational building including students hostels in independent buildings, religious buildings, community halls, welfare centers, gymnasiums except trade schools.
- (ix) Public / City Library in an independent structures or restricted on the ground floor.
- (x) Club Houses not conducted as a business in independent structures or restricted to ground floor.
- (xi) Counseling centre/clinic upto 20 sq.mt.
- (xii) Public Parks or Private Parks which are not utilised for business purposes.
- (xiii) Bus shelters, trolley bus shelters, Railway Station, Taxi Stands, Metro station, BRT stand, Auto Rickshaw stand and cycle stand .
- (xiv) Parks, play fields and food grain shops (Ration shops). Pan shops Tobacconist, Shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments, Darners, Tailors, Groceries, Confectionery and other general provisions. Hair dressing saloon and Beauty Parlour, bicycle hire and repair, vegetable and fruit stalls. Milk shops, Dispensaries, Floweriest, Bangles and Newspaper stalls, small wood, coal and fuel merchants, Book and stationery etc. Medicine and Chemist shops, watch & mobile repairs and motorcycle repair shops. The Commissioner may from time to time add or alter or amend the above list.
- (xv) Places for disposal of human bodies subject to the approval of the Corporation/Standing Committee.
- (xvi) Police Station, police chowky, Government and Municipal sub-offices, posts and Telegraph Offices, Branch offices of Banks, with safe Deposit Vaults,

Electrical substations, Fire Aid posts along with home-guards and Civil Defence Centers, Pumping stations and water installations and ancillary structures thereof required to cater to the local area.

(xvii) Electronic Industry of the Assembly type (not manufacturing type) with the following restrictions -

(a) Motive Power shall not exceed 1 H.P.

(b) Area occupied shall not exceed 100 sq.m.

(xviii) Nursery school, crèche, Daycare centre in an independent building or parts of building upto 50 sq.m.

(xix) Private coaching classes, mess in an independent building or parts of building upto 50 sq.m. with strictly subjected to separate parking facility in the same premises.

(xx) Hat repair, shoe repair and shining shops

(xxi) Vegetable, fruit, flower, fish or meat shops

(xxii) Coal, fire-wood shops.

M - 2 RESIDENTIAL ZONE - R - 2 (All properties fronting on roads more than 9 m (30') in congested area and 12 m (40') in non-congested area).

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

M - 2.2 Additional uses permissible in R-2:- buildings or premises in R-2 zone may be used only for the purpose subject to the following conditions on all roads.

(a) 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 congested and 12 m in non congested area.

(b) All goods offered for sale shall be displayed within the building and shall not be kept in the passage or marginal open space.

(c) Wherever motive power is not specifically indicated the same shall not exceed 5 H.P. in all.

M - 2.2.1 Use Provisions :

- (i) Shopping malls, Stores or shop for the conduct of retail business including departmental stores . Storage and sale of combustible materials shall not normally be permitted except with the special permission of the Commissioner.
- (ii) Personal service establishments;
- (iii) Frozen food lockers;
- (iv) Professional offices, Radio Broad-casting stations, stadiums telephone exchanges:
- (v) Tailor shops not employing more than 9 persons and embroidery shops and button-hole making shops not employing more than 9 persons with power motors not exceeding 5 H.P.;
- (vi) Cleaning and pressing establishments for clothes not employing solvents with flash point lower than 138⁰F machines with dry load capacity exceeding 30 kg and more than 9 persons and provided that total power requirement does not exceed 4 KW;
- (vii) Shops for goldsmiths, lock-smiths ,watch and clock repairs, bicycle rental and repairs, car and motorcycle repairs, optical glass grinding and repair, musical instruments repairs, picture framing, radio and household appliances repairs, umbrella repairs and upholstery work not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3;
- (viii) Coffee grinding with electric motive power not exceeding 1 H.P.
- (ix) Restaurants, eating houses, cafeteria, ice-cream and milk bars.
- (x) Bakeries with no floor above not occupying for production and area in excess of 75 sq.m. and not employing more than 9 persons ,provided that the power requirements does not exceed 4KW.
- (xi) Establishments for preparation and sale of eatables not occupying for production with an area in excess of 75 sq m per establishment and not employing more than 9 persons . Sugarcane & fruit juice

crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.m. shall also come under this sub-regulation.

- (xii) Printing presses as per Table 24 and posters, flex board printing press.
- (xiii) 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;
- (xiv) Repairing garages employing not more than 9 persons not more than 5H.P. motive power in the industrial activity with no floor above, with the special writing permission of the Commissioner;
- (xv) Accessory use customarily incidental to any permitted principal use, including storage upto 50 percent of the total floor area for the principal use:
 - (xvi) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sq m. and not more than 2 chargers with power not exceeding 5 KW;
 - (xvii) Photographic studios and laboratories with not more than 50 sq m area, not employing more than 9 persons and not using power more than 5 H.P.
 - (xviii) Electronic industry of assembly type (and not manufacturing type);
 - (xix) Diamond cutting and polishing; not employing more than 6 persons with motive power and exceeding 1/2 H.P.
 - (xx) Group medical centers on any separate floors, preferably on ground floor.
 - (xxi) Art Galleries, aquariums, exhibition hall.
 - (xxii) Storage and sale of kerosene not exceeding 1000 liters in grocery and Govt. approved ration shops.
 - (xxiii) Storage and sale of liquified petroleum gas in cylinders not exceeding 100 kg in show rooms/ distribution centers.

- (xxiv) Storage and sale of liquified petroleum gas in cylinders 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 the same plots to the entire satisfaction of the Municipal Commissioner.

- (xxv) Residential Hotels shall only be permitted in independent building with the special written permission of the Commissioner who will see the suitability of the site, size and shape of the building, means of access, water and sanitary arrangements etc. before granting the permission.
- (xxvi) Museums in independent structures or restricted to ground floors; or on first floor in a stilted building;
- (xxvii) Correctional and mental institutions, institution for hospitals in independent buildings facing on road width not less than 12 m (except veterinary hospitals) with the special written permission of the Commissioner provided that those principally for contagious diseases, the insane or correctional purposes shall be located not less than 45 m. from any boundaries.
- (xxviii) Air-conditioned Cinema theatres & Multiplex with special written permission of the Commissioner and subject to all other regulations applicable to cinema theatres with open space on all sides as prescribed in clause no. N-2.2.4 with suitability of the site, size and shape of the building , means of access , parking facility before granting the permission.
- (xxix) Business/ Corporate office on any floor (in addition to the normal parking requirement as per table 4, an additional strip for visitors parking in front setback as prescribed shall be kept).
- (xxx) IT buildings & office buildings.

M-2.2.2 Notwithstanding anything contained in these regulations, for non- congested area, convenience shops as defined in Regulation 11.6 may be permitted on all roads having width of 12 m and above. In Congested area, these users will be permitted on roads having width of 9 m and above.

M-2.3 Uses to be permitted in independent plots

The following uses shall be permitted in independent plots in R-2 zone,

- (i) Drive-in-theatres, theatres, cinema house, shopping mall with Multiplex, club houses, assembly or concert halls, Mangal Karyalay , dance and music studios and such other places of entertainment with the 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; attached premises with school institution.
- (iv) Storage and sale of liquefied petroleum gas in cylinders not exceeding 6300 kg. In a separate godown conforming to the existing regulations of Chief Controller of Explosive Government of India, Provided further that the appellant shall make adequate fire fighting arrangements at his cost ,to the entire satisfaction of the Municipal Commissioner;
- (v) Parking of automobiles and other light vehicles on open plots even as a business;
- (vi) Vegetable, fruit, flour, fish or meat market place with the approval of the Corporation;
- (vii) General Agriculture and Horticulture (including domestic poultry up to the use of 20 birds per plot with a space requirement of 0.25 sq.m. per bird)
- (viii) Service industries (Class ‘A’) in service industries plot in R-2 Zone; besides M-2.2.1(viii), (ix), (x), (xi), (xv), (xvi), (xvii) and (xxi).
- (ix) Undertakers.
- (x) Photographic studios and laboratories not using power more than 5 H.P. and employing not more than 9 persons; and
- (xi) Government/Semi Government offices.

NOTE : The user of cinema/Drama Theatre shown as existing user on Development plan should be regarded as designated user and in case of redevelopment of property, provisions in clause no N-2.2.4 (f) shall be applicable.

M-3 LOCAL COMMERCIAL AREA/ZONE C1

M-3.1 In commercial zones, buildings or premises shall be used only for the uses and purpose given in M-3.2 subject to the following conditions:

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

M - 3.2 Use Provisions

- (i) Any uses permitted in R2 zone;
- (ii) Bakeries and establishment for the preparation and sale of eatables not occupying for production an area in excess of 250 sq.m per establishment and not employing more than 5 persons with no upper floors;
- (iii) Auto part stores and show rooms for motor vehicles and machinery;
- (iv) Repairing garages with the special written permission of the Commissioner, with no residential and institutional uses above and space not more than 50 sq.m. employing more than 9 persons using power not more than 5 H.P. and not carrying out spray-painting operations.
- (v) Sale of used or second - hand goods or merchandise (not junk cotton waste, rags or other materials nature).

- (vi) Club houses or other recreational activities conducted as business :
- (vii) Storage of furniture and household goods;
- (viii) Retailing of building materials, open or enclosed with not more than 500 sq.m of open area per establishment ;
- (ix) Pasteurizing and milk processing plant ; not employing more than 9 persons and not using more than 10 H.P. motive power with area not more than 50 sq.m in these industrial activities.
- (x) As per provisions of Table 24 for Service Industries-A class.
- (xi) Veterinary dispensaries and hospitals and kennels;
- (xii) Supari and masala grinding/pounding not exceeding 10 HP 25sq.m. with special written permission of the Municipal Commissioner.
- (xiii) Animal pounds;
- (xiv) Repair, cleaning shops and analytical experimental or testing laboratories each employing not more than 15 persons (but not including cleaning and dyeing establishments, using a cleaning or dyeing fluid having a flash point lower than 50 degree Celsius and machines with dry-load capacity not exceeding 30 kg. or any establishment carrying on activities that are offensive because of emission of odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety), provided that the motive power requirement of each such establishment does not exceed 7.5 KW.
- (xv) Accessory use customarily incidental to any permitted principal use, including storage space upto 50 per cent of total floor area used for the principal use.
- (xvi) Paper box manufacturing including paper cutting not employing more than 9 persons, with motive power and not exceeding 5 HP and area not more than 50 sq.m.

- (xvii) Mattress making and cotton cleaning, not employing more than 9 persons with motive power and not exceeding 5 HP and area not more than 80 sq.m.
- (xviii) Establishment requiring power for sealing tins, packages, etc., not employing more than 9 persons with motive power not exceeding 3 HP.
- (xix) Ice factories in independent building with area not more than 250 sq.m and with motive power not more than 45 HP and number of persons employed upto 20;
- (xx) Explosive or fireworks' storage in connection with retail sale with clearance from CFO and approval of Municipal Commissioner.

TABLE – 23			
Open space Relaxation in Narrow plots in Residential and Commercial Zones.			
Sr. No	Plot Size/Dimension	Relaxation	Restriction on Building
1	Depth is less than 15 m	Rear open space may be reduced to 3m.	No room except store room and staircase derives light and ventilation from reduced open space.
2	Width less than 15m but more than 11.5 m	Side open space be may reduced to 3m.	No room except store room and staircase derives light and ventilation from reduced open space.
3	Depth less than 11.5m but more than 9 m	Front open space may be reduced to 3 m. and rear open space reduced to 1.8 m	i) Depth of the building not to exceed 5.5 m ii) Height not to exceed, 3 storeys or 12m.
4	Width less than 11.5 m but more than 9m	One side open space may be reduced to 3m. and the other side open space may be reduced to 1.8 m	i) Width of the building not to exceed 5.5 m ii) Height not to exceed, 3 storeys or 12m.
5	Depth or width less than 11.5 m.	Semi detached structure on adjoining plots with open spaces as at Sr. Nos. 3 or 4 above.	i) Depth of the building not exceed 5.5 m ii) Height not to exceed 3 storeys or 12m
6	Depth or width less than 9 m.	Open space may be reduced to 1.5 m. all around	Only ground floor structure.

M - 4 DISTRICT COMMERCIAL AREA / ZONE – (C-2 Zone)

M-4.1 Users permitted in a District Commercial Zone (C-2 Zone) :-

The following uses are permissible in C-2 zone

- i) Area to the extent of 40 % of permissible floor area , shall be developed for following users as per the specification of the corporation
 - a) Wholesale Establishments with storage area not exceeding 200 sq.m. for commodities other than those prohibited by any statute or rule .
 - b) public utility buildings;
 - c) Headquarters of commercial organisation or firm;
 - d) Printing, book binding, engraving and block making;
- ii) On the remaining 60% of the permissible floor area, uses permissible in local commercial zone (C-1 Zone) shall be permissible provided that, the extent of residential use shall not exceeded 30% of permissible floor area.

M-5 SERVICE INDUSTRIES ZONE

M-5.1 Service Industries Class A :- The service industries of Class A may be permitted in independent building (in independent designated plot) in R-2 and C-1 zones along with the limitation of area permitted maximum number of persons to be employed, maximum permissible power requirement and the special conditions as given in Table 24 for the Service Industries Class A.

However, Service Industries Class A may also be permitted in R-2 zone in conformity with Regulation No. M-2.2.1.

M-5.2 Service Industries Class B in Zone I :

The Service Industries of Class B to be permitted in I Zone in separate independent plots carved out with due approval to the layout in consultation with the Director of Town Planning.

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

TABLE-24

SCHEDULE FOR SERVICE INDUSTRIES

Sr	Category of Industry	Service Industry Class A(Permitted in R2 and C1) Service Industry Class B (Permitted in I-1) Deleted Criteria for Classification and special condition			
		Max-permissible power requirement (in HP)	Max-permissible employment (in persons)	Max-permissible floor area (in sqm.)	Special condition if any
1.	2.	3.	4.	5.	6.
I	FOOD PRODUCTS				
1	Preservation of meat; canning, preserving and processing of fish, crustaceans and similar foods	NOT	INCLUDED		
2	Manufacture of milk & dairy product such as butter, ghee etc.	10	9	50	
3	Canning & preservation of fruits & Vegetables including production of Jam, Jelly, Sauces, etc.	NOT	INCLUDED		

4	a) Rice huller b) Groundnut-decorticaters c) Grain mill for production of flour d) Manufacture of supari and massala grinding (in separate building) e) Baby oil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	
5	Manufacture of bakery products with no floor above	10	9	75	i)shall not be permitted under or above a dwelling unit ii)operation shall be permitted only between 8.00 hrs and 20.00 hrs iii) Fuel used shall be electricity, gas or smokeless coal
6	Manufacture of cocoa, chocolate, sugar, confectionary	NOT	INCLUDED		
7	Coffee, curing roasting and grinding	2	9	50	
8	Cashew nut processing like drying, shelling, roasting salting etc.	NOT	INCLUDED		
9	Manufacture of ice	45	20	250	
10	Sugarcane & fruit juice crushing	2	9	25	

II BEVERAGES & TOBACCO					
11	Manufacture of soft drinks and carbonated water	NOT	INCLUDED		
12	Manufacture of bidi	No power to be used	As permitted	250	To be permitted in R1 zone only
III TEXTILE & TEXTILE PRODUCTS					
13	a)Handloom/power loom subject to maximum of 4 looms b)Dyeing & bleaching of yarn for activity under 13(a)	5	9	50	To be permitted in R-1 zone in areas designated by the Municipal Commissioner
14	Printing, dyeing & bleaching cotton, woolen & silk textiles	NOT	INCLUDED		
15	Embroidery & making of crape laces and fringes	5	9	50	
16	Manufacture of all types of textile, garments including wearing apparel	3	9	50	
17	Manufacture of made up textiles goods such as curtains, mosquito nets, mattresses, bedding material, pillow cases, textile bags etc.	3	9	50	

IV	WOOD PRODUCTS AND FURNITURE				
18	Manufacture of wooden & cane boxes & packing cases.	NOT	INCLUDED		
19	Manufacture of structural wooden goods such as beams, posts, doors, and windows	NOT	INCLUDED		
20	Manufacture of wooden furniture and fixtures	1	9	50	i) shall not be permitted under or adjoining a dwelling unit ii) operations shall be permitted only between 8.00 hrs to 20.00 hrs.
21	Manufacture of bamboo and cane furniture and fixtures	1			
22	Manufacture of wooden products such as utensils, toys art wares etc.	NOT	INCLUDED		

V	PAPER PRODUCTS AND PRINTING PUBLISHING				
23	Manufacture of containers and boxes from paper	5	9	50	Manufacture with paper pulp not permitted
24	Printing & Publishing newspaper	NOT	INCLUDED		
25	Printing & Publishing periodicals, books, journals, atlases, maps, envelop printing picture, post-card, embossing	10	9	120	<p>i) shall not be permitted under or adjoining a dwelling unit</p> <p>ii) operation shall be permitted only between 8.00 hrs to 20.00 hrs</p> <p>iii) no restrictions of power, number of employees, area or hours of operation shall apply if located in a building in separate plot not less than 500 sq m. and if special Permission of the Commissioner is obtained.</p>
26	Engraving etching, block making etc.	10	9	120	Operation shall be permitted only between 8.00 hrs to 20.00 hrs.
27	Book binding	10	9	120	

VI	LEATHER PRODUCTS				
28	Manufacture of leather footwear	5	9	50	Manufacture of leather or leather processing not permitted.
29	Manufacture of wearing apparel like coats, gloves, etc.	5	9	50	
30	Manufacture of leather consumers goods such as upholstery, suitcases, pocket books ,cigarette and key cases, purses etc	5	9	50	
31	Repair of footwear and other leather	5	9	50	
VII	RUBBER AND PLASTIC PRODUCTS				
32	Retreading and vulcanizing works	2	9	50	
33	Manufacture of rubber balloons, hand gloves and allied products	2	9	50	

VIII	NON-METALLIC MINERAL PRODUCTS	
34	Manufacture of structural stone goods, stone dressing stone crushing and polishing.	NOT INCLUDED
35	Manufacture of earthen & plaster statues and images, toys and art wares.	NOT INCLUDED
36	Manufacture of cement concrete building components, concrete jallies ,septic tank, plaster of paris work, lime mortar etc.	NOT INCLUDED
IX	METAL PRODUCTS :	
37	Manufacture of furniture and fixtures primarily of metal	NOT INCLUDED
38	Plating & Polishing and buffing of metal products	NOT INCLUDED
39	Manufacture of metal building components such as grills ,gates, doors and window frames ,water tanks ,wire nets etc.	NOT INCLUDED

40	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc.	NOT INCLUDED			
41	Tool sharpening and razor sharpening work	1	9	25	Operation shall be permitted only between 8.00 hrs to 20.00 hrs.
X	ELECTRICAL GOODS				
42	Repair of household electrical appliances such as radio set, television set, tape recorders, heaters ,irons ,shavers, vacuum cleaners, refrigerators, microwave oven, air conditioners, washing machines, electric cooking ranges , motor rewinding works etc.	3	9	50	i) Operation shall be permitted only between 8.00 hrs to 20.00 hrs. ii) No spray painting permitted

XI	TRANSPORT EQUIPMENT				
43	Manufacturing of push cart hand cart, etc	NOT INCLUDED			
44	a) Servicing of motor vehicles, Auto rickshaws and motor cycles with no floor above.	5	9	50	Operation shall be permitted only between 8.00 hrs to 20.00 hrs No spray painting permitted
	b) Repair of motor vehicles and motor cycles with no floor above.	5	9	50	
	c) Battery charging and repair	5KW	6	25	
45	Repairs of bicycles and cycle Rickshaws.	5	6	50	No spray painting permitted

XII	OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES.				
46	Manufacture of jewelry and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs to 20.00 hrs
47	Repair of watch, clock and jewelry	3	9	50	Operation shall be permitted only between 8.00 hrs to 20.00 hrs
48	Manufacture of sports and athletic goods.	NOT INCLUDED			
49	Manufacture of musical instrument and its repair	3	9	50	Operation shall be permitted only between 8.00 hrs to 20.00 hrs
50	Mass manufacture of miscellaneous products such as costume jewelery, costume novelties, feather, plumes, artificial flowers, brooms brushes, lamps shades, tobacco pipes, cigarette holders, ivory goods, bandages, wigs and similar articles	NOT INCLUDED			
51	a)Repairs of locks ,stoves umbrellas, sewing machines, gas burners, buckets &other sundry household equipment	3	9	50	Operation shall be permitted only between 8.00 hrs to 20.00 hrs

	b) Optical glass grinding and repairs	3	9	50	-do-
52	Petrol / Gas filling stations	10	9	i) 30.5 X 16.75m. (plot size to be in line with IRC) (ii) 36.5 X 30.5 m (plot size to be in line with IRC) recommendations depending on service bay or not.	
53	Laundries, Laundry services and cleaning, dyeing , bleaching and dry-cleaning	4 KW	9	50	i) Cleaning & dyeing fluid used shall not have flash point lower than 138°F. ii) Operation shall be permitted between 8.00 hrs to 20.00 hrs iii) Machinery having dry load capacity of 20 kg and above
54	Photo processing laboratories	5	9	50	Operation shall be permitted between 8.00 hrs to 20.00 hrs
55	Electronic Industry of assembly type (and not of manufacturing type including heating load)	10	20	250	In independent structure on independent plot with special permission of the Municipal Commissioner.

NOTE : The Municipal Commissioner may from time to time add to or alter or amend the above list.

M-6 INDUSTRIES ZONE :

M-6.1 Industries shall include any buildings or part of a building or structure, in which products or materials of all kinds and proportion are fabricated, assembled or processed, e.g. assembly plants laboratories, dry-cleaning plants, power plants, pumping stations, smoke houses, laboratories gas plants, refineries, dairies, saw-mills etc.

M-6.2 Use provisions in Industries Zone (I) :

Building or premises in industries zone may be used for any industrial as also accessory uses like banks, canteens, welfare centers 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 25 m.

1. Acetone manufacture;
2. Acetylene gas manufacture and storage;
3. Acid manufactures;
4. Air-crafts (including parts) manufactures;
5. Alcohol manufacture;
6. Ammonia manufacture;
7. Aniline Dyes manufacture;
8. Arsonal;
9. Asphalt manufacture or refining;
10. Automobiles, trucks and trailers (including parts) manufacture and engine re-building, except motor body building not employing pneumatic retvetting;
11. Blast furnace;
12. Bleaching powder manufacture;

13. Boiler works manufacture or repairs, excepting repairs to boilers with heating surface not exceeding 5 sq m;
14. Brick, tiles or terra cotta manufacture;
15. Building materials such as prefabricated houses; composite wall boards partitions and panels manufacture;
16. Carbide manufacture;
17. Caustic soda and compound manufacture;
18. Celluloid or cellulose manufacture or treatment and articles manufacture;
19. Cement manufacture;
20. Manufacture of charcoal and fuel briquettes;
21. Coke manufacturing ovens;
22. Chlorine manufacture;
23. Concrete products manufacture including concrete central mixing and proportioning plants;
24. Cotton ginning, cleaning, refining or pressing and manufacture of cotton wadding or lint except cotton cleaning for the purpose of preparing mattresses;
25. Concrete manufacture or treatment;
26. Disinfectants manufacture except mixing of prepared dry ingredients;
27. Distillation of bones, coal or wood;
28. Dye stuff manufacture except mixing of dry powders and wet mixing;
29. Exterminator or pest poison manufacture except mixing of prepared ingredients;
30. Emery cloth and sand paper manufacture;
31. Explosive or fire-works manufacture of storage except storage in connection with retail sales;
32. Fat rendering;
33. Fertilizer manufacture;
34. Flour mill with power exceeding 25HP, 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 the above mills with aggregate motive power exceeding 60 HP and each one mill using motive power in excess of the above limits;

35. Forges, Hydraulic and mechanically operated;
36. Garbage offal or dead animals reduction, dumping or incineration;
37. Gas manufacture and storage in cylinders except manufacture of gas as an accessory to permissible industry;
38. Glass manufacture except manufacturing of glass products from a manufactured glass;
39. Glue sizing material or gelatin manufacture;
40. Graphite and graphite products manufacture;
41. Gypsum or plaster of paris manufacture;
42. Hair felt, fur and feather, bulk processing, washing, curing and dyeing;
43. Hydrogen and oxygen manufacture;
44. Printing ink manufacture;
45. Industrial alcohol manufacture;
46. Junk (iron, aluminum ,magnesium or zinc), cotton waste or rage storage and baling;
47. Jute, hemp sisal, coir and cokum products manufacture
48. Lamp black, carbon-black or bone-black manufacturing
49. Lime manufacture
50. Match manufacture;
51. Metal foundries with an aggregate capacity exceeding 10 tonnes a day;
52. Metal processing (including fabrication and machinery manufacturing) factories employing such machine tools or process as power hammer, forging machine, pneumatic drilling or riveting, sheet working with heavy sledge hammers etc. or processes expressly prohibited herein;
53. Metal finishing , enamelling ,anodizing ,japanning plating ,galvanizing, lacquering, grinding, polishing, rust-proofing and heat treatment;
54. Paint, oil , shellac, turpentine or varnish manufacture except manufacture of edible oils);
55. Oil cloth or linoleum manufacture, excepting water-proofing of paper or cloth;
56. Paper cardboard or pulp manufacture;
57. Petroleum or its products refining or wholesale storage;

58. Plastic materials and synthetic resins manufacture;
59. Pottery or ceramics manufacture other than the manufacture of handicraft products only;
60. Potash works;
61. Tyrexilin manufacture or products;
62. Rolling Mills;
63. Rubber (natural or synthetic) or gutta porcha manufacture except manufacture of latex goods and small rubber products and synthetic treated fabrics, such as washers, gloves ,footwear, bathing caps, atomizers, hoses, tubings, wire insulation toys and balls but including manufacture of tyres and tubes and tyre- recapping;
64. Salt works except manufacture of common salt from sea water;
65. Sand , clay or gravel quarrying except under Government or Municipal agencies or control;
66. Smelting, reduction, refining and alloying of metal and metal ores except of rare and precious metals;
67. Soap manufacture other than cold mix;
68. Soda and compound manufacture;
69. Starch, glucose or dextrin manufacture;
70. Stock yard or slaughter of animals or fowl, except the slaughter of fowls, incidental to a retail business;
71. Stone crushing and quarrying;
72. Shoe polish manufacture;
73. Sugar manufacture or refining;
74. Tallow, grease or lard manufacture;
75. Tanning ,curing or storage of raw hides or skins;
76. Tar distillation or manufacture;
77. Tar products manufacture;
78. Textile manufacture exceeding 50 HP total;
79. Vegetable oil manufacturing and processing plants;

80. Wood and timber, bulk processing and wood working including saw mills and mills excelsior, plywood and veneer and wood preserving treatment except the manufacture of wooden articles with saw or machine;
81. Wax products manufacture from paraffin;
82. Wool pulling or scouring;
83. Yeast Plant;
84. In general these uses which may be obnoxious or offensive by reason of commission of odour, liquid effluvia, dust, smoke gas, noise, vibration or fire hazards;
85. With the approval of the Corporation the commissioner may from time to time add to or alter or amend the above list;

M-6.2 A) Biotechnology units shall be permitted on all plots fronting roads having width more than 12 meter.

M-6.3 Use provision in special Industrialize (I).

- 1) Fertilizer manufacture from organic materials provided however, that these provisions shall not apply to the manufacture of fertilizers 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;
- 2) Sulphurous, sulphuric, citric, nitric, hydrochloric or other corrosive acid manufacture or their use or storage except as accessory to a permitted industry;
- 3) Blast furnace;
- 4) Ammonia manufacture;
- 5) 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;
- 6) Tar distillation or manufacture;

- 7) Lime manufacture;
- 8) Manufacture of explosive or inflammable products of cellulose;
- 9) Celluloid manufacture or treatment;
- 10) Manufacture of photographic films;
- 11) Cement manufacture;
- 12) Chlorine manufacture;
- 13) Bleaching powder manufacture;
- 14) Gelatin or glue manufacture or processes involving recovery from fresh or animal offal;
- 15) Aluminum, magnesium, tin copper, zinc or iron smelting;
- 16) Manufacture or storage of explosives or fireworks;
- 17) Match manufacture;
- 18) Fat rendering;
- 19) Candle or paraffin wax products manufacturing;
- 20) Fat, tallow, grease or lard refining or manufacturing;
- 21) Manufacture of explosive or inflammable products or pyroxylics;
- 22) Pyroxylics manufacture;
- 23) Dyestuff manufacture;
- 24) Turpentine, varnish or size manufacture or refining;
- 25) Gypsum plaster or plaster of paris manufacture;
- 26) Drive-in-Theatres, cinema or theatres, subject to the provision of separate entries and exists for the cars, required sanitary and water supply arrangement, car parking arrangements as per regulations in force.

M-6.4 Non - viable plots in Industrial Zone (I) :

If some plots or parts thereof become unbuildable for factory purpose because of restrictions due to zonal set-back regulations the following users may be permitted on such plots.

- 1) Petrol pumps and Service Station
- 2) Parking lots
- 3) Electric sub-stations

- 4) Buildings of public utility concerns except residence,
- 5) The branches of Scheduled Banks or Cooperative banks,
- 6) Service industries
- 7) Storage Buildings.

M-6.5 Regulations for Residential / Commercial use in Industrial Zone: -

a) With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in industrial zone may be permitted to be utilised for an office or commercial purposes.

b) With the previous approval of the Commissioner, any open land or lands or industrial lands in the industrial zone including lands in Industrial T.P. Scheme may be permitted to be utilised 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 (C1 and C 2 Zone) Subject to the following:-

- (i)** The Conversion of Industrial Zone to Residential / Commercial zone in respect of closed industries shall not be permitted unless NOC from Labour 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. Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless no dues certificate is granted by Labour Commissioner

However, in respect of any open land in the industrial Zone, where industry never existed, NOC from Labour Commissioner is not required.

- (ii) a)** Layout / sub-division of land admeasuring 0.4 Ha and less ,shall be approved by the Commissioner who will ensure that 5% constructed built-up area on ground floor or in case total building on stilt then at first floor only to the satisfaction of the Commissioner shall be provided for Public utilities like

Citizen Facilitation Centre, kiosk and public related centre operated by Govt. organizations etc .

- (ii) b)** The layout or sub-division of such land admeasuring about 0.4 to 2.00 Ha. Shall be approved by the Commissioner who will ensure that 15% land public utilities and amenities electric sub-station, bus-station sub post office, police station , post office and such other amenities, as may be considered necessary will be provided therein.
- (iii)** 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, playground school dispensary and such other amenities shall be provided. Provided that at least 50% of this land shall be reserved for un-buildable reservation such a garden, recreational ground etc.
- (iv)** In such layout of sub-division each more that 5 Ha. In area, 25% of land for public utilities and amenities like electric Sub-station, Bus-station, sub-post office, police outpost garden, playground, school, dispensary and such other amenities shall be provided. These areas will be in addition to the recreational space as required to be provided under these regulations. Provided that at least 50% of this land shall be reserved for unbuildable reservations such as garden, recreational ground etc.
- (v)** The required segregating distance as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purpose.
- (vi)** Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or Commercial Zone.
- (vii)** Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as per Regulation No. N-2.4 shall be applicable or FSI of the same shall be available for utilisation on the remaining land.

- c) If Sanctioned Residential Development is existing on Industrial zone, the said Industrial zone be treated as Residential zone and all rules of R1 or R2 zone shall be made applicable automatically.

Note:-

1. 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 land to be reserved of said part area of land for public amenity spaces , as per the said regulation . However, necessary segregating distances shall be provided from Industrial use.
2. The area under reservation shall be treated in the area of required amenity space and TDR/ in-situ FSI for this area will be allowed.
3. 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 upto 50sq.m.
4. Provision in clause 11.8 will not be applicable.

TABLE - 25

Open space Relaxation in Narrow plots in Industrial Zones.

Sr. No	Relaxation granted in or condition imposed on	Width less than 10.5m	Depth less than 10.5m	Width between 10.5 upto 12m	Depth between 10.5m upto 12m	Width between 12m upto 18m	Depth between 12m upto 18m
1	2	3	4	5	6	7	8
1	Open space	Side open space may be reduced to 1.8 m	Rear open space may be reduced to 1.8 m	i)May be reduced on one side to 4.5 m ii)The other side may be reduced to 1.8 m	May be reduced at the rear to not less than 1.8 m	One side open space may be reduced to 1.8 m	Rear open space may be reduced to 1.8 m
2	Building dimensions etc i) Maximum width ii) Maximum depth iii) Maximum height iv) No. storeys v) Walls	6 m 30 m 4.5 m One Dead wall 40 cm. thick on rear side	30 m 6 m 4.5 m One Dead wall 40 cm. thick on both side	6 m 30 m 8 m Two Dead wall 40 cm thick facing the reduced open space, as in serial no (i)(ii) above of this column	30 m 6 m 8 m Two Dead wall 40 cm thick facing the rear side	6 m 30 m 8 m Two Dead wall 40 cm thick facing the reduced open space	30 m 6 m 8 m Two Dead wall 40 cm thick facing the rear side

M-7

GREEN ZONE /GREEN BELT (other than Hills and Hills slopes)

M-7.1

The following uses shall be permitted in Green Zone.

- 1) All agricultural uses including stabling of Cattle and buffalos up to the limit of 10 animals per hectare.
- 2) Poultry Farms
- 3) Forestry and Nursery.
- 4) Golf Club and Links
- 5) Public parks, private parks, Play fields, for recreation of all types.
- 6) Swimming pools/Sports and Games, health Clubs, Cafeteria-Canteen, Tennis Court etc.
- 7) Brick, tile or pottery manufacture;
- 8) Fish farming
- 9) Amusement Park
- 10) Sand, clay or gravel storage.
- 11) Storage and drying of fertiliser
- 12) Public utility establishments such as electric sub-stations, receiving stations, sewage disposal, water works along with residential quarters for essential staff for such works proposed to be located in the zone.
- 13) Farm house subject to the following conditions:
 - a) the land in which it is constructed is actually put under agricultural use:
 - b) Farm house shall be permitted by Municipal Commissioner Pune Municipal Corporation only after the requisite permission for Farm House is obtained by the owner from the Collector under the provisions of Maharashtra Land Revenue Code and attested certified copy is attached with the application u/s 44 of the MR& T.P. Act ,1966.
- 14) Polyhouse, Greenhouse, tissue culture
- 15) Skating & Cycle track
- 16) R& D activities regarding Genetic Modification

Note :

- i) Maximum floor space area shall not exceed 4% of the total plot with only ground floor without stilts. The minimum area for such user shall be 0.4 hectare and 500 trees per hectare shall be planted on such plot.
- ii) Before asking for any permission required trees shall be planted to the satisfaction of Chief Garden Superintendent, Pune Municipal Corporation.
- iii) No filling of any kind shall be permitted.

M-8 HILL TOPS AND HILL SLOPES ZONE(HTHS):

M-8.1 The following uses shall be permissible in the Hill Top Hill Slope Zone

- 1) All agricultural uses.
- 2) Forestry and Nursery
- 3) Public parks, Private parks, Play fields, for recreation of all types.
- 4) Public utility establishments such as electric sub-stations, receiving stations, water works etc.
- 5) Swimming pools/Sports and Games, Health Clubs, Canteen, Amusement park etc.
- 6) R& D activities regarding Genetic Modification
- 7) Farm house subject to the following conditions:
 - a) the land in which it is constructed is actually put under agricultural use:
 - b) Farm house shall be permitted by Municipal Commissioner Pune Municipal Corporation only after the requisite permission for Farm House is obtained by the owner from the Collector under the provisions of Maharashtra Land Revenue Code and attested certified copy is attached with the application u/s 44 of the MR& T.P. Act, 1966.

Note: i) Maximum floor space area shall not exceed 4% of the total plot area with ground floor structure without stilts. The minimum area of plot for such user shall be 2500 sq.m and 500 trees per hectare shall be planted on such plot.

- ii) Before asking for any permission required trees shall be planted to the satisfaction of Chief Garden Superintendent, Pune Municipal Corporation.

M-9 Users permissible in sites reserved for Civic and Cultural Center:-

M-9.1 The following uses shall be permissible in site reserved for Civic and Cultural Centers

- 1) Community Halls, Welfare Center, Gymnasium, Badminton hall;
- 2) Art Galleries, Museums, Aquariums, Public latrines;
- 3) Club House, BalBhavan
- 4) Swimming Pool
- 5) Cafeteria, Booth Shopping
- 6) Telephone Office, Police Chowki, Post Offices, Banks, MSEB Office, Dispensary etc.
- 7) Center for women's aid, small boys aid center, center for the handicapped, family planning center, Creches for Children etc.
- 8) Parking spaces, Rickshaw/Taxi stand,
- 9) Gardens, Children's playground and small play fields;
- 10) Cinema / Drama Theatre;
- 11) Convention Centre, Conference centre, Exhibition space, Memorial halls etc.

Note: The Municipal Commissioner, PMC may from time to time add to /alter the above list.

M-10 FLY OVER BRIDGES AND SUB-WAYS

Spaces below Fly-over bridges and areas in sub-ways may be allowed to be used for parking subject to following condition:-

1. Area under Fly-over shall be used only for public parking, public toilets as per requirements.
2. Sufficient area under the Fly-over shall be developed as green lots, so as to make the surrounding aesthetically beautiful.
3. The entry and exit points shall be conveniently located, considering the traffic.
4. The Plans of the Fly-over shall be got approved from the City Engineer in consultation with the Traffic Department of PMC.

M-11 Public Semi-Public Zone:-

Description:-

This zone includes Government, Semi-government, Local bodies and institutions owned properties and civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions.

Ancillary uses to the main use shall not exceed 7.5% of total area. For educational complex, the ancillary users like bank extension counter, canteen, gymkhana, stationary shops, etc. and in case of hospital medical stores, canteens, laundry, fruit stalls etc. may be permitted only by the Municipal Commissioner.

Permissible land uses in Public and Semi Public category:-

- 1) Higher primary schools, Integrated Residential Schools.
- 2) Health centers and Hospitals.
- 3) Research institutions.
- 4) Government buildings & residential accommodation for Govt. Employees , auditoriums, cultural complexes,
- 5) Educational Institutions , Colleges
- 6) Burial grounds, crematorium under special circumstances with the approval of Corporation / Standing Committee.
- 7) Nursery school subject to a plot size of min 300 sq.m
- 8) Sub offices of utilities up to 50 sq.m
- 9) Police stations, post offices
- 10) Primary schools
- 11) Parks, Play grounds and Maidans
- 12) Telecommunication /microwave towers under special case
- 13) Nursery crèches
- 14) Spastic Rehabilitation centers , Orphanages, Govt. dispensaries
- 15) Public distribution system shops
- 16) Fire stations
- 17) Bill collection centers, Government Collection Center.

- 18) Traffic and Transport related facilities
- 19) Places of worship, Dharmashala, hostels
- 20) Dhobi Ghat
- 21) Broadcasting and Transmission stations
- 22) Public library
- 23) Meteorological observatories
- 24) Airport and ancillary uses

Note:

- i. In case, any private property is included within the boundary of Public and Semi public use and if the owner can establish that the private / individual ownership of land vests with him/her, the land use existing / adjoining this piece of land shall be assigned to this piece of land in question with the special written permission of the Municipal Commissioner.
- ii. Regulation for Religious building N2.6.6 shall be applicable for development of Guruwar Peth CTS No. 436

M-12 Traffic & Transportation Zone

TRAFFIC AND TRANSPORTATION ZONE (T&T)

Description

Transportation zones are reserved for Traffic and Transport related activities such as railway yards, railway station, bus stands, bus shelters, Road and transport depots, parking areas, airport, special warehousing, cargo terminals and transfer of cargo between different types of transport (rail, road & air).

Permissible Land uses in Transportation Category

- 1) Bus terminals, Road transport uses
- 2) Bus bays, Auto rickshaw stand, Bus shelters, information kiosk, taxi stand
- 3) Metro stations, parking areas
- 4) Multi level car parking

- 5) Filling stations, service stations
- 6) Ware houses, Storage depots
- 7) Truck terminals
- 8) Railway station, Yards, Depots, Airport
- 9) Special warehousing, cargo terminals.
- 10) Transport offices
- 11) Workshops and garages
- 12) Automobile spares and services, Godowns ,
- 13) Loading and unloading platforms (with/without Cold storage facility), weigh bridges.
- 14) Public toilets as per requirement.
- 15) All ancillary uses for above categories decision of the Municipal Commissioner shall be final.

M-13 MULTIPURPOSE GROUND

Users permissible in sites reserved for Multi-purpose ground

- i) Playground
- ii) Exhibition ground
- iii) Festival fairs, ceremonies, religious functions etc.
- iv) Circus
- v) Social gathering , public speeches
- vi) Cultural activities like Kalagram etc.
- vii) Music Concerts etc.
- viii) Institutional programs
- ix) Cinema / open air theaters
- x) Govt. or semi-government organisation functions
- xi) Parking

Note :- The above uses shall be permissible on site of Multipurpose ground subject to NOC required police department, fire brigade department and traffic department's requisite approval .In addition to above the Municipal Commissioner may add or alter the above list from time to time.

M-14 MUNICIPAL PURPOSE

Users permissible in sites reserved for Municipal Purpose :

- i) Public , Semi-public uses as per clause M-11
- ii) Temporary use allowed as per confirming zone
- iii) Municipal Corporation activities as decided by the Commissioner.

M-15 Slum Improvement

Sites designated for slum improvement shall be allowed to develop as per special regulations for Slum Rehabilitation Authority (SRA), Pune and Pimpri-Chinchwad area / Appendix T.

M-16 Utility Reservations

Following Uses permissible as follows,

- a. Citizen facilitation centre –PMC kiosk
- b. Bank's ATM
- c. Toilet block / washroom
- d. Drinking fountain / potable water for tanker
- e. Rest area / Comfort zone
- f. News paper / Magazine – Library area
- g. City Guidance area
- h. Police / Home guard
- i. Municipal Purpose
- j. Help post / Enquiry office
- k. Telephone / PCB / STD / ISO
- l. Internet facilitation centre
- m. PMPML / State Transport / Railway / Airway Ticket centre
- n. MSEB

M-17 Business Hub Zone :-

Business hub zone has been earmarked in Development Plan for various types of business activities conforming to the Act. Development shall be applicable for the entire area of the zone. Development shall be allowed as per following regulations :-

1. Basic permissible FAR shall be 1.
2. Additional FSI maximum upto 3 may be permissible subject to payment of premium at the rate decided by the Municipal Commissioner.
3. Out of additional FSI, 25 % constructed built-up area shall be handed over to PMC along with separate parking as per these regulations. This area shall be used for uses specified below.
4. All provisions of these regulations shall be applicable where not specifically mentioned.
5. In the layout, provisions for traffic and transportation activities like bus terminals, taxi stands etc., public conveniences, fire brigade etc. shall be made. Infrastructural development within the layout shall be made by the developer / owner.
6. Following uses shall be permitted in this zone :-
 - a Shopping mall
 - b Business outlet
 - c Showrooms
 - d Exhibition halls
 - e Financial sector
 - f Entertainment activities
 - g Trade & Commercial activities
 - h Markets
 - i Cafeterias & Restaurants
 - j Accessory uses with the prior approval of Commissioner.

M-18 Special Commercial Zone:-

Special commercial zone has been earmarked in DP with a view to promote the small scale shopping and professional offices, which cater to the daily need of the population, at large. Development shall be allowed as per following:

1. Basic Permissible FSI shall be 1 and it should be utilised only for commercial purpose.
2. Additional 1 FSI may be allowed, subject to the payment of premium at the rate decided by Municipal Commissioner.
3. Out of additional FSI, 15% of constructed built up area shall be handed over to PMC along with separate parking. This additional area shall be permitted for rehabilitation of the project affected persons.
4. Shopping at ground floor may be allowed.
5. Maximum height for ground floor shopping shall be 4.20m.
6. All goods offered for sale or displayed should be within the premise comprising the shop and should not be kept in the passages or open spaces.
7. Users permitted shall be as per in R1, R2, C1 zone, Professional office, etc
8. Minimum shop area shall be 10 sq.m
9. All provisions of these regulations shall be applicable where not specifically mentioned.
10. Area equal to required amenity space shall be provided as parking spaces at suitable locations as directed by the Municipal Commissioner. Parking spaces shall be developed alongwith public convenience.
11. Required parking for occupancy and for visitors will be allowed to be provide in the parking spaces as above.
12. In special commercial zone where proposed F.S.I. is not more than 50% of basic F.S.I. and where only one tenement/bungalow has been proposed, then users mentioned in 7 above of this regulations will be permissible and all other users mentioned above as well as the provision of T.P. Scheme as mentioned in note below not be applicable.

Note:- For better implementation of proposal of Business hub and Special commercial zone ,TP Scheme will be prepared. Corporation shall use amenity spaces for parking, common play areas and to generate revenue to maintain and up keeping the same.

APPENDIX - N

N-2.1 Open spaces and area and height limitations for plots in congested areas

General - Area included in congested area shall be intended mainly for residential purpose.

All other users as listed out in Residential use in land use classification order shall be permitted on plots held in the congested area.

N-2.1.2 Residential :

a) Floor Area Ratio :

The permissible FAR shall be **1.5** for residential building and commercial user subject to maximum tenement density of **375 T/Ha.**, provided in a building with mixed residential and commercial user, the commercial user will be permitted only on the ground floor

Provided further that in the redevelopment scheme of a property in congested area:

- I) the size of the tenements in re-development scheme should not be smaller than 15 sq m and larger than 55 sq.m in area.
- II) Where the number of existing tenements exceeds the permissible density of 250 tenements per hectare, the redevelopment scheme should accommodate all the existing tenements, as far as possible, subject to condition that the proposed FAR does not exceed 25 percent above the permissible FAR of 1.5; for every tenement over and above permissible tenement density rehabilitation FSI calculated taking 55 sq.m per tenement subject to condition rehabilitation FSI shall not exceed 0.375.
- III) Where the existing tenement density is less than 250 tenements per hectare, the re-development scheme may accommodate the number of tenements so that the FAR does not exceed 1.5 and the tenement density does not exceed 250 per hectare.

Note:- i) Permissible Tenement Residential Density shall be 375 per Ha. However, additional FSI of 25% above permissible 1.5 shall be permissible of the existing tenements density exceeds 375 T/Ha.

- ii) Tenement constructed against rehabilitation FSI shall not be transferred within 5 years from the issuance of occupancy certificate and such condition shall be incorporated in property tax
- b) **Front Open Spaces** - The minimum set back from existing or proposed road shall be as under :-
- I) For streets of width 4.5 m and above 1.5 m existing as proposed.
- II) In R-2 zone where shops/commercial user in proposed - 2.25 m **1.5m will be automatically merged in to road.**
- III) For lanes less than 4.5 m width for which no road line has been prescribed a setback of 2.25 m shall be prescribed from the Centerline of such lane.
- IV) Structural projections such as balconies, cornices, weather shades, roof projections etc. shall be allowed in the set back distances prescribed above, **only for road width 9 m or above** and Such projections will not be taken into consideration for calculation of build-over area.
- c) **Height** - The height of the building shall not be more than **70m** and shall also be governed by the width of the road in front as per Regulation 15.5
- d) **Ground coverage** - The maximum ground coverage shall be 2/3rd of the plot area.

N 2.1.2 A) Cluster development Policy for Congested Area: -

Cluster: - A cluster is the area bounded by road/lane from at least 2 sides.

Applicability: -

- All the properties in residential zone which are at least 30 years old within the Congested area of Sector-I and congested areas in Sector II to VI of a cluster
- Minimum area of the cluster shall not be less than 1000 sqm.
- Owner/ Developer shall be eligible to apply for cluster development with prior NOC of 70% of total tenants for redevelopment of the cluster.

- Minimum width of means of access to the cluster from any side of cluster shall be 9 m.

User Permitted: -

- All the uses in residential zone as per this regulations.
- The existing PSP uses, Heritage structures shall be retained. Repair of heritage structure may be permitted with prior approval of heritage conservation committee.

Rules & Regulations: -

(a) Floor Area Ratio:-

- I. FAR shall be **3.00**. Out of which maximum residential shall be 2.5 as required for rehabilitation of existing residential tenants. The remaining FSI shall be used as commercial.

II. Rehabilitation FAR shall be calculated as below :-

- (i) Rehabilitation FAR is total FAR required for rehabilitation of existing tenants.
- (ii) The size of residential tenement for rehabilitation shall be a minimum of 25 sq.m. or 'equal to area of existing tenement' whichever is more.
- (iii) For rehabilitation of area under commercial use, the tenement size of commercial tenement shall be equal to area of existing use or 10 sq.m whichever more.

(iv) Rehabilitation & Free Sale Components:

Ratio between FSI for rehabilitation of eligible tenants and FSI for the free sale shall be 1 : 2.00.

Example :- If the rehabilitation component is 10 sq.m. of construction, then an additional 20 sq.mt. area will be permitted so that 20 sq.m. can be sold in open market and the rehabilitation component subsidized.

- (v) Rehabilitation of tenant shall be made free of cost

(b) Marginal Open spaces :- shall be applicable as per provisions in DC Regulations.

- (c) **Height :-** Permissible height shall be upto 70m. except a restriction in vicinity of ancient monuments eg. Shaniwarwada, Aagakhan palace & Pataleshwar Caves, Mhatama Phule wada other restrictions that may be imposed time to time by State & Central Govt.

- (d) **Ground Coverage:** - The Maximum permissible ground coverage shall be 2/3rd of the plot area for building height upto 21 m and for building above 21m shall be 50%.
- (e) **Cluster TDR:-** Under this scheme, a maximum FAR of 3.00 shall be permitted on the site.
- i. In case the maximum permissible FAR of 3.00 cannot be consumed in-situ due to restrictions in the vicinity of National and State monuments, the difference between consumed FSI and maximum FSI shall be converted into TDR.
 - ii. The difference between permissible FSI and maximum FSI in-situ 3.00 shall be converted into TDR.

The TDR generated from above (i) and (ii) can be used as per TDR regulation N-2.4.11(A). Hereinafter, this TDR shall be called as Cluster TDR.

- (f) **Recreational Open Space:** - 10% of Cluster area shall be provided in the cluster preferably in one piece and one place as open space. In case where cluster area is between 0.2 – 0.4 Ha and if the owner/ developer is willing to develop parking for general public over and above the parking requirements for his use, he may be allowed to develop such parking below recreational open space. The said parking shall be made available to public.
- (g) **Amenity Spaces:** - For cluster area above 0.4 Ha; 5% Amenity space shall be provided preferably at one place. The amenity space shall be provided at the location as directed by Municipal Commissioner. The amenity space may be developed for multilevel/ mechanical parking for public use. The owner/ developer may operate and maintain the public parking on pay and park basis. In case if the owner/ developer is not in position to operate and maintain public parking; then the amenity space along with the developed parking shall be handed it over to PMC. In such a case, the owner/ developer shall be entitled for FSI of the amenity area.
- (h) When an owner /s/ Developer /s seeks permission to develop two or more cluster located in the same revenue peth boundary area or spaced at a distance of not more than 500m from one another as a Composite Cluster development Scheme;

accommodation of all the existing occupiers may be allowed on any of the properties by legal and peaceful means subject to the permissible FSI of that zone. In such a case the sale component of residential and commercial use may be allowed to be interchanged subject to maximum permissible FSI of the individual plots. It is necessary, however that all the proposals should be submitted and got approved at the same time as a composite scheme. Also amenity space for all the clusters may be allowed to keep at one cluster.

- (i) **DP Reservations in the cluster:** - For the development Plan reservations in the cluster, the owner/ developer may be allowed to relocate or realign the reservation within the cluster as directed by Municipal Commissioner.
- (j) **Roads/ Lanes:** - If the Municipal Commissioner thinks it is expedient for the improvement of traffic flow , any road/ lane within the cluster forming a link between two roads needs to be widened then the developer shall widen the road.
- (k) **Public Lanes within the cluster:** - Notwithstanding anything contained in these regulations, for better planning of the area and cluster, public lands (lands under lanes, by-lanes etc.) within the cluster may be allowed to merge in the cluster after payment of value of land as per prevailing ready reckoner to the Corporation / District Collector. After such payment, Municipal Commissioner is authorised to delete such lanes/ by-lanes and developer/ owner will be allowed to develop entire cluster and use of such land will automatically get converted into predominant zone of such cluster.
- (l) **Services:** - Redevelopment of the existing services like water lines, drainage lines, telephone lines, roads, etc. shall be made by the owner/ developer under the direction of concerned departments and NOC to that effect shall be submitted.
- (m) The tenants will not be able to sale / transfer / rent / lease the rehabilitation tenement for 10 years from the receipt of the tenement. However transfer to legal heirs shall be permissible. In case of breach of these conditions the Municipal Commissioner shall cancel the allotment of the tenements.
- (n) The Municipal Commissioner shall permit transfer of the rehabilitation tenement after ten years by charging a premium of an amount 25% of the then prevailing

market value of the tenement. These conditions (m) & (n) shall be incorporated in their agreements.

Incentive FSI: - In case of Composite redevelopment undertaken by the different landlords and / or Co-operative Housing Societies of landlords and / or occupiers or developer jointly of 2 or more plots having amalgamated plot area between 0.2 to 0.4 Ha, above 0.4 to 1 Ha and above 1 ha, Incentive FSI to the extent of 20%, 30% and 45% of the rehabilitation FSI respectively may be granted.

N 2.1.2 B) Commercial Zone Cluster Re-development Policy: -

Applicability: -

- All the properties which are 30 years old and above in commercial zone within Congested area of Sector-I as earmarked in DP.
- Minimum area of cluster shall not be less than 0.1Ha.
- Owner/ Developer shall be eligible to apply for development of properties with prior NOC of all tenants for redevelopment of the cluster.
- Minimum means of access to the property shall be 12 m. & above.

User Permitted: -

- All the uses in commercial zone as per these regulations.
- Maximum residential use allowed in this zone is equal to the area required for rehabilitation of existing tenants.
- The existing PSP uses, Heritage structures shall be retained. Repair of heritage structure may be permitted with prior approval of heritage conservation committee.

Rules & Regulations: -

(a) Floor Area Ratio:-

I. Maximum Permissible FAR shall be 3.0

II. Rehabilitation & Incentive FAR shall be as mentioned below

- (i)** Rehabilitation FAR is total FAR required for rehabilitation of existing tenants.
- (ii)** The size of residential tenement for rehabilitation shall be 25 sq. m or 'equal to area of existing tenement' whichever is more.

(iii) For rehabilitation of area under commercial use the tenement size of commercial tenement shall be equal to area of existing use or 10 sq.m whichever is more.

(iv) Rehabilitation & Free Sale Components:

Ratio between FSI for rehabilitation of eligible tenants and FSI for the free sale shall be 1 : 2.00.

(v) Rehabilitation of tenant shall be made free of cost

Example :- If the rehabilitation component is 10 sq.m of construction, then an additional 20 sq.m area will be permitted so that 20 sq.m can be sold in open market and the rehabilitation component subsidized.

(b) **Marginal Open spaces:-** Shall be applicable as per this Regulation.

(c) **Height :-** Permissible height shall be as 70m except a restriction in vicinity of ancient monuments i.e. Shaniwarwada, Aagakhan palace & Pataleshwar Caves , Mhatama Phule wada and such other restrictions that may be imposed time to time by State & Central Govt. subject to conditions mentioned in Clause no. 13.5 & other relevant provisions of these regulation.

(d) **Ground Coverage: -** The Maximum permissible ground coverage shall be 2/3rd of the plot area for building height upto 21 m and for building above 21m shall be 50%.

(e) **Cluster TDR:-** Under this scheme, a maximum FAR of 3.0 shall be permitted on the site.

i. In case the maximum permissible FAR of 3.0 cannot be consumed in-situ due to restrictions in the vicinity of National and State monuments, the difference between consumed FSI and maximum FSI shall be converted into TDR.

ii. The difference between permissible FSI and maximum FSI 3 shall be converted into TDR.

The TDR generated from above (i) and (ii) can be used as per TDR regulation N-2.4.11(A). Hereinafter, this TDR shall be called as Cluster TDR.

(f) **Recreational Open Space: -** For area of cluster above 0.4 Ha recreational open space shall be provided preferably in one piece and one place.

- (g) **Space for Public Parking:** - For area of the cluster above 0.2 Ha; 10% parking area shall be provided preferably at one place. The parking space shall be provided at the location & the same shall be developed for multilevel/ mechanical parking as directed by Municipal Commissioner. This parking space shall be in addition to the normal required parking. In case, it is observed that such parking is misused; then Municipal Commissioner shall have right to take over the parking.
- (h) When an owner /s/ Developer /s seeks permission to develop two or more cluster located in the same revenue peth boundary area or spaced at a distance of not more than 500m from one another as a Composite Cluster development Scheme; accommodation of all the existing occupiers may be allowed on any of the properties by legal and peaceful means subject to the permissible FSI of that zone. In such a case the sale component of residential and commercial use may be allowed to be interchanged subject to maximum permissible FSI of the individual plots. It is necessary, however that all the proposals should be submitted and got approved at the same time as a composite scheme. Also amenity space for all the clusters may be allowed to keep at one cluster.
- (i) **DP Reservations in the cluster:** - for the development Plan reservations in the cluster, the owner/ developer may relocate or realign the reservation within the cluster as directed by Municipal Commissioner.
- (j) **Roads/ Lanes:** - If the Municipal Commissioner thinks it is expedient for the improvement of traffic flow , any road/ lane within the cluster forming a link between two roads needs to be widened then the developer shall widen the road.
- (k) Notwithstanding anything contained in these regulations, for better planning of the area and cluster, public lands (lands under lanes, by-lanes etc.) within the cluster may be allowed to merge in the cluster after payment of value of land as per prevailing ready reckoner to the Corporation / District Collector. After such payment, Municipal Commissioner is authorised to delete such lanes/ by-lanes and developer/ owner will be allowed to develop entire cluster and use of such land will automatically get converted into predominant zone of such cluster.

- (l) **Services:** - Redevelopment of the existing services like water lines, drainage lines, telephone lines, roads, etc. shall be made by the owner/ developer under the direction of concerned departments and NOC to that effect shall be submitted.
- (m) **Heritage structures within the cluster:** - Heritage structures within the clusters have to be conserved as per directions of the Heritage Conservation Committee, PMC.
- (n) The tenants will not be able to sale / transfer / rent / lease the rehabilitation tenement for 10 years from the receipt of the tenement. However transfer to legal heirs shall be permissible. In case of breach of these conditions the Municipal Commissioner shall cancel the allotment of the tenements.
- (o) The Municipal Commissioner shall permit transfer of the rehabilitation tenement after ten years by charging a premium of an amount 25% of the then prevailing market value of the tenement. These conditions (o) & (m) shall be incorporated in their agreements.

Incentive FSI: - In case of Composite redevelopment undertaken by the different landlords and / or Co-operative Housing Societies of landlords and / or occupiers or developer jointly of 2 or more plots having amalgamated plot area between 0.2 to 0.4 Ha, above 0.4 to 1 Ha and above 1 ha, Incentive FSI to the extent of 20%, 30% and 45% of the rehabilitation FSI respectively may be granted.

N 2.1.2 C) Densification in Metro influence zone in Congested area: -

Metro influence zone: - Sector-I is influenced by Swargate -Nigdi Metro line. Area bounded by around 500 m on either side of the metro corridor as shown in Development Plan is defined as Metro influence zone. The boundaries of densification corridor are to be identified on the basis of physical features, such as major roads and physical land marks.

Applicability: -

- All the properties in residential and commercial zone within 500 meter on either side of Metro corridor.
- Minimum plot area shall be 0.2 Ha and above.
- Owner/ Developer shall be eligible to apply for development of properties in the metro corridor with prior NOC of all tenants for redevelopment.
- Minimum means of access to the cluster from any side of cluster shall be 9 meter & above.
- Rules of cluster development policy shall not be applicable.
- These regulations shall not be applicable for properties having heritage structures.
- These regulations shall not be applicable to properties in PSP zone having religious use.

User Permitted: -

- All the uses in residential and commercial zone as per this regulation.
- Maximum Residential use at 75%

Rules & Regulations: -

(a) Floor Area Ratio:-

- i) Basic FSI shall be 2.
- ii) Maximum Permissible FAR shall be 4 (Basic FSI + remaining FSI against Premium).TDR maximum upto 40% may be permissible subject to condition maximum FSI shall not exceed 4 .
- iii) Additional FAR may be granted subject to payment of premium equal to 1.25 times the rate of Ready Reckoner.

(b) Marginal Open spaces: - shall be applicable as per this regulation.

- (c) **Height** :- Permissible height shall be as per this regulation except a restriction in vicinity of ancient monuments i.e. Shaniwarwada, Aagakhan palace & Pataleshwar Caves , Mhatama Phule wada and such other restrictions that may be imposed time to time by State & Central Govt. subject to conditions mentioned in Clause no. 13.5 & other relevant provisions of these regulation.
- (d) **Ground Coverage**: - The Maximum permissible ground coverage shall be $2/3^{\text{rd}}$ of the plot area for building height upto 21 m and for building above 21m shall be 50%.
- (e) **Recreational Open Space**: - 10% of Cluster area shall be provided in the cluster preferably in one piece and one place. In case where cluster area is between 0.2 – 0.4 Ha and if the owner/ developer is willing to develop parking for general public over and above the parking requirements for his use, he may be allowed to develop such parking below recreational open space. The said parking shall be made available to public.
- (f) **Amenity Spaces**: - For cluster area above 0.4 Ha; 5% Amenity space shall be provided preferably at one place. The amenity space shall be provided at the location as directed by Municipal Commissioner. The amenity space shall be developed for multilevel/ mechanical parking for public use. The owner/ developer may operate and maintain the public parking on pay and park basis. In case if the owner/ developer is not in position to operate and maintain public parking; then the amenity space along with the developed parking shall be handed it over to PMC. In such a case, the owner/ developer shall be entitled for FSI of the amenity area.
- (g) **DP Reservations in the corridor**: - for the development Plan reservations in the corridor, the owner/ developer may relocate or realign the reservation within the cluster as directed by Municipal Commissioner.
- (h) **Roads/ Lanes**: - If the Municipal Commissioner thinks it is expedient for the improvement of traffic flow , any road/ lane within the cluster forming a link between two roads needs to be widened then the developer shall widen the road.
- (i) **Public Lanes within the Metro influence zone**: -For better planning of the area and cluster, public lands (lands under lanes, by-lanes etc.) within the cluster may be allowed to merge in the cluster after payment of value of land as per prevailing

ready reckoner to the Corporation / District Collector. After such payment, Municipal Commissioner is authorised to delete such lanes/ by-lanes and developer/ owner will be allowed to develop entire cluster and use of such land will automatically get converted into predominant zone of such cluster.

- (j) **Services:** - redevelopment of the existing services like water lines, drainage lines, telephone lines, roads, etc. shall be made by the owner/ developer under the direction of concerned departments and NOC to that effect shall be submitted.

N-2.1.3 Educational, Public Health :-

- a) **Floor Area Ratio:-** Normally the FAR permissible for above buildings would be 2.0 However in case of special circumstances the Municipal Commissioner may permit additional FAR upto 50% i.e. maximum FSI upto 3.0 subject to payment of premium as decided by the Municipal Commissioner and subject to terms and conditions mentioned in clause no N-2.2.2 & N-2.2.3 .

- b) **Open Spaces** – A clear open space of 4.5 m all round the above Building shall be provided. In case of existing educational institute available playground shall not be reduced to accommodate any further development. In case of redevelopment or new construction norms for playground shall apply. Playground norms may be relaxed by the Municipal Commissioner on the merit of the case, ensuring that facility of the playground shall be made available elsewhere in the vicinity.

N-2.1.4 Pathway for access to the internal building or interior part of the building:

The pathway shall not be less than 3.6 m in clear width and no portion of any building shall overhang or project below a height of **5.5 m** from the surface of such passage if the length of such passage or the number of building served by such passage requires such extra width or such clear height to be provided.

- N-2.1.5** The provisions of N-2.1.2 N-2.1.3 and N-2.1.4 may be relaxed by the Commissioner in Special Circumstances However if the width of property is less than 3.6 m the entire ground floor shall be on stilts.

N-2.2 Open space and Area & Height limitations for plots held in area other than congested area and Koregaon Park area for which independent regulations will be applicable as per Appendix S:-

N-2.2.1. Residential Buildings:

a) The provisions as given in Table 26 and Regulations for construction on smaller plots shall apply for residential buildings, residential-cum-office or shop buildings permissible on plots held on other than congested zone and residential buildings permissible in industrial areas:

b) Minimum distance between main and Accessory Building –

A clear distance of at least 1.5 m shall be left between the main building and any accessory building such as an out-house, garage etc. constructed in one building plot:

c) Number of Main and Single Storeyed Accessory Buildings in a plot -

Only one main building either a tenement house or block of flats or a dwelling house together with such outhouses, 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 restrictions shall not prevent erection of two or more main buildings together with incidental constructions mentioned above on the same plot, equal to the number of multiples of the minimum size of building plot as laid down under Table - 26, if the area of the plot is twice, thrice or more as the case may be.

TABLE - 26
FAR , Front, Rear& Side Margins and Heights to different categories in Non-Congested Area.

Sr. No	Description of Road	Minimum plot size in sq. mtr	Minimum front age in m.	Minimum setback from road front in m	Minimum side and Rear open space in m	Maximum permissible Ground coverage	Maximum Height permissible in m	FAR	Remarks
1	2	3	4	5	6	7	8	9	10
1	Roads of 36m and above or road as specified by the Municipal Commissioner	750	18	6 m from the D.P. road line	Half the height of the building minus three subject to minimum of 3m (side & rear)	50%	Upto 21m	1	
2	Roads 24m wide and above	600	18	6 m from the D.P. road line	As above	50%	Upto 21 m	1	

Sr No	Description of Road	Minimum plot size in sq.m	Minimum front age in m.	Minimum setback from road front in m	Minimum side and Rear open space in m	Maximum permissible Ground coverage	Maximum Height permissible in m	FAR	Remarks
1	2	3	4	5	6	7	8	9	10
3	Roads of width below 24 m wide and 15m & above	500	15	4.5 m for purely residential and 6 m for commercial and others	Half the height of the building minus three subject to minimum of 3m (side & rear)	50%	21	1	
4	Road of width below 15 m and above 6 m	250	12	4.5 m for residential	As above	50%	18m	1	
5	Road of width 12m and below	125 and above but less than 250	8 to 12	3.0 m	2.25 m & in case of semi-detached rear margin 3.0 m	50%	10	1	

Sr. No	Description of Road	Minimum plot size in sq.m.	Minimum front age in m.	Minimum setback from road front in m	Minimum side and Rear open space in m	Maximum permissible Ground coverage	Maximum Height permissible in m	FAR	Remarks
1	2	3	4	5	6	7	8	9	11
6	Row Housing on Roads of width of 12m and below	50 125	4 to 8	3.00	side margin 2.25 rear margin 1.50	50%	10m	1	In case of categories 5, 6 & 7 marginal distance of any building shall be minimum 3.0 m from peripheral boundary of the layout.
7	Row Housing for EWS/LIG	25 50	4	1.0 m from pathway 2.25m from road boundary	side margin 2.25 rear margin 1.50	Net Plot area minus area under required marginal Open spaces	10m	1	

Note :

1. Subject to the condition that a row housing plot at the junction of two roads shall be larger to maintain to set back from both roads and subject to the condition that not more than 8 and less than 4 plots shall be allowed in each block of the row, each block shall be separate from the other by 6m and buildings shall conform to a type to be approved by the Pune Municipal Corporation.
2. Subsidiary structures such as Car Park, Independent sanitary block, etc. shall not be permitted in plot having area below 250 sq. m.
3. Tenement size means the total built up area including thickness of walls, enclosed balconies and internal passage, etc but excluding common corridors, passages and staircases, lift rooms etc.
4. Construction of ottas, steps, railings, barricades or supporting column for canopy or porch shall not be allowed in front marginal open space. However steps may be permitted in 1.2m from the building line.
5. In case of Weaker Housing scheme providing all tenements of a 30 sq.m. each of less, a tenement density upto 300 tenements per Ha will be allowed.
6. In S. No.4, 5 of Dhankawadi and S. No. 574, 631 of Bibwewadi (PSP Zone)the development permission shall be allowed with FSI of 0.33 and ground floor / P+1 structures only subject to the condition that number of trees as directed by Municipal Commissioner, PMC shall be planted. No occupation certificate shall be granted without actual verification of the same on the plot.
7. All the plot size mentioned in the table for categories 1 to 4 are minimum. In case where actual size of the plot is more, then the provisions for the respective plot size would be made applicable irrespective of road width on which the plot fronts.
8. With a provision of additional visitors parking in front margin of the building. The parking space must be leveled, mettalled paved as directed by the Municipal Commissioner.

9. Shops for R-1 uses will be permitted only on the plots fronting on roads having width from 9 m to 12 m with a front set back of 7.5m
10. Only residential users shall be permitted on plots fronting on roads with width less than 6 m.
11. For plots, in non-congested areas, exceeding 1000 sq.m and above, height shall be governed in accordance with clause no. 19.6 of these regulations.
12. With the special permission of the Municipal Commissioner, shopping luses and departmental stores may be permitted subject to the following conditions.
 - i) The side and rear marginal open spaces shall not be less than 9 m in width.
 - ii) Every shops should be permit to open on minimum 2.4 m wide passage which shall be properly lighted and ventilated.
 - iii) All goods offered for sale or displayed should be within the premises comprising the shop and should not be kept in the passages or open spaces.
 - iv) Permission should be granted as per prior NOC's from fire and traffic dept. PMC.

13. Regulations for construction on smaller plots:-

Applicability :- These regulation will be applicable to constructions like Gunthewari and privately subdivided plots, without any layout/ subdivision, having area 500 sqft to 2700 sqft in residential and commercial Zone of non congested area.

Regulations

- 1) Plot area shall be minimum 500 sq ft and maximum 2700 sq ft
- 2) Permissible FSI - 1.0
- 3) Premium FSI up to 0.4 will be permissible.
- 4) Marginal open spaces will Permissible as per congested area i.e. for residential front margin will be 1.50 m. for remaining sides no need to provide marginal open spaces.
- 5) Permissible height of Building shall be 10 m., G+1 or P+2 floors will be permissible
- 6) Minimum width of staircase shall be 0.75 m.
- 7) Parking Provisions
 - For plots 500 sqft to 1500 sqft
 - Car - Nil , Scooter- 2
 - For Plots 1500 sqft to 2700 sqft
 - Car- 1, Scooter - 2
- 8) Existing structures conforming to above regulations may be regularized subject to payment of development charges at the rate equal to two times the prevailing development charges.
- 9) Commissioner, PMC is authorized for concession in penalty on development charges and property tax.

N-2.2.2 Education Building:

- a) **Built-up area** - The maximum permissible built up area shall be not more than 50% of plot-area.
- b) **F.A.R.** –The maximum F.A.R. shall be 1.0
- c) A minimum marginal open space of 6 m shall be left on all sides from boundaries of the plot. 40% of total area shall be reserved for playground excluding marginal open spaces and aggregate area totally at one place. Breakup of playground area may be relaxed by the Municipal Commissioner if required. In case of schools for Physically Handicapped, playground shall be 20 % of total area. No need of playground for Educational complex or building exclusively used for research centre, correspondence course, management studies, distance learning.

In case of layouts of institute/s which have been sanctioned prior to year 2008 and where buildings are existing on the site and where there is insufficient area for providing 40% play ground, the revised proposal/s with additional F.S.I. shall be considered with the existing play ground

- d) However, an additional F A.R. upto 1.0 may be permitted by the Municipal Commissioner for buildings used for Educational purpose & ancillary uses. However with the prior approval of the Govt. further additional F.A.R. upto 0.5 may be permitted by the Municipal Commissioner.

Additional F.A.R permitted shall be subject to terms and conditions mentioned below:

Terms and conditions:-

- (a) Maximum basic FSI allowed shall be 1.0
- (b) FSI may be increased by additional FSI not exceeding 1.5, as below:
 - 1) 1.0 F.S.I may be allowed by Municipal Commissioner with premium
 - 2) 0.5 FSI may be allowed with premium and with prior Approval of Government.
- (c) Such additional FSI will be permissible subject to the payment of premium to Government as may be decided by Government, out of which 50% shall be payable to the Corporation.
- (d) The additional built-up area above the permissible FSI shall be utilised for bonafide Educational purpose & ancillary uses only.

- (e) 5% seats, out of the total capacity, shall be reserved for Government nominees as may be recommended by the Department of educational, Department of Higher and Technical Education, Government of Maharashtra.
- (f) Without charging any fees 15% seats of total capacity shall be reserved for economically backward class candidates recommended by the Municipal Commissioner.
- (g) The Director of School Education, Government of Maharashtra and Director of Higher and Technical Education, Government of Maharashtra / the Municipal Commissioner shall be the competent authority to monitor the compliance of the terms and conditions referred to at (d), (e) (f) and (g) above and, in case of any breach thereof or in case the Education being rendered by the Education Institution is not to the satisfaction of the said Department, the Director of School Education and the Director of Higher and Technical Education/ the Municipal Commissioner shall have right to suitably penalise the Education Institution.
- (h) The Educational Institution shall maintain records regarding free or concessional education rendered to needy persons, which shall be made available to the Authorities specified in (g) above.
- (i) The trustees of the Educational Institution shall furnish the requisite periodical statements to the Authorities to (e), (f) (g) and (i) above.
- (j) In premises of higher education institution other users such as branch of bank, canteen/mess, ATM centre and stationary stores may be permitted not exceeding 10% of the permissible built up area subject to maximum 2000 sq.m.
- (k) The Educational Institution shall file an undertaking that it shall abide by the above enumerated terms and conditions.
- (l) Adequate Parking facilities shall be provided as per D.C. Regulations and regulations modified time to time as well as all provisions of D.C. Regulations applicable.
- (m) Maximum permissible Ground coverage shall be 50% of net plot
- (n) Construction of cultural / multipurpose hall may be allowed subject to condition the same shall be made available to amateur artist of all age group

for rehearsals of dramas, on recommendation of the Municipal Commissioner, after school hours.

(o) Premium shall be charged at following rates-

S. No.	Type of user/ building	Percentage of market value for the additional FSI granted
a)	Primary School, Secondary School,	5 %
b)	College/Educational Institutes.	10%
c)	Special Educational Institute for Physical handicapped/Mentally ill.	5%

- Note:**
- i) Rates above are subjected to revision with prior approval /direction of State Government from time to time.
 - ii) Educational institutes shall not be located within a distance of 90m from the nearest petrol pump.
 - iii) Educational institutes shall not be located within a distance of 60 m from Cinema Theatre/Mangal Karyalaya/Assembly Hall

N-2.2.3A) Institutional buildings for Hospitals

- a) **Built up area-** The built up area shall not be more than 50% of the area of the plot.
 - b) **F.A.R.** –The maximum basic F.A.R. shall be one.
 - c) There shall be a minimum open space of 6m on all sides.
 - d) However i) an additional F.A.R. upto 1.0 may be permitted by the Municipal Commissioner for buildings used for Hospitals.
- ii) Further maximum additional 1.0 FSI in the form of TDR
- {(0.4 Road from very said plot + 0.4 amenity + 0.2 Slum)
- OR
- (0.6 slum + 0.4 Road from very said plot / amenity)
- OR
- (1.0 slum)} may be permitted.
- iii) However with the prior approval of the Govt. further additional F.A.R. upto 1.0 may be permitted by the Municipal Commissioner .

Additional F.A.R so permitted shall be subject to terms and conditions mentioned below:-

Terms and conditions:

- (a) Additional FSI be utilised / permitted as below:**
- i) The additional FSI 1 with prior approval of the Municipal Commissioner will be permissible subject to the payment of premium which may be revised from time to time.
 - ii) The additional FSI 1 with prior approval of the State Government will be permissible subject to the payment of premium,
 - iii) Out of total premium charges 50% charges shall be payable to the Corporation and 50 % to Government.
- (b)** 1 FSI in the form of TDR as mentioned in (d)ii) above may be permitted.
- (c)** After commencement of work upto maximum 3 FSI as above additional 1.0 FSI may be allowed with prior Approval of Government on payment of premium.
- (d)** The additional built-up area over and above the permissible FSI shall be utilised exclusively for medical purposes or otherwise specified in this regulation.
- (e)** Free medical treatment to the extent of at least 20% of the total number of beds shall be given to persons from economically weaker sections of society or to person below the poverty line referred by Municipal Commissioner. In addition, 10% of the total number of patients in OPD shall be provided treatment at concessional rates (rates that are being charged by Government hospitals).
- (f)** Notwithstanding anything in these regulations, out of total 4 FSI, maximum 0.5 FSI may be used for training institute such as Nursing school/ college, Physio-Therapy institute etc. If area of the plot is more than 10 Ha Medical college & hostel may be permitted.
- (g)** The Director of Health Services, Government of Maharashtra / the Municipal Commissioner shall be the competent authority to monitor compliance of terms and conditions referred (d) & (e) above and, in case of any breach thereof or in case the medical services being rendered by the Medical Institution are not to the satisfaction of the Director of Health Services / the Municipal

Commissioner, they shall have the right to suitably penalise the Medical Institution.

- (h) The trustees/owner of the Medical Institution shall submit monthly statements to the Director of Health Services and Municipal Commissioner in regard to (d) and (e) above.
- (i) In premises of a Medical Institution containing mixed users i.e. commercial users and staff quarters not exceeding 10% of the total built-up area may be permissible with special written permission of Municipal Commissioner.
- (j) The Medical Institution shall file an undertaking that it shall abide by the terms and conditions decided by the Municipal Commissioner.
- (k) Adequate Parking facilities required as per D.C. Rules & regulations modified time to time shall be provided as well as all provisions of D C Regulation are applicable.
- (l) Maximum permissible Ground coverage shall be 50% of net plot
- (m) For availing additional FSI marginal open spaces may be relaxed
 - i) Upto maximum 1.5 m. in case of building height upto 21m.
 - ii) Above 21 m marginal open spaces shall be provided as per DC regulations.
- (n) Hospital shall not be located within a distance of 90 m from the nearest petrol pump.
- (o) For additional FSI premium shall be charged as mentioned in table below:

S. No.	Type of user/ building	Percentage of market value for the additional FSI
a)	Medical: Hospital registered under Medical Public Trust & Charitable trusts.	15 %

- Note:**
- i) To avail FSI above 2 minimum plot area shall be 0.4 Ha and above.
 - ii) Rates above are subjected to revision with prior approval from Municipal Commissioner time to time.

N 2.2.3 B) Institutional buildings for Maternity Homes, Health Centers:-

- a) **Built up area-** The built up area shall not be more than 1/3rd of the area of the plot.
- b) **F.A.R.** –The maximum F.A.R. shall be 1 .
- c) There shall be a minimum open space of 6m on all sides.

** However, the Municipal Commissioner for buildings used exclusively for Registered Charitable Trust Maternity Homes & Health Centers may permit an extra F.A.R. upto 1.0 with premium subject to following terms and conditions:

Terms & Conditions:-

- o. 20%of total number of beds shall be reserved. Free medical treatment to the extent of at least 20% of the total number of beds shall be given to persons from economically weaker sections of society or to person below the poverty line referred by Municipal Commissioner. In addition, 10% of the total number of patients in OPD shall be provided treatment at concessional rates (rates that are being charged by Government hospitals).
- p. The Director of Health Services, Government of Maharashtra / the Municipal Commissioner shall be the competent authority to monitor compliance of terms and conditions and, in case of any breach thereof or in case the medical services being rendered by the Medical Institution are not to the satisfaction of the Director of Health Services / the Municipal Commissioner, they shall have the right to suitably penalise the Medical Institution.
- q. The trustees/owner of the Medical Institution shall submit monthly statements to the Director of Health Services and Municipal Commissioner.

For additional FSI, premium shall be charged as mentioned in table below:

S. No.	Type of user/ building	Percentage of market value for the additional FSI
a)	Medical: Maternity Home, Health Centers of registered under Medical Public Trust & Charitable trusts.	15

- Note:**
- i) Rates above are subjected to revision with prior approval of Municipal Commissioner.
 - ii) Maternity Homes, Health Centers shall not be located within a distance of 90m from the nearest petrol pump.

N-2.2.4 Cinema Theatres/Assembly Halls :

a) Open spaces :-

- i) Front set back** – A set back of 12m from road shall be left. However, in case of Cinema/ Drama theaters having seating capacity 500 or less minimum front setback shall be 7.5 m in Non-Congested area and shall also increased by 1 m for every 100 additional seats or part thereof subject to maximum of 12m. In Congested area front setback shall be 7.5 m.

NOTE : Further in cases of plots facing National Highway and Major District Roads the building shall be 37 m or as prescribed by Highway Authority from the center line of existing or proposed road or 12 m from plot boundary whichever is more.

- ii) Side and rear open space** - Side and rear marginal distances to be left shall be minimum 6m in non-congested area and 3.6 m in congested area.

- b)** No Cinema Theatre/Mangal Karyalaya/Assembly Hall shall be permitted unless the minimum distance between boundary of the site for Cinema Theatre/Mangal Karyalaya /Assembly Halls etc. and boundary of educational, institutional and other Government Business Buildings is at least 60 m.

- c)** Maximum F.A.R. shall be 1 in non-congested area and 1.5 in congested area.

- d)** Minimum width of Access road shall be 15m.

- e)** Cinema Theatres/Assembly Halls shall not be located within a distance of 90m from the nearest petrol pump.

f) Redevelopment of existing Cinema / Drama theaters :-

The user of Cinema/Drama theatre shown as existing user in Development Plan shall be the designated, in case of redevelopment , a similar user with more or less than the existing capacity may be provided along with any other user excluding users that may be permissible in accordance with zoning regulations applicable to a particular plot with prior permission of the Municipal Commissioner subject to the further condition that the development or redevelopment of Cinema / Drama theater shall be accordance with Maharashtra Cinema (Regulation) Rules ,1966.

Drive in theaters, theaters, cinema houses along with users permissible in that zone or C1 zone may be permitted irrespective of the status of the road. However, following users shall not be permitted along with cinema/drama theaters.

- (i) Trades schools or other similar schools
- (ii) Coal or firewood shops
- (iii) Stores of inflammable material
- (iv) Repairing garages
- (v) Paper manufacturing
- (vi) for any other user notified by the Municipal Commissioner

Provided that, the plot/ lands where there is existing cinema theaters , redevelopment of the plot shall be allowed subject to the condition that at least 1/3rd of the existing seats shall be retained which shall not be below 150 seats on redevelopment.

Remaining FSI may be utilized as follows:

- i) Commercial users may be permitted
- ii) Residential user may be permitted

Provided redevelopment conforms to the measures including any special measures prescribed by the Municipal Commissioner in regard to fire prevention, protection and safety. Means of escape in case of an emergency provided to the satisfaction of Municipal Authority. Separate entry and exit shall be provided for the residential user.

N-2.2.5 (i) Public Entertainment Hall/Mangal Karyalaya and similar Buildings:

- a) **Built up area-** The maximum permissible built up area shall be 1/3rd
- b) **F.A.R.-** Maximum F.A.R. shall be 1.
- c) **Access Roads-** The minimum width of access roads shall be 15m and the plot shall abut on this road.
- d) **Open space** – (i) front open space-12 m
(ii) from all the three boundaries –minimum 6 m.

N-2.2.5 (ii) Luxury Hotels: For luxury hotels with a rating of 4 star and above category as certified by the Department of Tourism of Government of India and as per the norms prescribed by the Tourism Department of Government of Maharashtra .On a plot in Sectors II to VI in R-2 zone basic FSI shall be one and additional 3.0 FSI subject to maximum FSI of 4.0 may be permitted. Additional FSI permitted subject to the payment of premium at the rate as may be determined from time to time by the Government and as specified in table below: -

Star Category	Proposed (Sector II –VI & extended area)		
	Total FSI	Premium recovered at the rate of ready reckoner rate for additional FSI.	FSI permissible
4 Star category hotel and above	4.00	25% of Government ready reckoner rate or as decided by state Government from time to time	Basic permissible FSI 1.0 1) 1.0 Additional FSI with Premium permitted by Municipal Commissioner 2)Further Max. 1.0 TDR(Slum /Wada 0.5 +0.5 reservation & road) without premium 3) 1.0 Additional FSI permitted by Municipal Commissioner with prior approval of Govt. with premium

Terms and conditions:

- (1) The additional FSI for residential star category hotels shall be permitted after considering adequacy of infrastructural facilities by the Corporation and after submission of NOC's from Police Department (Traffic), Chief Fire Officer, PMC and Tourism Department.
- (2) No Concession in the required recreational open spaces, parking and other requirement as in these regulations shall be allowed in the case of grant of such additional floor space index except otherwise stated in these regulations.
- (4) 5% of total rooms shall be reserved for total 30 days in a year for State Govt. free of cost (only rooms) & it shall be monitored by the Maharashtra Tourism Development Corporation and Protocol Department.
- (5) Additional off-site infrastructure facilities if stipulated by the Corporation shall be provided by the proponent at their cost.

(6) Maximum permissible Ground coverage shall be 50%

Note: (a) For availing additional FSI marginal open spaces may be relaxed by the Municipal Commissioner.

(b) Residential hotels is also allowed along with commercial activity (such as IT, shopping malls, multiplex etc) in independent plot.

N-2.2.5 (iii) Building of Nationalised Banks, District Central Co-operative Banks, Government Offices & Semi – Government offices, Scheduled Co- operative Bank:-

Additional F.A.R. up to 1.00 may be permitted by the Municipal Corporation over & above the permissible F.A.R. provided that:-

Such a bank or office building is located on an independent plot in non congested area & entire building is used for its own purpose and such additional FAR is utilised only for the area restricted for staff training.

Such an additional F.A.R. shall be subject to handing over of 25 % built-up area of the additional permissible F.A.R. to PMC free of cost on the first or ground floor .

N-2.2.6 Petrol filling station with or without Service Bays:

- a) The plot on which a petrol filling station with or without service bays is proposed shall be on independent plot or in an approved layout of buildings accessory uses consistent with principal users permissible in the zone shall be permitted (subject to clearance from Controller of Explosive and Chief Fire Officer and observance of such conditions as they may prescribe and with the special written permission of the Commissioner.)
- b) Petrol filling station shall not be located on the convex side of a road curve, unless the curve is relatively flat and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m and vice-versa.
- c) Petrol filling station shall not be located within a distance of 90m from the nearest gate of a school, hospital, theatre, place of assembly or stadium.
- d) Petrol/ CNG / LPG filling stations will be allowed in existing petrol pump.

N-2.2.7 Buildings in Commercial Zone -

- a) **Means of Access** – Width of approach road shall not be less than 12m. When two or more buildings are constructed in the same plot, every building shall be provided with internal means of access of not less than 6 m width. The means of access shall not be considered as part of marginal open spaces required to be left around the buildings.
- b) **Built-up-Area** - Maximum coverage shall be half of the plot area.
- c) **F.A.R.** - Basic F.A.R. permissible shall be 1.0. For the purpose of F.A.R. computation, net area of land excluding open space. Provided that in Congested area, F.A.R. upto 1.5 for properties in R1 zone and 2.00 for properties in R-2 zone may be permitted.
- d) **Marginal Open spaces** – Minimum marginal open spaces along periphery of land or plot shall be 6.0 m. In congested area marginal distance shall be as per DCR-N-2.1.2 (b)

N-2.2.8 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 in Table 27 except for Hotel industries.

N-2.2.9 Buildings for Government organization, local bodies & District Court:-

- i) Basic Permissible FAR shall be 1.00 and additional 1.00 FSI may be permitted with the approval of Municipal Commissioner subject to condition 20% built-up area to be handed over to PMC free of cost. The area handed over to PMC shall be used for Municipal Purposes such as Civic Facilitation Centers, Tax collection Centers and Urban Community Development Centers etc.
- ii) For Government Housing colonies, basic permissible FAR shall be 1.00 and additional 1.00 FSI may be permitted with the approval of Municipal Commissioner.

N-2.2.10 Traffic & Transportation Zone :-

Permissible FAR shall be 1.00 for Traffic & Transportation zone.

N-2.2.11 Storage Buildings :-

F.A.R.:- Permissible FAR for storage buildings shall be 1.00.

Front margin: - A setback of 12m shall be left.

NOTE : Further in cases of plots facing National Highway and Major District Roads the building shall be 37 m or as prescribed by Highway Authority from the center line of existing or proposed road or 12 m from plot boundary whichever is more.

Marginal Open spaces – minimum marginal open spaces along periphery of land or plot shall be 6.0 m. In congested area, marginal distance shall be as per DCR N-2.1.2 (b).

TABLE - 27
AREA, HEIGHT, LIMITATIONS FOR INDUSTRIAL BUILDINGS
(except hotel buildings)

Sr. No	Plot Size in Sq. Meters.	Max. Built up Area (%)	Min. Marginal Front Open spaces in Meters.	Min. side Rear Marginal Spaces in Meters.	Min Width of plot in Meters	Max. FSI	Max Number of Storeys
1	2	3	4	5	6	7	8
1	300 to 500	50	5	3	15	1	3
2	501 to 1000	50	6	4	20	1	3
3	1000 to 2500	50	6	4.5	25	1	3
4	2501 to 5000	50	6	6	35	1	3
5	5001 and above	50	6	9	50	1	3

NOTE : 1 The provisions of Note under Regulation No. N-2.2.4(a) (i) shall apply for front open space given in Col. (4)

NOTE: 2 a) The maximum built up area shall be 50%.

b) In Industrial zone, actual factory or workshop building and storage or godown shall not be constructed within a distance of 10 m from the Boundary of Industrial zone, where it separates two zone, such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or proposed road, such distance may extend upto 25m or more in the case of special industries listed in M-6.4, provided further that ancillary buildings such as essential staff quarters, canteen, garages, electricity station, water tank etc. may be permitted in such open spaces provided minimum distance of 10 m is left free from the boundaries

NOTE: 3 In case of plot-fronting on highways, building shall be set back at a distance of 25 m from the center line of the highway and or 6 m from the boundary of Road boundary (R/W) whichever is more.

N-2.2.12 Housing schemes developed for backward class of the society:-

F.A.R. – Permissible FAR shall be 2.5

Built-up area :- maximum coverage shall be half of the plot area.

Other regulations:- as mentioned in N-2.6.13 regulation no. 5 to 11 & 13 .

Note:- Provisions of N-2.2.12 shall be applicable to the housing schemes developed on plots in residential and commercial zone by housing society of backward class and also any private owner develops housing scheme for backward class of the society subject to condition minimum 90% of the members belongs to backward class of the society. Regulations for entitlement of purchaser/ member of society shall be as specified by Social Welfare Department of State Government.

N-2.2.13 Housing schemes developed on land for EWS/ PH reservation/BSUP :-

F.A.R. – Maximum permissible FAR shall be 2.5 (Basic FAR is 1.0).

Relaxation may be granted in marginal open spaces as per SRA regulations.

N-2.3 (A) Additional FSI in lieu of area required for roads:- The Municipal Commissioner shall permit additional floor space index on 100 % 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 hands over such area for road widening or for constructing new roads without claiming any cash compensation thereof. FSI on such 100 % of the area going under such widening or road construction shall however be

limited to maximum 40 percent of the net buildable plot. The balance FSI if any, can be used as Development Right in the same plot within the permissible limit upto 40% by paying conversion charges as decided by the Municipal Commissioner or can be converted into TDR as per N-2.4. This concession would also be available in all developments.

Note:- (i) In order to avail the additional FSI of road widening, concession in marginal open spaces, except front margin, maximum up to 1.5 m, may be granted, subject to payment of premium to PMC, at the rate decided by the Municipal Commissioner.

(ii) For plots regularised under Maharashtra Gunthewari Development Act (Regularisation Upgradation & Control Act 2001), FSI / TDR shall be granted for area under road widening, proposed to any existing road (irrespective of whether the road has been earmarked in the Development Plan or under any provisions of BMC Act, 1949). However, FSI/TDR shall not be applicable in cases where road widening is proposed to an existing road, to make its width equal to 6.0 m.

N 2.3 (B) Reconstruction in whole or in part of any lawful user which existed on or after the date of declaration of intention to revise the development plan of Pune i.e. 15th March 1976, which has ceased to exist in consequence of accidental fire/natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of Pune municipal Corporation or is likely to be demolished for the reasons of the same having been declared unsafe by or under lawful orders of Pune Municipal Corporation, shall be allowed with an FSI in the new building not exceeding that of original building or the FSI permissible under these regulations whichever is more. This provision will be applicable for redevelopment of property.

Note: - This regulation shall not be applicable to plots affected by reservation in development plan or by road widening.

N-2.4 Transferable Development Rights (TDR)

Regulations for the grant of Transferable Development Rights (TDR) to owners/developers and applicability, conditions for grant of such rights

The owner (or lessee) of a plot of land which is reserved for a public purpose, or road construction or road widening, in the Development plan and new road / road widening proposed under any provision of the B.P.M.C. Act, 1949 and for additional amenities deemed to be reservations provided in accordance with these Regulations, excepting in the case of an existing or retention user or to any required compulsory or recreational open space or any reservation proposed on compulsory open space, shall be eligible for the Transferable Development Rights (TDRs) in the form of Floor Space Index (FSI) to the extent and on the condition set out below. Such award will entitle the owner (or lessee) of the land, to FSI in the form of a Development Right Certificate (DRC) which may be used for himself or transferred to any other person.

TDR generation & utilisation proposal should be submitted through licensed Architect or Engineer with following necessary documents:-

- a) TDR form with necessary fees paid.
- b) Latest 7/12 extract/PRC,B-form, all Mutation entries,
- c) Certified copy of Power of attorney, Sale deed regarding the reserved land etc. issued by concern Departments.
- d) Original copy of Demarcation Plan issued by Department of Land Record.
- e) Original copy of Zoning demarcation based on above demarcation.
- f) Declaration cum Indemnity Bond
- g) Original/Certified copy of ULC order, Affidavit and Indemnity bond on necessary Stamp Paper.
- h) Area certificate and calculation by License Architect/Engineer.
- i) Property Tax clearance certificate.
- j) Other documents requisitioned by the Municipal Commissioner from time to time.

N-2.4.1 In case of lessee who shall pay the Lessor or deposit with the Planning Authority/Development Authority or Appropriate authority as the case may be, for the payment to the Lessor, an amount equivalent to the value of the Lessor's interest to be determined by any of the said authorities

considered on the basis of Land Acquisition Act, 1894, FSI or TDR against the area of land surrendered free of cost and free from all encumbrances will be available to the lessee.

N- 2.4.2 Subject to the Regulation N-2.4.1 above where a plot of land is reserved for any purpose specified in Section 22 of Maharashtra Regional and Town Planning Act 1966, the owner will be eligible for Development Rights (DRS) Subject to regulations N-2.4.5, after the said land is surrendered free of cost as stipulated in this regulation, and further additional development rights subject to the regulation N-2.4.6 after completion of the development of construction as per the said regulations, if he undertakes the same.

N-2.4.3 (A) Developments Rights (DRS) will be granted to an owner or a lessee only for reserved lands which are retainable / non- retainable under the Urban Land Ceiling and Regulations Act, 1976 and in respect of all other reserved lands to which the provisions of the aforesaid Act do not apply and on production of a certificate to this effect from the Competent Authority under the Act before a Development Right is granted. In the case of non-retainable lands, the grant of Development Rights shall be to such extent and subject to such conditions as Government may specify. Development Rights (DRS) are available only in case where development of a reservation has not been implemented, subject to N-2.4.15.

(B) The Authority may reject or cancel the grant of D.R.C. in the following circumstances namely:-

- a. Where any dues are payable by the owner of the property to Planning Authority / Local body prior to the date of handing over physical possession of the property to the Authority. Planning Authority / Local Body may grant and withhold issue of D.R.C. until all the dues of the Planning Authority / Local Body are paid by the owner.
- b. After issuance of DRC, the Authority shall have the right to cancel or suspend issued D.R.C, where D.R.C. is obtained by fraudulent means.

N-2.4.4 Development Rights Certificates (DRS) will be issued by the Commissioner himself. He will state in figures and in words the FSI credit in square meters of the built-up area to which the owner or lessee of the said reserved plot is entitled, the place under user zone in which the DR's are earned and the zones in which such credit may be utilized.

N-2.4.5 a)The built up area for the purpose of FSI credit in the form of a DRC shall be equal to the gross area of the reserved plot that is surrendered and will proportionately increase or decrease according to the permissible FSI of the zone where from the TDR has originated.

Provided that, in specific cases considering on the merits, where Development Plan roads/ reservations are proposed in no development zone (excluding Hill top/ Hill slopes zone/ zones)and adjoining /adjacent to residential/commercial zone the commissioner with the prior approval of the Government, may grant FSI for such road land/reserved land equivalent to that of the adjoining / adjacent zone.

b) Number of Reservations has been designation in the development plan, in some cases, there is Green Belt or Agriculture zone or Hill Top and Hill Slope Zone on one side of the Reservation and Residential Zone on the other. Land owners are reluctant to hand over such lands as they are not given compensation for the entire land that is taken in possession. Such Reservations cannot be developed in time. TDR for such lands under Reservations/Roads should be taken into possession, with a TDR index of one.

c) After the submission of draft development plan to the State Government under section 30 of the MR&TP Act 1966, and after final sanction of this Development Control regulations if the owner hands over possession of any reserved plot within the period specified below, he will be entitled for additional incentive TDR in table given below:

Period of Possession of reservation From date of submission of draft DP to State Govt.	Additional Incentives with respect to TDR Zones
Upto 1 year	50%
1 to 2 years	40%
2 to 3 years	30%
3 to 4 years	20%
4 to 5 years	10%

N-2.4.6 When an owner/lessee also develops or constructs the built up area on the surrendered plot at his cost subject to stipulations as may be prescribed by the Commissioner and to his satisfaction and hands over the said developed/constructed built up area to the Commissioner free of cost, he shall be granted a further D. R in the form of FSI equivalent to the amount worked out by dividing cost of construction of constructed/developed area by the land rate per sqm as per ready reckoner.

$$\text{TDR in sqm} = \frac{\text{cost of construction of amenity in Rs}}{\text{land rate per sqm as per ready reckoner}}$$

N-2.4.7 a) DRC will be issued only after the satisfactory compliance of the conditions prescribed in this Regulation. TDR shall be issued within 180 days from the date of application.

b) In case of death of holders of D.R.C., the D.R.C. will be transferred only on production of “Inheritance Certificate / Heir ship Certificate”/ “succession certificate” wherever applicable. On production of aforesaid documents names of the legal heirs shall be included in the D.R.C.

c) In case of death of holders of D.R.C whose legal heirs are minor, no permission for transfer or utilisation shall be considered unless the application is made by the guardian appointed by the Court.

d) If a holder of D.R.C. intends to transfer it to any other person, he shall submit the original D.R.C. to the Commissioner with an application for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. Without such endorsement by the Commissioner, the transfer shall not be valid and the Certificate will be available for use only to the earlier original holder.

N-2.4.8 A) A holder of DRC who desires to use the FSI credit therein on a particular plot of land shall attach to his application for development permission valid DRC's to the extent required.

Proposal for TDR utilisation shall be submitted alongwith the following documents:

(a) MRTP form with necessary fees paid.

- (b) Original DRC / DRCs
- (c) Latest 7/12 extract/PRC,B-form etc.
- (d) Certified copy of Power of attorney in respect of property on which TDR is proposed to be used issued by concern Department.
- (e) Structural stability certificate.
- (f) TDR undertaking.
- (g) Deed of Declaration/ TDR sale deed.
- (h) Original/Certified copy of ULC order, Affidavit and Indemnity bond on necessary Stamp Paper.
- (i) Certified copy of sanctioned plan and proposed building plan.
- (j) Property Tax clearance certificate.
- (k) Stamp duty invoice
- (l) Letter of consent and letter of Intent.
- (m) Other documents requisitioned by the Municipal Commissioner from time to time.

B) The Authority may refrain the DRC holder from utilising the D.R.C./DRC's in the following situations:-

- a.** Under direction from a competent court.
- b.** Where the Commissioner has reason to believe that the DRC is obtained
 - i) by producing fraudulent documents,
 - ii) by misrepresentation,

N-2.4.9 The old city has been divided into three TDR zones, A.B &C as marked on the TDR zone map and 23 merged villages (Planning unit 1 to 10) as TDR zone D. The following regulations shall apply for the use of DRC's:-

1. DRC's shall not be used on plot for housing scheme of slum dwellers for which additional FSI is permissible under Appendix T / SRA special regulations.
2. After paying scrutiny charges / infrastructural development charges as decided by Municipal Commissioner from time to time.
3. Subject to restrictions mentioned in N-2.4.8. TDR utilisation may be allowed as per table below:

DRC Generation Zone	TDR Utilisation Zone & multiplying factor			
	A Zone	B Zone	C Zone	D Zone
A Zone	1.00	1.00	1.00	1.00
B Zone	0.0	1.00	1.00	1.00
C Zone	0.0	0.62	1.00	1.00
D Zone	0.0	0.00	0.67	1.00

Note: i) The above Table shall be applicable only to the DRC's which will be issued after the sanction of these regulations.

- ii) In TDR zone 'A' and congested area in other sectors II to VI of the city, maximum 0.4 TDR (including slum TDR) will be permissible for utilisation.
- iii) For the utilisation of TDR on any plot, marginal open space and coverage may be relaxed by charging premium decided by the Municipal Commissioner from time to time, provided that, the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants.

N-2.4.10 DRC's may be used on one or more plots of land whether vacant or already developed or by the erection of additional storeys or in any other manner consistent with these regulations, but not so as to exceed in any plot a total-built-up FSI higher than that prescribed in the regulations.

N-2.4.11 a) The FSI on the receiving plots shall be allowed to be exceeded not more than 0.8 in respect of DR available either for the reserve plots / road widening or FSI of road widening / reservation from the very said plot or in combination.

- b) The FSI on receiving plot shall be allowed to be exceeded by further 0.2 in respect of DR available on account of slum rehabilitation scheme sanctioned under Appendix T / SRA regulations.
- c) Further, FSI on receiving plot shall be allowed to be exceeded by 0.05 in respect of DR available on account of heritage / cluster TDR.
- d) The utilisation of TDR on receiving plot shall be permissible as given below (any one of the following combination as the case may be):-

- i. (Reservation and / Road from very said plot) maximum 0.8 + Slum TDR 0.2 + Cluster / Heritage TDR 0.05 = 1.05
 - ii. (Reservation and / Road from very said plot + TDR) maximum 0.8 + Slum TDR 0.2 + Cluster / Heritage TDR 0.05 = 1.05
 - iii. (Reservation and / Road from very said plot) maximum 0.6 + Premium FSI 0.2 + Slum TDR 0.2 + Cluster / Heritage TDR 0.05 = 1.05
 - iv. TDR maximum 0.6 + Premium FSI 0.2 + Slum TDR 0.2 + Cluster / Heritage TDR 0.05 = 1.05
 - v. (Slum TDR maximum 0.6 + TDR) maximum 0.8 + Premium FSI 0.2 + Cluster / Heritage TDR 0.05 = 1.05
 - vi. (Slum TDR maximum 0.6 + Reservation and / Road from very said plot) maximum 0.8 + Premium FSI 0.2 + Cluster / Heritage TDR 0.05 = 1.05
- e)** After handing over possession of reservation, FSI of the reserved plot to the extent maximum upto 0.4 may be utilised on the remaining area. In such cases, infrastructural charges at the rate decided by Municipal Commissioner from time to time shall be paid. After utilisation, balance area of reservation, if any, shall be converted into TDR.
- f)** For utilisation of TDR infrastructural/scrutiny charges as decided by Municipal Commissioner time to time shall be paid.
- g)** In TDR zone A, maximum 0.4 TDR (including slum TDR) will be permissible for utilization.
- h)** For redevelopment proposal in non congested area if the Developer has already exhausted the entire permissible FSI and part of permissible TDR, the additional FSI may be permitted to the extent of 33% over and above the total permissible FSI excluding permissible TDR by charging premium, which shall be at the rate equal to 1 times the rate prescribed for open plot in that area, in the prevailing Ready Reckoner.

N-2.4.12 DR's will be granted and DRC's issued only after the reserved land is surrendered to the Corporation, free of cost and free of encumbrances after the owner or the lessee has leveled the land to the surrounding ground level and after he has constructed a 1.5 m high compound wall (or at a height & design stipulated by the Commissioner) with a gate at the cost of the owner, to the satisfaction of the Commissioner or he shall pay the cost of construction of compound wall as decided by the Commissioner.

N-2.4.13 A DRC shall be issued by the Commissioner himself as a certificate printed on a bond paper in an appropriate form prescribed by Commissioner. Such a certificate will be a "transferable & negotiable instrument". The Commissioner shall maintain a register in a form considered appropriate by him of all the transactions, etc. relating to grant of utilisation of DRs.

N-2.4.14 The surrendered reserved land for which a DRC is to be issued shall vest in the Corporation and such land shall be transferred in Survey Records in the name of the Corporation. The surrendered land so transferred to the Corporation who is not the Appropriate Authority for implementation of the proposal, the Appropriate Authority may on application, thereafter be allowed by the Corporation to transfer the land in favour of that Appropriate Authority on appropriate terms as may be decided by the Corporation.

N-2.4.15 Grant of TDR in cases where lands are under acquisition:

i) TDR shall be permissible in the cases where award has not been declared and possession of land has not been taken.

ii) TDR shall not be permissible where possession of land has been taken, award has been declared & where amount of compensation fully or partly by Municipal Corporation or Government under any provision of any act.

- a)** tendered or
- b)** deposited in treasury or court or
- c)** land owner or interested persons

has accepted part or full compensation or
d) land owner or interested person have demanded enhanced compensation under section 18 of Land acquisition Act 1894.

iii) TDR shall be permissible in the cases where Land acquisition award has not been declared but the possession of the land has already been taken without giving part or full compensation. But Special Land Acquisition Officer should be informed to exclude the name of the land owner/ interested persons from the award or should be directed to declare TDR as compensation in the award and Municipal Commissioner should take proper precaution so that in no case ,dual benefit of TDR and cash Compensation be given from Municipal Corporation.

Note: Boundaries of Zone A, B & C are as shown on TDR zone map.

N-2.4.16 If a land/plot is partly affected by road widening or reservation and as a result the remaining portion of the land/plot becomes unbuildable or landlocked and if the owner wishes to surrender the entire land/ plot free of cost to the Planning Authority /Local Body, then D.R.C. may be granted for the entire land/ plot as per this regulation. Additional land/plot surrendered may be utilised for the same purpose or for other public utilities as decided by the Municipal Commissioner.

N-2.4.17 Notwithstanding anything contained in this regulations , if any owner/s hands over his vacant land for public toilet/s then he will be entitled for TDR equal to twice the TDR permissible . Max plot area shall be 1500 sq ft. And in case , land surrendered is front margin of built property/s whose total FSI is utilised then owner will be entitled for TDR equal to 50% of land surrendered. In case constructed toilet block is handed over, then TDR equal to three times of constructed area will be permissible.

N-2.4.18 In case, width of pedestrian footpath is get reduced due to obstruction of well grown tree/s , additional land required to make footpath of uniform width will be taken in possession and in lieu of the additional land surrendered FSI/TDR may be granted equal to 25% of the area surrendered.

N-2.4.19 Notwithstanding anything contained in this regulations, land surrendered for road widening as per development plan or under BPMC Act which

reduces front marginal open space and where full permissible FSI is utilised, in such case, in lieu of land surrender owner shall be entitled for TDR equal to 25% of the area surrendered.

N-2.4.20 Notwithstanding anything contained in this regulations, if any unreserved land along proposed metro line required for metro station and owner/s hands over his vacant land for metro station then he will be entitled for TDR equal to twice the TDR permissible.

N-2.4.21. In SRA schemes, staircase, lift, lift lobby, passage, etc are deducted for calculation of F.S.I. and without charging any premium. DRC generated from such F.S.I. free area shall be charged at premium of Rs. 1000/- per sqm. DRC will be issued after payment at the rate Rs. 1000/- per sqm for such area.

N 2.5 A) Regulations for Development along the Metro influence zone in non-congested Area:-

N-2.5.A.1 Along the belt on either side of the Metro corridors as shown in Development Plan, basic FSI of 1.0 shall be allowed to be exceeded to a maximum of 4.0.

N-2.5.A.2 The additional FSI over and above the present permissible FSI (including TDR) shall be in the form of FSI against premium for the properties within the Metro Influence zone shown on the Development Plan.

N-2.5.A.3 This additional FSI shall be granted to the land owners, after payment of a premium at the rate equal to 1.5 times of the prevailing Ready Reckoner for the concerned property. A Credit Note shall be issued to the land owners for this Premium FSI. This Premium FSI shall be allowed to be utilized only after the consumption of 1.0 FSI. This premium F.S.I. shall be allowed to be utilized only after consumption of basic 1.0 F.S.I.

Total F.S.I. less than 4(including 0.4 TDR) will not be allowed to utilize.

N-2.5.A.4 Developers may also buy this premium FSI but this FSI shall not exceed 50% of the total FSI that will be generated in each TDR Zone. Credit Notes shall be issued for this premium FSI.

N-2.5.A.5 The special purpose vehicle, Pune Metro Rail Corporation (PMRC) OR Other SPV shall be constituted to issue credit Notes in lieu of the premium collected for premium F.S.I. This premium shall be used by PMRC or such other SPV constituted for the construction of Metro routes and for carrying out infrastructure development in the belts. 20% of the total premium collected shall be handed over to the Pune Municipal Corporation for carrying out infrastructure development in the vicinity of the belts and for allied activities.

N-2.5.A.6 F.S.I. utilization less than permissible F.S.I. will not be allowed in this zone.

N.2.5.A.7 After period of 5 years from the commencement of Metro work, plot/land falling in Metro Influence zone will not be allowed to keep vacant. If any plot/land kept vacant then, cess shall be charged at the rate of 5% of ready reckoner.

Note:- i) This policy shall be made applicable after the sanction of these regulations for influence area along metro line from Vanaz to Ramwadi and Nigdi to Swargate.

ii) This policy shall be made applicable after 5 years from the sanction of these regulations for other metro routes shown in the proposed development plan.

iii) Rehabilitation of slum dwellers are coming under metro influence zone, shall be as per BSUP regulations under JNNURM project.

B) PREMIUM FLOOR SPACE INDEX (FSI):-

N-2.5 B Regulations for the grant of Premium FSI to Owners/Developer conditions for the grant of such rights.

N-2.5.B.1 The Owner/Developer who wishes to avail the benefit of Premium FSI shall submit an application to the Municipal Commissioner.

N-2.5.B.2 Paid FSI be 0.4. This paid F.S.I. shall be available in all zones i.e. A, B, C and D zones.

N-2.5.B.3 The Owner/Developer may avail the benefit of Premium FSI by paying a premium, which shall be at the rate equal to 1 times the rate prescribed for open plot for that area, in the prevailing Ready Reckoner.

N-2.5.B.4 The Owner/Developer may avail the benefit of Premium FSI in the 'B', 'C' 'D' zones and non congested area in 'A' Zone (TDR zones), subject to the following conditions.

(a) Premium FSI shall not be used in 'A' zone (except in metro influence zone and non congested area in zone 'A') and the congested areas in the other sectors of the city, i.e. II to VI and also in the congested areas in the fringe villages.

(b) Premium FSI shall not be used on plots for housing schemes of slum dwellers, for which additional FSI is permissible under Appendix 'T' / SRA regulations and the areas where the permissible FSI is less than 1.0.

N-2.5 C Regulations for development of DP roads by Private Participation

N-2.5 C.1 Public Tenders to be floated by Pune Municipal Corporation for development of DP roads as per the specifications & condition decided by the Municipal Commissioner.

N-2.5 C.2 PMC will issue credit note in the name of successful bidder for the work done at pre-defined work stages, as decided by the Municipal Commissioner. Credit note will be issued after recording of measurements of work is done by the concerned Engineer stating the total cost of development incurred on the work.

N-2.5 C.3 The total amount stated on the credit note may be adjusted against the amount payable by the Owner / Developer, to the PMC as premium amount for building construction project /s anywhere in Pune City with the prior approval of the Municipal Commissioner. The said amount may also be adjusted against the premium payable by other Developer/s against the premium amount for their project /s in Pune city, if a legal agreement between the holder of credit note & the Developer/s is submitted.

N 2.6 Special Regulations for :-

N-2.6.1 IT and ITEs: –

Special Regulations for development of IT/ITEs

Modification No.	Subject	I
1	Definitions	In the context of the policy, the Information Technology Industry, Industry, IT Enabled services are defined as below.
		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 computer.
		b) IT Hardware:- IT Hardware covers approximately 150 IT products notified by Directorate of Industries. c) IT services and IT Enabled Services:- These include various IT Services and are defined by the IT Task force of 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.
2	Height of the room for ITE	Notwithstanding anything contained in these regulations any telematic 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 12m and above , shall be allowed.
5	ITEs to be allowed in Service Industries Zone. (I-1)	"IT/ITES shall be permitted in I-1 and services Industrial Estates on all plots fronting on roads having width 12 meters and above ".

6	ITEs to be allowed in General Industries Zone (I-2) and special Industrial Zone(I-2).	IT/ITES shall be permitted on all plots fronting on roads having width 12 meter and above.
7	ITEs to be allowed in No Development Zone /Green Zone earmarked on the Development Plan.	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 of the net plot area. (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 a 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.m.
8	Additional FSI to IT/ITES	Subject to approval by Directorate 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) (i) 100% additional FSI shall be made available to all IT/ITES units in public IT parks subject to approval of Directorate of Industries. (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. (iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the Civil Aviation Department shall be granted, 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 to IT/ ITES Parks duly approved by the Directorate of Industries (ii) Additional FSI to IT/ITES units would be available only after producing approval certificate from 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.
		<p>(iv) 25% of the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the Pune Municipal Corporation.</p> <p>(v) The Premium so collected by the Pune Municipal Corporation shall be primarily used for development/ upgradation of off -site infrastructure required for the IT/ITEs park and the utilisation 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 Pune Municipal Corporation shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the Pune Municipal Corporation shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works. The balance amount of premium shall be recovered by the Pune Municipal Corporation</p> <p>(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.</p> <p>(viii) No Condonation in the required open spaces, parking and other requirements prescribed in the regulations shall be allowed in case of such additional FSI.</p>

N-2.6.2 Building bye-laws to provide facilities for Physically handicapped persons.

Bye-Laws

1. SHORT TITLE, EXTENT & COMMENCEMENT

- 1.1 These bye-laws shall be annexed to the Pune Municipal Corporation Bye-laws.
- 1.2 They shall extend to a whole area under jurisdiction of Pune Municipal Corporation.

2. DEFINITIONS:

- 2.1 Non-ambulatory Disabilities:** - Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 2.2 Semi-ambulatory Disabilities:** - Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritis, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 2.3 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.
- 2.4 Sight Disabilities:** - Total blindness or impairments affecting sight to the extent that the individuals, functioning in public areas is insecure or exposed to danger.
- 2.5 Wheel Chair :-** Chair used by Disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm. X 750 mm.

3. SCOPE:

These bye laws are applicable to all existing and proposed buildings and facilities used by the public.

4. SITE DEVELOPMENT:

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

- 4.1 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 non slippery surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
- 4.2 Parking :-** For parking of vehicles of handicapped people, the following provisions shall be made :-
- A)** Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 m from building entrance.
 - B)** The width of parking bay shall be minimum 3.60 m.
 - C)** The information stating that the space is reserved for wheel-chair user shall be conspicuously displayed.

D) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

5. 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. Stairways.
4. Lift.
5. Toilet.
6. Drinking Water.

5.1 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.

5.1.1 Ramped Approach: - Ramp shall be finished with non slipary 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 m. 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.

5.1.2 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.

5.1.3 Exit / Entrance Door: - Minimum clear opening of the entrance door shall be 900 mm 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.

5.1.4 Entrance Landing: - Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 X 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor material to attract the attention of 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”. Finishes

shall have a non slip surface with texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

5.2 Corridor connecting the Entrance/ Exit for the Handicapped:- The

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

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

5.3 Stair Ways :- One of the stair-ways 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 have abrupt (square) nosing.
- c) Hand rails shall be provided on both sides and shall extend 300 mm on both sides and shall extend 300 mm, on the top and bottom of each flight of steps.

5.4 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 passing lift of 13 persons capacity by Bureau of Indian Standards. :

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 and 1000 mm, above floor level shall be fixed adjacent to the control panel.
- b) The lift lobby shall be of an inside measurement of 1800 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.

- d) 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 / exit is either open or closed.

5.5 Toilets: - One special W.C. in a 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.
- d) The W.C. seat shall be 500 mm from the floor.

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

5.7 Designing for Children:- In the building meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures etc.

N-2.6.3 MHADA Colonies

I) Development / redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority:

A) Regulations:-

- 1) The FSI for a new scheme on vacant lands of Low Cost Housing Schemes for Economically Weaker Section, Low Income Groups & Middle Income Group and High Income group of the MHADA having at least 60% built up area in the form of tenements under EWS, LIG, MIG & HIG categories shall be 2.50.
- 2) For redevelopment of existing housing schemes of MHADA, undertaken by the MHADA departmentally or jointly with societies/occupiers of buildings or by housing societies /occupiers of building or by lessees of MHADA or by the developer, the FSI shall be as under –
 - a) Maximum permissible FSI shall be 2.5 on gross plot area.
 - b) The incentive FSI admissible against the FSI required for rehabilitation shall be as under

- 7) In any Redevelopment scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing society has obtained No Objection Certificate from the MHADA/ Pune Board thereby sanctioning additional balance FSI with a consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers / members to participate in the Redevelopment Scheme and vacate the existing tenement for the purpose of redevelopment. In case of failure to vacate the existing tenements the provisions of section 95 A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members.
- 8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with the societies for its maintenance.

B) Regulation for Low Cost Housing Schemes of the Maharashtra Housing and Area Development Authority for Economically Weaker Section (EWS) and Low Income Groups (LIG):-

1. **Density** – a) Density shall be upto 450 tenements per net hectare having at least 60 percent tenements for EWS/LIG housing.
 - a) Extra density of 20 percent over and above the normally permissible density will apply for such housing schemes, with 60 per cent tenements under the E.W.S. and L.I.G. categories.
2. **Minimum Plot Size** – a) In the case of a row house 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 certificate for second phase issued as required.
 - a) **Multi-purpose rooms** – A multipurpose room shall be allowed with size upto 12.5 sq. m. with a minimum width of 2.4 m.

- b) **Cooking space (alcove)** – Provision of separate kitchen shall not be necessary. However, Cooking space shall be allowed with a minimum use of 2.4 sq.m with minimum width of 1.2 m.
 - c) **Combined toilet** – A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m with minimum width of one meter,
 - d) **Height** – the average height for a habitable room with sloping roof shall be minimum 2.6 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2 m.
 - e) **Plinth** – The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.
3. **External walls – 150 mm.** thick external brick wall without plaster shall permitted.
 4. Marginal Open Spaces shall be as per provisions of these regulations.
 5. **Recreational Ground** – In the layouts, provisions for recreational ground shall be on the lines prescribed in these Regulations.
 6. **Ancillary structures** – Ancillary structures such a permissible ground water tank, overhead water tank substations etc., shall be permissible in the compulsory recreational open space subject to the condition that not more than 10 per cent of such space be utilized for such purposes.
 7. Amenity space in the layout shall be used for the construction of Health centre, multi-purpose hall, primary school as per direction of the Municipal Commissioner.

Note:- Relaxation in the regulation may be considered by the Municipal Commissioner on merits of the case.

II. Regulations for Development of Affordable Housing on privately owned vacant land:-

The development of Affordable Housing on privately owned vacant land taken up jointly with private developer /land owners and MHADA may be permitted with the following conditions:

- 1) Total permissible FSI shall be 2.5 on gross plot area including basic (normal) FSI permissible as per prevailing Development Control Regulations.
- 2) The additional FSI over and above the basic (normal) permissible FSI shall be shared as 50:25:25 basis between landowner, MHADA and PMC respectively and is to be utilized as per following guide lines. In the flats to be handed over to MHADA and PMC, all types of flats LIG/MIG/HIG should be built.
 - A) The basic (normal) FSI permissible shall be utilized by the developer as per prevailing Development Control Regulations.
 - B) 50% of the FSI over and above basic (normal) FSI shall be utilized by the private owner / developer for construction of EWS/LIG houses for MHADA and handover the same to the MHADA subject to following conditions.
 - i) The development proposal shall be submitted by the land owner to MHADA
 - ii) The land owner shall state the rate of the tenement in rupees per sq.mt. in the proposal. This rate shall be approved by the committee consisting of chief officer MHADA, collector of the district and Divisional deputy Director of town planning .
 - iii) This rate shall not be more than cost of the construction of tenement.
 - iv) Tenement which will be handed over to MHADA shall not be in a private building but shall be in the same building of free sale tenements.
 - C) Private developer/land owners shall be entitled to utilized remaining 50% FSI over and above the basic (normal) FSI for construction of LIG and MIG houses for sale in market by them.
- 3) A premium at the rate of 50% of the Ready Reckoner value shall be paid by the land owner/developer to the planning authority for the additional FSI over and above the basic normal FSI. This premium should be utilized by the planning Authority for creation/augmentation of offsite infrastructure.
- 4) Minimum area of land for such scheme shall be 2000 sq.m.
- 5) This scheme shall not be applicable in the congested area and where TDR permissible is less than 0.6.
- 6) This scheme shall be allowed in residential and other zone in Development plan where in residential development is otherwise permissible.

N-2.6.4 Flood Affected Resettlement Colonies:

I) Regulations for regularisation of Without permission existing structures:-Development control regulations for regularization of without permission existing structures with a maximum 2.5 F.S.I. in flood affected redevelopment colony/chawl and flood affected colonies developed by MHADA. These rules will be applicable to the flood affected persons residing in flood affected redevelopment colonies at least for 40 years.

- A)** Without permission existing structures already built shall be regularised in flood affected redevelopment colony/chawl and flood affected redeveloped MHADA colonies as below.
- 1.** Without permission existing structures already built shall be regularized on payment of premium on built up area as per rate mentioned below,
Premium Rates for regularisation shall be as below:-
 - a)** For 1 to 1.5 FSI ----- 40 % of rates as per ready reckoner
 - b)** For 1.5 to 2.00 FSI ----- 60% of rates as per ready reckoner.
 - 2.** Rules for the congested area will be applicable
 - 3.** The original flood affected persons should apply for regularization with additional 1.5 FSI In the case collector transfer the tenement / premises/chawl in the name of occupier then occupier will be entitled to apply subject to payment equal to difference between rates at the time of transfer and at the time of application to PMC.
 - 4.** Essential infrastructure development like water supply line, drainage line, electrical services etc. in the existing premises has to be shifted / redeveloped at the cost of owner of such structure under directions of concern department or The Municipal Commissioner may charge additional premium to relocate such services. Charges collected will be utilised for above purpose.
 - 5.** Regularisation can only be done after demolition of illegal construction exceeding maximum permissible 2.5 FSI & by the owner/flood affected person at his own cost. Construction over and above 2.5 FSI shall not be regularised.
 - 6.** Compounding fee and building development charges shall be charged as per present policy & development control regulations.
- B)** As per Appendix M of development control regulations, R1 users like Convenience

Shopping, commercial uses (maximum upto 10ft x 10ft or 100 sq. ft.), existing prior to the coming into the force of these regulations, shall only be regularised.

- C) For maintenance of service lines minimum 1.5m clear distance should be provided & kept open to sky between two chawls/structures.
- D) Amalgamation of two or more plinths/plots/chawls/houses shall not be permissible in regularisation.

N-2.6.5 Parking on unreserved private plot:-

Development of multi-storied parking space/parking lots with previous approval of Municipal Commissioner: - For development of multi-storied parking lots on any plot abutting the roads and/or stretches of road, additional FSI, as specified below on built up parking area, created and handed over to PMC free of cost, shall be allowed on the land belonging to the private owners, which is not reserved for any public purposes.

This will be subject to following conditions:—

- (i) The minimum area of plot shall be 500 sq. m in Congested area & 1000sq. m in Non Congested area within the PMC limit. The minimum number of car parking spaces provided shall not be less than 50 nos. subject to minimum parking area of 700 sq. m .The location of parking spaces can be in basement, ground floor or upper floors, with access through ramps/lift or combination of both subject to clearance from Chief Fire Officer with special emphasis on fire hazard.
- (ii) A Committee under the Chairmanship of Municipal Commissioner, PMC shall earmark/select the plots for public parking, on the basis of their suitability. The Committee under the Chairmanship of Municipal Commissioner shall comprise of Hon Mayor, Hon Chairman CIC, and (i) Deputy Commissioner of Police (Traffic) or it's representative (ii) Deputy Director of Town Planning Pune, (iii) City engineer P.M.C (iv) Addl. City Engineer (Road), PMC, (v) Add. City engineer (Traffic) P.M.C & (vi) Chief Fire Office, PMC.
- (iii) The incentive FSI given on this account will be over and above the FSI permissible under any other provisions of DCR. This incentive FSI shall be allowed to be used on the same plot in conformity with DCR/DP, within the overall cap/limit of total maximum permissible FSI as given (vii) table below.

- (iv) The proposed development shall be further subject to such conditions as mentioned/prescribed by the Municipal commissioner.
- (v) Concerned land owner/developer/society/company shall not be allowed to operate the public parking.
- (vi) Area covered under parking shall not be counted towards FSI consumption.
- (vii) Additional FSI on built up parking area and total permissible FSI including additional FSI shall be as follows:—

Sr. No.	Location	Permissible additional FSI on built up parking area	Total maximum permissible FSI including additional FSI
1	2	3	4
1	Within the area of 200 mt. from Metro station, Railway Stations, S.T. Bus Depots, and existing Govt. Semi Govt. and Corporation offices, Tourist Places identified by Tourism Department etc. having inadequate public parking facilities & sites along BRT, Metro, HCMTR or other public transport stops /stations or plot along periphery of congested area as decided by the Municipal Commissioner.	TDR zone A-30% B-40% C& D-50%	(a) Congested = 4.00 (b) Non Congested = 3.00 Independent as well as composite buildings for public parking.

Notwithstanding anything contained in these regulations, if Owner of the unreserved and unencumbered plot having access of minimum 9m width within the above location desire to handover free of cost to PMC and the commissioner should find the said plot is suitable for parking then this plot shall be treated as plot required for public purpose and shall be liable for compensation in terms of TDR equal to twice the FSI index of that zone or in any other form. Relaxation for width of the access road to the plot may be considered by Committee before sanction.

N-2.6.6 Religious Building:-

Definition: - Structure used for worship like temple, church, mosque, gurudwara, agyari etc.

(i) For any construction, addition or alteration or repairs of existing religious building prior permission from Home Department through Urban Development Department of Govt. of Maharashtra shall be mandatory.

(ii) **Additional FSI to Religious Building:-**

The Municipal 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 subject to following terms & Conditions.

Terms and Conditions :-

- a) The religious building shall be on independent plot. No objection certificate shall be obtained from Police Commissioner and Collector before applying for permission.
- b) Additional FSI be used for religious purpose only. Ancillary residential user may be permissible maximum 10% total area. No commercial user shall be permissible.
- c) The additional FSI shall be permissible to existing authorised religious user subject to structural stability. No Condonation in the required marginal open spaces and parking shall be allowed in case of grant of such additional FSI.
- d) 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 remaining to the Pune Municipal Corporation.
- e) The minimum area of plot shall be 500 sq.m.
- f) The proposal shall be consistent with the Development Plan proposals.

N-2.6.7 Ancient Monuments:-

B) Ancient monuments in Pune City:-

Ancient Monuments & Archeological Sites & Remains Act, 1958 following monuments were declared as ancient monuments;

- 1) Cave Temple of Bhamburda
- 2) Old Citadel known as Shaniwarwada
- 3) Aga Khan Palace Building

1) Ancient monuments: - The Ancient Monuments and Archaeological Sites and Remains Act, 1958 defines an ‘Ancient Monument’ as follows:-

Ancient Monument means any structure, erection or monument, or any tumulus or place of interment, or any cave, rock-sculpture, inscription or monolith which is of historical, archaeological or artistic interest and which has been in existence for not less than 100 years and includes—

1. Remains of an ancient monument,
 2. Site of an ancient monument,
 3. Such portion of land adjoining the site of an ancient monument as may be required for fencing or covering in or otherwise preserving such monument, and
 4. The means of access to, and convenient inspection of, an ancient monument;
- 2) “Authority”** means the National Monuments Authority constituted under section 20F of Archaeological Sites and Remains (Amendment and Validation) Ordinance ,2010
- 3) “Competent authority”** means as officer not below the rank of Director of archaeology or Commissioner of archaeology of the Central or State Government or equivalent rank, specified, by notification in the Official Gazette, as the competent authority by the Central Government may, by notification in the Official Gazette, specify different competent authorities for the purpose of sections 20c, 20D and 20E of Archaeological Sites and Remains (Amendment and Validation) Ordinance ,2010

- 4) “ **Construction**” means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include any reconstruction, repair and renovation of an existing structure or building, or construction, maintenance and cleansing or drains and drainage works and or public latrines, urinals and similar conveniences, or, the construction and maintenance of works meant for providing supply of water for public, or, the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for public;
- 5) **Prohibited area:-** “Prohibited area” means any area specified or declared to be a prohibited area under section 20A of Archaeological Sites and Remains (Amendment and Validation) Ordinance ,2010.
- 6) “**Re-construction**” means any erection of a structure or building to its pre-existing structure, having the same horizontal and vertical limits;
- 7) **Regulated area:-** means any area specified or declared under section 20B of Archaeological Sites and Remains (Amendment and Validation) Ordinance .
- 8) “**Repair and Renovation**” means alterations to a pre-existing structure or building, but shall not include construction or reconstruction.
- 9) **Expert Advisory Committee:-** Constituted under section 20D by notification in official gazette declare from time to time by Central Government.

I Regulations for development in the vicinity of Ancient monuments:-

Prohibited area:- 20A) Every area, beginning at the limit of the protected area or the protected monument, as the case may be and extending to a distance of one hundred meters in all directions shall be the protected area or protected monument :

- (1) Provided that the Central Government may, on the recommendation of the Authority, by notification in the Official Gazette, specify an area more than one hundred meters to be the prohibitive area having regard to the classification of any protected monument or protected area, as the case may be under section 4A of Ancient Monuments & Archeological Sites & Remains Act, 1958
- (2) Save as otherwise provided in section 20C of Ancient Monuments & Archeological Sites & Remains Act, 1958, no person, other than as

archaeological officer, shall carry out any construction in any prohibited area.

- (3) In a case where the Central Government or the Director General of Archeological Survey of India (ASI) as the case may be, is satisfied that –
- (a) it is necessary or expedient for carrying out such public work or any project essential to the public; or
 - (b) such other work or project in opinion, shall not have any substantial adverse impact on the preservation, safety, security of or access to the monument or its immediate surroundings, it or he may, notwithstanding anything contained in subsection (2) in exceptional cases and having regard to the public interest, by order and for reasons to be recorded in writing, permit, such public work or project essential to the public or other construction, to be carried out in a prohibited area:

Provided that, any area near protected monument or its adjoining area declared, during the period beginning on or after the 16th day of June, 1992 but ending before the date on which the Ancient Monuments and Archaeological Sites and Remains(Amendment and Validation) Bill 2010, receives the assent of the President, as a prohibited area in respect of such protected monument in accordance with the provisions of this Act and any permission or license granted by the Central Government or the Director – General Archeological Survey of India (ASI), as the case may be, for the construction within the prohibited area on the basis of the recommendation of the Expert Advisory Committee, shall be deemed to have been validly granted in accordance with the provisions of this Act, as if this section had been in force at all material times.

Provided further that nothing contained in the first provision shall apply to any permission granted, subsequent to the completion of construction or reconstruction of any building or structure in any prohibited area in pursuance of the notification of the Government of India in the Department of Culture (Archaeological Survey of India) number S.O. 1764, dated the 16th June 1959, or, without having obtained the recommendations of the Committee constituted in pursuance of the order of the Government of India number 24/22/2006-M, dated the 20th July, 2006 (subsequently

referred to as the Expert Advisory Committee in orders dated the 27th August, 2008 and the 5th May, 2009),

In section 20A of the Ancient Monuments & Archeological Sites & Remains Act, 1958 as so inserted by section 4 of this Act) after subsection (3) the following subsection shall be inserted namely,

(4) No permission, referred to in subsection (3) including carrying out any public work or project essential to the public other construction, shall be granted in any prohibited area on and after the date on which the Ancient Monuments and Archeological Sites and Remains (Amendment and Validated) Bill 2010 receives the assent of the President.”

II) Regulated Area:- Section (20B) of the Ancient Monuments & Archeological Sites & Remains Act, 1958, Every area, beginning at the limit of prohibited area in respect of every ancient monument and archaeological site remains, declared as of national importance under sections 3 and 4 and extending to a distance of two hundred meters in all direction shall be the regulated area in respect of every ancient monument and archaeological site and remains:

Provided that, the Central Government may, by notification in the Official Gazette, specify an area more than two hundred meters to be the regulated area having regard to the classification of any protected monument or protected area as the case may be under section 4 A of the Ancient Monuments & Archeological Sites & Remains Act, 1958:

Provided further that any area near any protected monument or its adjoining area declared, during the period beginning on or after the 16th day of June, 1992 but ending before the date on which the Ancient Monuments and Archeological sites and Remains (Amendment and Validation) Bill, 2010 receives the assent of the President, as a regulated area in respect of such protected monument, shall be deemed to be the regulated area declared in respect of that protected monument in accordance with the provisions of this Act and any permission or license granted for construction in such regulated area shall be deemed to have been validly granted in accordance with the provision of the this Act, as if this section had been in force at all material times.”

‘Section 20C(1) of the Ancient Monuments & Archeological Sites & Remains Act, 1958:- Any person, who owns any building or structure, which existed in a prohibited area before the 16th day of June, 1992 or which had been subsequently constructed with the approval of the Director General Archeological Survey of India

(ASI) and desires to carry out any repair or renovation of such building or structure, may make an application to the competent authority for carrying out such repair or renovation, as the case may be.

- 1) Any person who owns or possesses any building or structure or land in any regulated area, and desires to carry out any construction or re construction or repair or renovation of such building or structure on such land, as the case may be may make an application to the competent authority for carrying out construction of reconstruction or repair or renovation, as the case may be.

NOC from Archeological Survey of India (ASI) shall be enclosed with application for any construction or reconstruction or repairs & renovations in the prohibited & regulated areas.

C) State Protected Monuments

List of State Monuments in Pune City :-

- I) Nageshwar Mandir
- II) Visharmbaug wada
- III) Mahatma Phule wada
- IV) Saint Krispin Church

Restriction in vicinity of Mahatma Phule Wada:-

As per Maharashtra Ancient Monuments & Archeological Sites & Remains Act 1960 Mahatma Phule wada declared as State protected monument.

In the prohibited area of the Mahatma Phule Wada restrictions are as follows:

- a) Prohibition on any new construction & other construction on open land
- b) Prohibition on any addition/alteration, repair and renovation, which will change façade of existing building.
- c) Prohibition on tree cutting
- d) Prohibition on the use of land

Prohibited area of the Mahatma Phule Wada:

S. no.	Side	Distance measured from Compound wall of Mahatma Phule wada	Boundary CTS no./ landmark
1	East	50 m	429,430,431,432C,432B,432A,467,468,487A,487B , 489
2	North	50m	CTS no.551,533,508,578,580
3	West	40m	Chambahr ali
4	South	58m	Lohiya Nagar road

D) **Heritage Buildings :-**

Definitions:-

1. **Heritage building / structure:** - means a building possessing architectural, aesthetic , historic or cultural values which is declared as heritage building by the Planning Authority in whose jurisdiction such building is situated.
2. **Heritage precinct:** - means an area comprising heritage building or buildings and precincts thereof or related places.

1) **Heritage Grade – I** comprises of buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage; they may be associated with a great historical event, personality, movement or institution. They have been and are the prime landmarks of the City.

2) **Heritage Grade – II**–comprises of buildings or regional or local importance, possessing special architectural or aesthetical merit, cultural or historical value, though of a lower scale than in Heritage Grade I. They are local landmarks, contributing to the image and identity of the City. They may be the work of master craftsman, or maybe models of proportion and ornamentation or designed to suit particular climate.

3) **Heritage Grade –III** –Comprises of buildings and precincts of importance for townscape, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade – II. These contribute to determine the character of the locality, and can be representative of a life style or a

particular community or region and may also be distinguished by setting on a street line or special character of the façade and uniformity of height, width and scale.

4) Heritage Conservation Committee:-The Committee constituted by the Municipal Commissioner to advise him on conservation of heritage structure.

I. APPLICABILITY :-

This regulation will apply to those buildings, artefacts, structures, areas and precincts of historic and / or aesthetic and / or architectural and / or cultural significance (hereafter- referred as) “LISTED BUILDINGS / HERITAGE BUILDINGS AND LISTED PRECINCTS / HERITAGE PRECINCTS) and those natural features of environmental significance including sacred grooves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooded areas, sthalarikshas, etc. (hereinafter referred to as “LISTED NATURAL FEATURES)], which are listed in a notification to be issued by the Central / State Government. The list issued in the notification shall be hereinafter referred to as the said list.

II) Regulations for Heritage Structures:- in the List of Heritage buildings Heritage precincts, “Grades” such as I,II or III have been indicated . The meaning of these Grades and basic guidelines for development permissions as follows :-

Listing does not prevent change of ownership or usage. However such should be in harmony with the said listed precinct / building is given without delay.

Grade – I	Grade – II	Grade – III
A. Definition – Heritage Grade – I comprises of buildings, and precincts of national or historical importance, embodying excellence in	Heritage Grade – II (A&B) comprises of buildings or regional or local importance, possessing special architectural or aesthetical merit, cultural or historical value, though of a lower scale than in Heritage Grade. They are local landmarks,	Heritage Grade –III – Comprises of buildings and precincts of importance for townscape, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade – II. These contribute to determine the

<p>architectural style, design, technology and material usage; they may be associated with a great historical event, personality, movement or institution. They have been and are, the prime landmarks of the City.</p>	<p>contributing to the image and identity of the City. They may be the work of master craftsman, or may be models of proportion and ornamentation or designed to suit particular climate.</p>	<p>character of the locality, and can be representative of a life style or a particular community or region and may also be distinguished by setting on a street line or special character of the façade and uniformity of height, width and scale.</p>
<p>B. Objective – Heritage Grade – I – richly deserve careful preservation.</p>	<p>Heritage Grade – II deserves intelligent conservation.</p>	<p>Heritage Grade III – Deserves protection of unique features and attributes.</p>
<p>C. Scope for Changes – No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part or features thereof. For these purpose, absolutely essential and minimum changes would be allowed and they must be in accordance with the original.</p>	<p>Grade – II (A) : Internal changes and adaptive reuse will be generally allowed, but external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade–II. Grade-II / B – In addition to above extension or additional buildings in the same plot or compound could, in certain circumstances, be allowed provided that the extension / additional building is in harmony with (and does not detract from) existing heritage building(s) or precincts, especially in terms of height and facade.</p>	<p>External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions / additional buildings in the same plot or compound provided that extension / additional building is in harmony with and does not detract from the existing heritage building / precincts especially in terms of height and/or facade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible FSI and no option other than reconstruction is available. Reconstruction may be allowed in those buildings being repaired / reconstructed by MHADA. However, unless absolutely essential, nothing should be spoil or</p>

		destroy any special features or attributes for which it is placed in the Heritage List.
D. Procedure – Development permission for the changes would be given by the planning Authority on the advice of the Heritage Conservation Committee to be appointed by the State Government.	Development permission for the changes would be given by the Planning Authority in consultation with a sub-committee of the Heritage Conservation Committee.	Development permission would be given for changes by the Planning Authority itself but in consonance with guidelines which are to be laid down by Government in Consultation with Heritage Conservation Committee.
E. Vistas/Surrounding Development - After leaving 5 meter setback from all sides of the Heritage Building/Structure High Rise development shall be allowed excepting for structures mentioned in N-2.6.7 B) Ancient Monuments and C) State Protected Monuments		

Note:- Heritage list for Grade I, II & III attached as Annexure II.

2. RESTRICTION ON DEVELOPMENT/ REDEVELOPMENT REPAIRS, ETC.:-

1. No development or redevelopment of engineering operation or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof the said listed buildings or listed precincts or listed natural features shall be allowed except with the prior written permission of the Municipal Commissioner of the Municipal Corporation legally designated urban area (hereinafter referred to as the MUNICIPAL referred to as the MUNICIPAL

COMMISSIONER)

2. In relation to religious buildings in the said lists, the changes, repairs, additions, alterations and renovation required on religious grounds mentioned in sacred texts or as a part of holy practice laid down in religious codes may be treated as permissible subject to their being in accordance and in consonance with the original structure and architecture designs, aesthetics and other special features thereof. Provided that, while considering applications for such changes, repairs, additions, alterations and renovations the Municipal Commissioner shall act on the advice of the Heritage Conservation Committee.
3. Provided that in exceptional cases for reasons to be recorded in writing, the Municipal Commissioner may overrule the advice of the Heritage Conservation Committee provided that the power to overrule the advice of the Heritage Conservation Committee shall not be delegated by the Municipal Commissioner to any other officer. Provided further that the Municipal Commissioner shall take the prior approval of Government before overruling the advice of the Heritage Conservation committee.
4. The plans and maps of these buildings, artefacts, etc. as identified in Clause-(i) above, will carry a special stamp declared i.e. “Special Heritage Properties”. Any permission in respect of any of these properties in all the three categories will be cleared at a level not lower than the City Engineer.

3. PREPARATION OF LIST OF HERITAGE BUILDINGS, HERITAGE PRECINCTS AND LISTED NATURAL FEATURE:

The said list of buildings, artefacts, structures, areas and precincts of historic, and/ or aesthetic, and/or architectural and/ or cultural significance and the said list of those natural features of environmental significance including sacred grooves, hills, hillocks, water bodies (and the areas adjoining the same), open areas wooded areas, sthalarikshas, etc. to which this regulation applies shall not form part of this Regulation for the purpose of Section of the Maharashtra Regional and Town Planning Act. This list shall be supplemented from time to time by Government and / or the Municipal Commissioner on the advice of the said Heritage Conservation Committee, or by Government suo-moto or by the Municipal Commissioner suo-moto. Provided that, before the list is supplemented, objections and suggestions

from the public shall be invited and duly considered by the Government and / or the Municipal Commissioner respectively.

4. With the approval of Government and on the advice of the said Heritage Conservation Committee and for reasons to be recorded in writing, the Municipal Commissioner may / shall alter, modify or relax the provisions of other Regulations of the Development Control. Regulations / Building Byelaws (hereinafter referred to as “the said Regulations”). If it is needed for the conservations, preservation or retention of historic and /or architectural quality of any listed buildings / heritage buildings or listed precincts / heritage precincts and / or the preservation of any listed natural features and/ or environment.

5. SPECIAL REGULATIONS FOR HERITAGE PRECINCTS :

- i) In case of heritage precincts notified as per the provisions of this Heritage Conservations Regulation No N-2.6.7 development permission shall be granted in accordance with the special separate regulations prescribed for respective precincts, which shall be framed by the Municipal Commissioner.

Before finalizing the special separate regulations for precincts, the draft of the same shall be published in the official gazette and in leading newspapers for the purpose of inviting suggestions and objections from the public. All suggestions and objections received within a period of 60 days from the date of publication in the official gazette shall be considered by the Municipal Commissioner /Heritage Conservation Committee.

After consideration of the above suggestions and objections, the Municipal Commissioner, acting on the advice of the Heritage Conservation Committee shall modify (if necessary) the aforesaid draft separate regulations for precincts and forward the same to the Government for sanction.

Provided that pending consideration of suggestions and objections and pending the final sanction from Government to the above draft special regulation for precincts, the Municipal Commissioner/ Heritage Conservation Committee shall have due regards to the above draft special regulations, while considering application for development /redevelopment etc. heritage building / heritage precincts.

- ii) Road widening lines under Development Plan & Bombay Provincial Municipal Corporation Act ,1949 shall be prescribed so as to protect and not detract from the said heritage precincts/ said listed natural features.

“The clause to be reworded to introduce an enabling provision to say ‘as far as possible’

- iii) If there are any new roads or road widening lines proposed in the Revised sanctioned / draft Development Plan of Pune City, the Municipal Commissioner shall consider the heritage provisions and environmental aspects, while considering applications for development permissions in these precincts. Necessary steps may be taken to modify the Development Permissions in these precincts. Necessary steps may be taken to modify the Development Plan accordingly, pending this actions, the road widening/

development of new roads shall not be carried out.

- iv) No widening of the existing roads under the BMC Act 1949 or in the Sanctioned / Draft Development Plan for Pune city shall be carried out in a manner which may affect the existing heritage buildings (even if they are not include in a Heritage Precinct) or which may affect listed natural features.
- v) If there are any Development Plan reservations shown on heritage buildings, or on listed natural features the same shall not be implemented. If required, the Municipal Commissioner, on the advice of the Heritage Conservation Committee, shall move proposal to Government to get these reservations deleted / modified as per provisions in the MRTP Act 1966.

6. GRANT OF TRANSFERABLE DEVELOPMENT RIGHT (T.D.R.) IN CASES OF LOSS OF DEVELOPMENT RIGHTS IN HERITAGE PROPERTY:

If any application for development is refused under this Regulation or conditions are imposed, while permitting such development, which deprive the owner of any unconsumed FSI, the said owner / lessee shall be compensated by grant of Development Rights Certificate for area equal to 1.5 times unconsumed FSI or as may be prescribed by Government from time to time. The TDR from heritage buildings / listed natural features in (ZONES AS PRESCRIBED IN THE PROPOSED TDR REGULATIONS) may be consumed in accordance with regulations prescribed by P.M.C. from time to time. The extent of Development Rights Certificates to be granted may be determined by the Municipal Commissioner on the advice of the Heritage Conservation Committee.

As provided in Regulation, the development potential of a plot or land may be separated from the land itself and may be available to the owner of the land in the form of Transferable Development Rights (TDR). These rights may be made available and be subject to the conditions prescribed below:

1. As provided in Regulation, Development Rights of the owner / lessee of any Heritage Buildings, who suffers loss of development Rights due to any restrictions imposed by the Municipal Commissioner or Government under Regulation shall be eligible for award of Transferable Development Rights

- (TDR), in the form of floor space index (FSI) to the extent and on the conditions set out below. Such award will entitle the owner of the Heritage Building to FSI in the form of a Development Rights Certificate (DRC), which he may use himself or transfer to any other person.
2. A DRC will be issued only on the satisfactory compliance with the conditions prescribed in this regulation and relevant appendices.
 3. If a holder of a DRC intends to transfer it to any other person, he will submit the DRC to the Commissioner with an appropriate application for an endorsement of the new holder's name i.e. transferee on the said Certificate. Without such endorsement by the Municipal Commissioner himself the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.
 4. A holder of a DRC who desires to use the FSI credit certificate therein on a particular plot of land shall attach to his application for development permission valid DRCs to the extent required.
 5. The following regulations shall apply for the use of DRC's
 - a) DRC's shall not be used in zone 'A' and congested areas in other sectors of the city ;
 - b) DRC's shall not be used on plot for housing schemes of slum dwellers for which additional FSI is permissible under Appendix 'T' and the areas where the permissible FSI is less than 1.00;
 6. DRC's may be used on one or more plots of land , whether vacant or already developed or by the erection of additional storeys , or in any other manner consistent with these Regulations , but not so as to exceed in any plot a total built up FSI higher than that prescribed in clause 9 in this Appendix.
 7. The FSI of a receiving plot shall be allowed to be exceeded by not more than 0.05 in respect of Development Right transferred to it in respect of a heritage building.
 8. With an application for development permission, where an owner seeks utilisation of DRC , he shall submit to the Municipal Commissioner who shall endorse thereon in writing in figures and words , the quantum of the DRC proposed to be utilised , before granting development permission, and when the development is complete , the Commissioner shall endorse on the DRC in

writing , in figures and words, the quantum of the DRC actually utilized and the balance remaining thereafter , if any , before issue of occupation certificate.

9. A DRC shall be issued by the Municipal Commissioner himself as a certificate printed on bond paper in an appropriate form prescribed by the Municipal Commissioner. Such a certificate will be transferable “negotiable instrument” after due authentication by the Municipal Commissioner. The authorised department shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of utilization of DRC.
10. Within one month from date of issue of DRC or before utilisation of DRC whichever is earlier , the Architect / owner shall furnish a copy of 7/12 extract/ Property Registered Card containing incorporation of the area of heritage TDR granted on this plot in remark column.

7. INCENTIVE USES FOR HERITAGE BUILDINGS:

As per Development Control Regulation banks / offices / commercial users are not allowed in certain areas. However, in cases of the buildings including in the Heritage conservation list, if the owner / owners agree to maintain the listed heritage stage with due repairs and the owner / owners/ lessees may be allowed with the approval of the Heritage Conservation Committee to convert part or the whole thereof the non-commercial area within such a heritage building to commercial / office user. Provided that, if the heritage value of the building is likely to be spoiled or so spoiled subsequently in any manner, the permission for commercial / office user shall be disallowed / revoked.

Part of the property excluding heritage portion, owner/s may be allowed to develop property as per this regulation with the prior approval of Heritage Conservation Committee & also use that property for specified purposes approved by committee, provided that if the heritage value of the original structure likely to be spoiled or spoiled subsequently in any manner, the Heritage Committee will take the appropriate action.

8. MAINTAINING SKYLINE

Building included in heritage precincts shall maintain the skyline in the precinct (without any high-rise development as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of the said building heritage precincts. The development within the precinct shall be in accordance with the guidelines framed by the Municipal Commissioner on the advice of the Heritage Conservation Committee, among other items; these regulations will specifically include elevation treatment.

After leaving 5 meter setback from all sides of the Heritage Building/Structure High Rise development shall be allowed excepting for structures mentioned in N-2.6.7 B) Ancient Monuments and C) State Protected Monuments.

9. RESTRICTIVE COVENANTS : Restrictions existing as on date of this Notification imposed under covenants, terms and conditions on the lease hold plots either by State Government or by Municipal Corporation shall continue to be imposed in addition to the Development Control Regulation However, in case of any conflict with the heritage preservation interest/environmental conservation, the said Development Control Regulation and this Regulation No.N-2.6.7 shall prevail.

10. HERITAGE CONSERVATION COMMITTEE:

A. Permanent heritage conservation committee will be constituted by the Municipal Commissioner to advise him on conserving properties, which will consist of

1) Retired Municipal Commissioner

OR

Retired Govt. Secretary / Commissioner/secretary.

President

2) Hon Mayor and Hon Chairman Standing Committee

PMC

3) City Engineer

Joint President

4) Structural Engineer having 10 years Experience

in the same field and a member of Institute of Engineers..

Member

4) Architect having 10 year of experience in the same

field and a member of council of Architects

- a) Urban Designer, b) Heritage conservative Architect.
Member
- 5) Representative from Archaeology Department
Member
- 5) Environmentalist (10 years experience in this field)
Member
- 6) Historian having knowledge of history of conserved area
Member
- 8) Executive Engineer (Heritage Cell) Secretary

11. HERITAGE CONSERVATION FUND

Heritage buildings included in the said list shall be maintained by the owners of the said buildings themselves, with a view to give monetary help for such maintenance/repairs a separate fund may be created which would be kept at the disposal of the Municipal Commissioner, Pune Municipal Corporation, who will utilise these funds on the advice of the Heritage conservation Committee. Provisions for such a fund may also be made through District Planning and Development Council (DPDC) Budget. The commissioner may, in such cases disburse appropriate amount to the owner or may get maintenance/ repair work done through Municipal Corporation.

Contribution to the funds will be from the following sources :

- a) Budgetary provision through P.M.C.
 - b) Provision through D.P.D.C.
 - c) Grant from Central/ state/Semi Government bodies.
 - d) Donations from Industrialists/ Businessman.
- 12.** 2% of total development charges collected shall be transferred to the Heritage conservation fund.
- 13.** The Municipal commissioner shall have right to remove any unauthorised construction in the property enlisted as heritage property as an encroachment for the Municipal land as defined and as per procedure laid down U/S 231 of the B.P.M.C. Act, 1941 and recover the expenses of such removal/ demolition work form the owner as arrears of land revenue.

14. The Municipal Commissioner shall have right to enter into any such heritage property to repair such property to avoid any damage or injury, and the amount shall be spent from Heritage conservation fund and shall be recovered from the owner as arrears of property tax.
15. If Heritage structure listed in Grade I needs conservation, preservation and immediate repairs and if the structure is affected due to vandalism by occupier / owner ,then the Municipal commissioner shall have right to acquire such heritage property and conserve its heritage value.
16. Since there is no construction allowed within 100m of shaniwar wada if the property within the said limit is handed over to PMC free from encumbrance then the TDR twice the FSI will be granted and the tenants of the property will be rehabilitated in the EWS/SRA schemes. The property/ structure after due modification can be used for the purpose of museums, heritage hotel, parking etc. which is essential value addition to the Shaniwarwada monuments. The purpose of such surrendered land or structure will be decided by heritage conservation committee. Provisions of N-2.4 will be applicable.
17. If any owner / occupier of heritage property is preserving ,conserving and maintaining heritage property by their own cost they will be incentivized in following manner:
 - i) 100% general property tax exemption for such heritage property.
 - ii) For conservation, consultant will be appointed by PMC.
 - iii) Incentive amount upto 50% of maintenance cost for maintenance only will be paid by PMC. This shall be applicable only for those repairs which are causing imminent danger to heritage structure approved by the Heritage Conservation Committee.

N-2.6.8 Regulations for Township

A. GENERAL REQUIREMENTS:

1. Applicability: These Regulations would be applicable to the area under sanctioned Development Plan of Pune except Koregaon park area, where appendix 'S' shall prevail.

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" shall not be less than 40 Ha(100 acres) at one place, contiguous, unbroken and uninterrupted which shall not include the area under forest , 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 200mt. , 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.

However, such special township may include private land under Hill Top Hill Slope Zone the area of such lands in such Hill-Top Hill-Slope Zone shall be maximum 40% of the gross area and such area shall be included in part of 50% area to be kept permanently open where no development activities shall be permissible under such township. If such area is not included in part of 50% area to be kept permanently open, the FSI and users on such land shall be as per DCR M-8 of Pune Municipal Corporation. However, proportionate FSI permissible as per DCR shall be allowed for such area.

1.2 MANNER OF DECLARATION : Any area identified above and if founds 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".

However, in cases where the proposal of Special Townships is

submitted by the land owners by themselves or by the 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 on site infrastructure, 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 ground water source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 liters 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 undertaken rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

a. **Drainage and Garbage disposal:** The developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board and Pune Municipal Corporation. Recycling of 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 consultation with Maharashtra Pollution Control Board and Pune Municipal Corporation.

- b. **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.

Also the developer implement the hybrid power supply system by adding renewable energy technology and non-conventional energy tools such as solar energy, energy produced by windmills & energy generated by bio-gas plant or any other alternative means to cater the requirement of power supply.

- 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 7th 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 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.

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 in 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 and conditions without any subsidy.
- e) **Relaxation from Mumbai Tenancy and Agriculture Land Act:** The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.
- f) **Ceiling of agriculture land:** There shall be no ceiling limit for holding agriculture land to be purchased 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 Pune Municipal Corporation for processing the development proposal on certain terms and conditions as may be decided by the Municipal Commissioner.
- (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 Star Category Hotels, Hospital and Multiplexes / Property Tax shall be provided.

3. PLANNING CONSIDERATIONS:

The Township project has to be integrated township project. The project should necessarily provide land for following users :-

- a) Residential
- b) Commercial
- c) Educational
- d) Amenity Spaces
- e) Health facilities, Transportation facilities.
- f) Parks, Garden & play grounds,
- g) Public Utilities

4. GENERAL NORMS FOR DIFFERENT LAND USE

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 floor 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 total floor area proposed to be utilized for residential development 10% shall be built for residential tenements having built up area up to 40 sq. m.
- b) **Commercial :-** The commercial area shall be property distributed in hierarchical manner such as convenient shopping, community center etc.
- c) **Educational :-** Comprehensive educational system providing education from primary to secondary should be provided as per 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; shall 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 should be provided for. Minimum area required for health facilities shall be as per prevailing planning standards.
- f) **Parks, Gardens and 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.

- g) Public Utilities:** Appropriate area allocation should be provided for (a) power receiving station / substation, (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.
- h) Transport and Communication:** The entire area of township shall be well knitted with proper hierarchy of 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 below.
Main road / ring road – 24 meter wide.
Internal road- as per prevailing by laws applicable to Development Plan subject to minimum road width 9 m.
- i) Service industries:** In the Special Township area lands required for commercial uses industrial uses, permissible residential user, may also be earmarked. However, the predominant land use shall be residential.

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 Planning Authority but the same shall be developed by developer for 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 Pune Municipal Corporation provided that for hotel, restaurant, college, school, educational institute, educational classes, hospitals, polyclinics and diagnostic center, offices, Managal Karyalaya, town hall, clubs etc,

onsite parking shall be provided for buildings having mixed users regular parking area a 3.0 m wide strip within the area along the road on front side shall be provided for visitors parking.

5. DEVELOPMENT CONTROL REGULATIONS:-

Prevailing Development Control Regulations of Sanctioned Development Plan from time to time shall be applicable *mutatis mutandis* except those expressly provided in these Special Regulations.

5.1 Special Township in Residential, Residential with Agricultural / 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 / Green Zone / No Development Zone if any, included in the project shall be 1.00. The FSI for Agriculture / 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 Pune Municipal Corporation. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer, Pune Municipal Corporation. Utilization of DRC's originated from any other area i.e. outside Special Township area shall not be permissible in Special Township area.

In case area Notified under Special Township falls in Residential Zone and partly in Agricultural / Green Zone / No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

5.2 Special Townships in Agricultural / Green Zone / No Development Zone

- i) Development of Special Township Project in Agricultural / Green Zone / No Development Zone and urbanisable 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 and 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.

- ii) All provisions of Regulations except 4(f) shall apply to the development of Township in Agricultural / Green Zone / No Development Zone.

5.3 General Regulations :

- (i) In the event the Special township 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 Pune Municipal Corporation about the construction of the building as below
“I have confirmed that the proposed construction in the scheme is as per norms as specified by Indian Standards Institute for the resistance of earthquake, fire safety and natural calamities”.
- (iii) Upper and lower ground floor type construction shall not be allowed.
- (iv) In Special Township schemes under Residential zone and Agricultural / Green Zone / No Development Zone trees at the rate of minimum 150 trees per Ha and 400 trees per Ha respectively shall be planted & maintained by the developer. Trees at the rate of 800 per Ha shall be planted and maintained in the area under Hill Top Hill Slope Zone.
- (v) Once the proposal for Special Township is submitted to 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 completed by the developer to the satisfaction of the Commissioner, Pune Municipal Corporation. In case the development is proposed in Phases and sale permission is expected after completion of phase wise basic infrastructure such permission may be granted by the Commissioner Pune Municipal Corporation. Before granting such sale permission Developer has to submit undertaking about the basic infrastructure to be provided and 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 along with a copy to Director of Town Planning Maharashtra State, Pune. Environment Department of Maharashtra State for grant of location clearance. Upon receipt of such proposal, depending upon the merits of the case location 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 and 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 location clearance from the Government, the developer shall submit the proposal in respect of special Township to Commissioner, Pune Municipal Corporation, Pune 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, Pune Municipal Corporation, Pune. 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.

C) (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 Commissioner, Pune Municipal Corporation, Pune. The developer shall also submit an undertaking and execute an agreement about the development and maintenance of basic infrastructural amenities in future with bank guarantee of 15% of its development costs. The Commissioner, Pune Municipal Corporation, Pune shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, the Commissioner, Pune shall conduct proper enquiry and ensure the Commissioner, Pune Municipal Corporation, Pune, shall grant approval to layout plan and sector wise detailed building plan in consultation with Deputy Director of Town Planning, Pune Division, Pune within the stipulated period on terms above conditions as may be determined by Commissioner ,Pune Municipal Corporation.

The period required for Technical consultation with Deputy Director of Town Planning, Pune Division, Pune shall not be computed.

Anyone 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.

ii) Every application shall be accompanied by :

(b) Ownership Document : 7/12 extract / Property Card , Ownership right Document in original etc. with list of such documents.

- (c) **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.
- (d) Authenticated copies of locational clearance and letter of intent
- (e) Layout and building Plans(Prepared & signed by experts in respective field and team headed by an Architect / Town Planner) :
 - i) Layout plan showing all details of area utilised under roads, open spaces for 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 and proposed amenities with reference to prevailing planning standards approved by Government and sources of all basic amenities and its details about implementation and maintenance and taxes.
 - iv) Details of zoning and area under such zone.
 - v) Details of FSI/ Total built up area proposed to be utilised 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 Commissioner, Pune Municipal Corporation, Pune.

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/ The Commissioner, Pune Municipal Corporation.

3. Implementation & completion :

- i) Development of Basic infrastructure & amenity shall be completed by the developer to the satisfaction of the Commissioner, Pune Municipal Corporation as per phases of scheme. Development of scheme shall be completed within 10 years from the date of sanction to the layout plan of scheme.
- ii) No building in the scheme is permitted to be occupied in any manner unless occupancy certificate is issued by Commissioner, Pune Municipal Corporation.
- iii) Final completion certificate for the scheme is to be issued by Commissioner, Pune Municipal Corporation in consultation with Maharashtra Pollution Control Board, Tree Authority as far as tree plantation is concerned and Chief Fire Officer of Pune Municipal Corporation.
- iv) Application for occupation certificate or final completion certificate shall be submitted alongwith a declaration and undertaking by the developer and his structural consultant, Architect Town Planner as follows:
 - a. 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.
 - b. Work is done as per sanctioned plan
 - c. Built-up area and FSI consumed in scheme is as per sanctioned plan of the scheme.
 - d. 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, Pune within one month.

- 18. 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 the provisions of the Regulations. The decision of Government on the interpretation of these Regulation shall be final and binding on all concerned.

N-2.6.9 SPECIAL ECONOMIC ZONE: - Government has decided to appoint the SEZ Company as the “Special Planning Authority” for the SEZ area of more than 20 Ha in the limits of PMC subject to following conditions:

- e. A representative of the Municipal Commissioner shall be made a member of the Special Planning Authority.
- f. All development and planning permissions of land, building granted by SPA should be brought to the notice of the Municipal Corporation not later than 3 months of the commencement of the development, failing which the Municipal Corporation shall have a right to stop the development.
- g. If the Municipal Corporation on examination of the plans submitted and the conditions prevailing on ground within the SEZ, finds violation of Development Plan & DCRs , shall take necessary steps under the said Act against such violations.
- h. The powers of relaxation of norms under the D.C. regulations shall not be exercised by the SPA under any circumstances.
- i. The SPA will be bound to pay all civic taxes and dues prescribed under the various Acts and Rules in force.
- j. As per section 40(3) read with section 115 of MRTP Act, 1966, a SPA shall from time to time submit to the State Govt. its proposal for the development of land.

In this regard, existing reservations / designations of the sanctioned Development Plan of the PMC shall be retained. Such reservations

shall be shifted at suitable places on the periphery of SEZ areas by the Municipal Commissioner of PMC.

- k. Buildable reservations in the SEZ area shall be developed under the concept of Accommodation of Reservation and constructed amenity along with proportionate fenced plot shall be handed over to PMC free of cost. The SEZ Company will be entitled for the FSI of constructed amenity, without the plot FSI, to be used in SEZ areas. Such constructed amenity shall be available to be used for General Public in the PMC.
- l. Non-buildable reservation in the SEZ area shall be fenced and developed as per the specification of the PMC and shall be handed over to PMC free of cost, to be available for use to general public. Thereafter the SEZ Company will be entitled for the FSI of constructed amenity to the extent of 25% FSI, to be used in SEZ area.
- m. Reservations like EWS, HDH etc. in the Development Plan, will be developed by PMC under BSUP project such reservations will not be permissible to develop under accommodation reservation as per these regulations for Special Economic Zone (SEZ).
- n. If the area under Hill-top Hill-slope Zone and Green belt /zone is declared as Special Economic Zone (SEZ), then 4% FSI will be permissible in that zone.
- o. For all development proposals of SEZ within the Pune Municipal Corporation (PMC) limit, development charges shall be paid to PMC by the Special Planning Authority.
- p. For the SEZ area, the permissible FSI shall be on the gross area (Global), excluding areas under natural sites such as water bodies and existing highway, if any

N-2.6.10 AFFORDABLE HOUSING :-

Applicability:

Provisions of this Appendix would be applicable to those plots, proposed for construction of the affordable housing in the residential area. The housing scheme having all residential dwelling units of the carpet area 25 sq.m to 30 sq.m shall only be considered.

1. Minimum net area of the plot proposed under the scheme shall be 1000 sq.m.
2. Basic FSI shall be 1 and additional FSI is 1.5. If the Owner/Developer is handing over the tenements to PMC, then the premium will not be charged. If the Owner/Developer is selling the tenements in the open market, then a premium on the additional 1.5 FSI will be charged at the rate equal to 1 times the rate prescribed for open plot in that area, in the prevailing Ready Reckoner.
3. Road FSI shall be as per DC Regulation N - 2.3 and total FSI on the plot shall not exceed 2.5.
4. SRA rules shall be applicable for Side margins, tenement density and height of building.
5. Convenience shopping of 2 % of permissible FSI shall be permissible.
6. Fifty percent rebate in premium charges would be applicable. Municipal Commissioner shall have all rights of relaxation in premium for construction of FSI more than one.
7. The residential units constructed are allowed to be sold by the land owner or the developer in the open market.
8. Plots reserved under EWS-PHADA shall be allowed to be developed using the above rules and regulations under N.2.6.10
9. If affordable housing scheme is developed on plot in Residential and commercial zones, by housing society of any community the 2.5. FSI shall be permissible to the said society, however, if the society is formed by backward class community and minimum 90% members belonged to backward class of society, then in the said case, the PMC will not charge premium on the said additional 1.5 FSI. PMC will charge premium for societies other than backward class.

If such a scheme is taken up on private independent and unencumbered land and dwellings are handed over free of Cost to Pune Municipal Corporation, then TDR for land and construction will be permissible. TDR will be allowed as per ratio given below:

- a In lieu of the constructed area to be handed over to PMC free of cost, TDR shall be given as per the following ratio:

Ratio of area handed over to PMC to TDR

For	TDR Zone - A & B	1 : 2.00
	TDR Zones - C & D	1 : 2.50

- b This TDR will be treated as Slum TDR .
- c Pune Municipal Corporation shall use 10% of total tenements handed over for the accommodation of the health /sanitary workers of PMC and remaining tenements for project affected person / transit camps for slum dwellers and hutments from ecologically sensitive zone etc.
- d Subject to the condition that infrastructure improvement charges shall be paid to PMC. This TDR shall be released in stages as under.
- (i) After handing over the land to PMC – 85% of the land area.
 - (ii) After issue of Plinth Completion Certificate 25% of total TDR permissible shall be released.
 - (iii) After completion of RCC and brickwork 35% of total TDR permissible shall be released.
 - (iv) After issue of occupation certificate and handing over the total project 40% TDR permissible + remaining 15% of the land shall be released.

N-2.6.11 Rental Housing Schemes :

Applicability: -

Notwithstanding anything contained in provisions of existing Development Control Regulations of Pune Municipal Corporation, these Regulations shall apply to development of Rental Housing Projects on any land within area of Pune Municipal Corporation, Pune.

(i) Construction of Rental Houses on unencumbered land:-

Maximum FSI 4.0 shall be permissible for construction of Rental Houses on unencumbered land by land owner or any other agency approved by PMC within the limits of Pune Municipal Corporation. The utilization of FSI 4 shall be as follows:

- a) FSI 1.00 shall be used for Rental Housing Project on minimum 30% of the total land area to be conveyed as owner in the name of PMC free of cost. The land owner shall hand over to Pune Municipal Corporation free of cost constructed Rental Units with appurtenant land as specified in the Annexure-A enclosed. The developer shall develop and handover minimum 9.0 m access *road* / approach road or as per D.C. Regulation along with the Rental Housing plot if applicable.
- b) FSI 3.00 shall be used for construction of Housing Units on maximum 70% of the total land area by the land owner, and sold in the open market to cross subsidize the component of Rental housing at (a) above as specified in the Annexure A enclosed.
- c) TDR is not permissible for rental housing schemes.
- d) Separate amenity is not required for rental housing schemes.

For Rental housing schemes PMC shall be the implementing Agency .Municipal Commissioner, PMC shall be Chief Executive officer of such project. The Rental Housing Project for which PMC is the PIA (Project Implementing Agency) shall be a project for vital public purpose. PMC shall prepare detail policy for allotment of Rental Housing Units.

ANNEXURE-A

Regulations for Rental Housing Project on unencumbered land:-

(I) Eligibility for allotment of Rental Houses;

- (i) The allottee under the project shall have employment /self employment/ business within Pune Municipal Corporation limit.
- (ii) The allottee and his family member shall not own any house in Pune municipal Corporation area
- (iii) The domiciled resident of Maharashtra State shall be given preference in the allotment.
- (iv) The allotment shall be made in the joint name of spouse if married.
- (v) The maximum lease rent agreement should be of 11 months and it can not be increased. The laws of hotels and lodges will apply to the tenants.

(II) Definition of Rental Housing Unit: A 180 sq ft carpet area self contained residential unit to be given on leave and license for a period to be decided by Pune municipal Corporation PMC, at a monthly charge to be decided by Commissioner, PMC considering the location of the project and residential unit, cost of construction, market condition and any other expenses.

(III) Land, Construction and Incentive Component:

- (A)** If Rental Housing Project is taken up on unencumbered land, the land owner shall convey minimum 30% of total land area in the name of PMC free of cost for Rental Housing and retain maximum 70% of the total land area with him by making sub-division of the plot. However, the division of these areas shall not be considered for side margin, front and rear open space etc. The developer shall develop and hand over minimum 9 m access road /approach road or as per D. C. Regulation along with the Rental Housing plot to PMC if applicable.
- (B)** Permissible FSI on site for construction of Rental Housing Project shall be 4.00. Out of 4.0 FSI, 1.00 shall be used for construction of Rental Houses on minimum 30% of land and handed over free of cost by land owner to PIA i.e. PMC and FSI 3.00 shall be used for construction of Housing Units by land owner on maximum 70% of land which can be sold in open market to subsidize the component of Rental housing.
- (C)** The total construction built up area of Rental Houses and Houses to be sold in open market shall include all Built up area of residential units and non-residential

units. Built up area of Rental Houses with FSI 1.00 shall be given free of cost to PIA i.e. PMC the construction built up area shall exclude what is set down as under:

Exclusion from FSI computation - The following shall *not* be counted towards FSI:-

- a) Areas covered by stair-case rooms, lift rooms above the top most storey, lift-wells and stair-cases and passages thereto, architectural features, chimneys and elevated tanks of permissible dimensions in respect of buildings in the PMC with the special permission of the Commissioner:
- b) Area of fire escape stairways and cantilever fire escape passages according to the Chief Fire Officer's requirements, if any.
- c) Area of the basement, if any used for permissible user in basement.
- d) Area of covered parking spaces, if any.
- e) Area of one office room of a co-operative housing society or apartment owners association or Rent Manager
- f) Area of the sanitary block(s) consisting of a bathroom and water closet for each wing of each floor of a building of prescribed dimensions deriving access from a common passage for the use of domestic servants engaged in the premises.
- g) Refuge area as per requirement of Chief Fire Officer
- h) Areas covered by:-
 - (i) Lofts
 - (ii) Meter rooms
 - (iii) Porches
 - (iv) Canopies
 - (i) Air-conditioning plant rooms.
 - (vi) Electric Sub stations
- i) Area of balconies not more than 15% of the area of the floor.
- j) Area of structures for an effluent treatment plant as required to be provided by industries as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities: or D.C. Regulation
- k) Area covered by service ducts, pump rooms, electric substations, niches upto 1 m. depth below window sill, passages and additional amenity of lift and/or

staircase beyond those required under the Regulations with the permission of the Commissioner.

- l) Area of one milk booth under the public distribution system with the permission of the Commissioner.
 - m) Area of one public telephone booth and one telephone exchange (PBX) per building with the permission of the Commissioner.
 - n) Area of one room for installation of telephone concentrators as per requirements of Telephone communication company Limited, but not exceeding 20 sq.m. per building, with the permission of the Commissioner.
 - o) Area of a separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of the Commissioner.
 - p) Area of a covered passage of clear width not more than 1.52 m. (5 ft.) leading from a lift exit at terrace level to the existing staircase so as to enable descend to lower floors in a building to reach tenements not having direct access to a new lift in a building without an existing lift.
-
- (A)** If desired by PMC Non-residential units / convenience shopping shall be constructed to the extent of 15% of the total built up area of Rental Houses of FSI 1.00, along with the layout roads/DP roads/Municipal roads and shall be given free of cost by land owner to the Project Implementing Agency i.e PMC . PMC shall prepare detail policy for allotment of these shopping units independently and implement accordingly.
 - (B)** If desired by PMC, the land owner shall also construct non residential units for commercial user/convenient shopping to the extent of 15% of the total built up area on Housing Units of FSI 3.00 along roads/DP roads/Municipal roads. The Housing Units with shopping units can be sold by land owner in open market.
 - (C)** There shall be Welfare Hall and Balwadi in each project as a part of the construction of Rental Houses component. It shall be at the rate of 180 sqft for every multiple or part of 200 residential units but located so as to serve all the floors and buildings equitably and shall not be counted towards the FSI even while computing 4.00 FSI on site. This shall be given free of cost to PIA i.e. PMC

- (D) There shall be manager's office space of size 180 sqft carpet area in the project for every multiple or part of 500 rental units, located as desired by Municipal Commissioner, PMC as a part of construction of Rental Houses component and shall not be counted towards the FSI even while computing 4.00 FSI on site. This shall be given free of cost to PIA i.e. PMC.
- (E) Total Construction Component shall mean the construction built up area of Rental Houses of self-contained 180 sqft carpet area (160 sq.ft.), including areas under passages with minimum 2.0 m width, balwadis, welfare centers, manager's office ,Non-residential units/convenient shopping of commercial use. This shall be given free of cost to PIA i.e. PMC.

(IV) **Building details and other requirements:**

- 1) **Size of Rental unit** - A Rental unit shall be of 180 sqft carpet area including cooking space, bath & water closet, but excluding common areas.
- 2) **Density** (a) Density of Rental Housing shall be maximum 1500 Rental units of 180sqft carpet area per net hectare and Density of Housing to be sold in open market shall be 750 tenements per net hectare.
- 3) **Minimum Plot size :- a)** Plot of minimum 4000 sq.m (0.4 ha.) is required for the project. However, for small plot size approval may be obtained from Commissioner, PMC.

Components of Rental Unit:

- a) **Multi-purpose Room:** A multipurpose room shall be allowed with size up to 12.5 sq.m with a minimum width of 2.4m.
- b) **Cooking space (alcove)** - Provision of separate kitchen shall not be required however, cooking space (*alcove*) shall be allowed with a minimum size of 2.4 sq.m with minimum width of 1.2 m.
- c) **Bath and WC:-**A combined bath and W/C shall be provided having minimum area of 1.85 sq. m with minimum width of 1 meter. There shall be no stipulation of one wall abutting open space etc as long as artificial light and ventilation through any means are provided Water closet seat shall be of minimum length of 0.46 m.
- 4) A septic tank filter bed shall be permitted with a capacity of 150 lit per capita, where the municipal services are likely to be available within 4-5 years.

- 5) **Height:** The height of Multi-purpose room shall be minimum 2.75 m. and the height of building shall be as permissible by the D.C.Regulations.
- 6) **Plinth:** Minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood *level*.
- 7) **External Walls:** Minimum 230 mm thick external brick wall without plaster shall be permitted. However, for use of modern construction technology and material etc, this thickness may be reduced with prior approval of Commissioner, PMC.
- 8) **Staircase:** The staircase shall be of dogleg type. If a single flight staircase is accepted, the flight shall not be less than 1.5 m.
- A) **Front & marginal Open spaces:** Provisions for buildings of Rental Housing Project having height up to 21.00 m. the front & marginal open space shall be 4.50 m for these buildings. Provided, however that in case of these building as having height more than 21 m the minimum marginal open space shall be as prescribed in DC regulation. For Commercial or mixed use in developers component front setback & marginal open spaces should be provided as per DC regulations.
- B) The distance between any two buildings shall not be less than 6.00 m
- C) The means of access shall be normally governed by the provisions of DCR No.12.0 however in the project wherever the design of the buildings in the same layout require relaxation it may be given. Access through existing pathways/layout roads but not less than 3.66m in width, shall be considered adequate for any Rental Housing Project, containing buildings having height less than 21m including stilts.
- 9) Premium shall not be charged for exclusion of staircase & lift-well etc. as covered under the provision of III (c) above.
- 10) All relaxation for the Housing Buildings to be sold in open market - Relaxation contained in sub regulation No.9 (a), (b), (c), (d), 11 (b), (c), 12 above, as well as other necessary relaxation shall be given to these Housing buildings.
- 11) In order to make the Rental Housing project viable, the relaxation shall be granted as per merits of the case by the Municipal Commissioner, PMC, if necessary.

(V) Payments to be made to PMC: The developer shall pay an amount as decided by the Municipal Commissioner on the built up area over and above the normal permissible FSI. This payment shall be paid to PMC in accordance with the time schedule for such payments as may be laid down by Municipal Commissioner, PMC. However by the time of occupation of the Rental Housing units, the total amount shall be deposited in full. This amount shall be used for schemes to be prepared for improvement of infrastructure in rental housing areas

RELEASE OF FSI 4.0

Plot Area:

Net Plot area in sq m	M
Plot area for Rental housing in sq m	(minimum 30 % of M = A
Balance Plot area in sq m	(M-A)=B
Maximum permissible Built up area on Rental Housing Plot of A sq m	M
Maximum permissible Built up area on Balance Plot Of B sq m (inclusive of road FSI if any)	3M
Maximum permissible Built up area on Gross Plot of M sq m	4 M

FSI

Sr. No	Stages of Development	Release of FSI
1	On Handing over of Plot area equivalent to A to PMC free of cost for Rental housing with clear title in name of PMC and with minimum 9 m developed approach road.	0.30M
2	On Submission of building Plans for Rental housing Component and obtaining Commencement certificate for entire Rental Housing Component.	0.70M
3	On submission of building Plans for Housing component on Balance plot B and obtaining Commencement certificate for Housing Component.	0.35 B
4	After handing over 50 % of constructed rental housing units free of cost to PMC after obtaining completion certificate.	0.65B
5	After handing over 100 % of constructed rental housing units free of cost to PMC after obtaining completion certificate.	3M - B
6	TOTAL FSI	4M

N-2.6.12 Provisions for Eco-housing project :-the following parameters should be applicable for the development of properties with respect to Certain provisions mentioned in Energy Conservation Building Code and eco-housing policy of Pune City as given in below -

S. No.	Description	Plot area in sq.m.			
		300 to 500	500 to 2000	2000 to 4000	above 4000
1	Rain Water Harvesting	√	√	√	√
2	Water Conservation	-	-	√	√
	a) Recycle water for tenements more than 80	-	-	√	√
	b) Dual Flushing System	√	√	√	√
3	Solar Water Heating	Optional	√	√	√
	a) White top roofing	√	√	√	√
	b) Terrace Gardening	Optional	√	√	√
	Either a) or b)				
4	Solid Waste Management				
	Segregation of waste at Source	√	√	√	√
	b) Zero wet waste	√	√	√	√
5	Top Soil Prevention				
	a) Top soil preservation	√	√	√	√
	b) Compensatory depository forestation in Ratio of 1:5	√	√	√	√
	c) Prevention of erosion	Optional	√	√	√
	d) Contour plan drainage system	Optional	√	√	√
	e)) Tree Preservation Re-Plantation existing Vegetation	Optional	√	√	√
6	Safety Measures				
	a) Construction Safety	√	√	√	√
	b) Disaster Management	Optional	√	√	√

- 1) Remove topsoil, other than black cotton soil that is not suitable to landscaping, and preserve for reuse on site or send to Pune Municipal Corporation (PMC) designated sites.
- 2) Prevent soil erosion during construction by providing sedimentation basin, contour trenching, mulching, as required. Provide plans to show erosion control measures taken.

- 3) Preserve existing vegetation on site; preserve land that is rich in bio diversity; mark all existing vegetation in tree survey plan; follow detailed guidelines of tree preservation as per draft National Building Code; Part 10: Landscaping, signs, and outdoor display structures
- 4) In the case of tree/s removal, compensatory depository forestation in the ratio of 1:5 shall be mandatory within the said premises..
- 5) Existing drainage pattern should be surveyed and documented. The proposed drainage pattern of the site should not alter the existing drainage pattern. Necessary approval from PMC to show compliance with master drainage plan shall be obtained.
- 6) For large sites plan an aggregate utility corridor for utility systems namely sewage, power, water, telecommunication and storm water near other corridor areas maintain minimum distance between corridors as per local code/norm to ensure safety, prevent interference and prevent contamination.
- 7) All WC to be used with dual flush system with a flow rate of 3 liters and 6 liters per flush.
- 8) Harvest, store/recharge and make provisions for utilization of 100% rainwater from roof as well as site runoff of 60%. Refer to criteria on site imperviousness.
- 9) Reuse collected rain water for gardening, washings and other building applications and recharge excess rainwater into ground to maintain utilization efficiency of: 1) 50 % 2) 100 %
- 10) Use dual plumbing lines for separation of total volume of grey water and black water.
- 11) Install a treatment system based on non energy intensive and eco friendly technology for treatment of total volume of grey water
- 12) Install an eco-friendly treatment system for combined stream of grey water and black water
- 13) Install a separate plumbing line for use of treated water for flushing
- 14) Reuse the treated water for various building applications and gardening depending on the treatment level and meeting of prescribed standards.
- 15) Minimise water use during construction like compound use during curing; admixtures during concreting, use of premixed concrete ,use of recycled water etc

- 16) Shall provide separate bins/chutes for every wings / building for collection and separation of 100% of bio-degradable, non-biodegradable and recyclable wastes. A centralized collection facility at colony level for batteries, drugs, clinical and hazardous wastes.
- 17) Set up decentralized (onsite) treatment plant based on non-energy intensive and eco-friendly technology (anaerobic digestion or in-vessel composting/vermi-composting) for the treatment of 100% of organic wastes.
- 18) Adopt construction safety measures draft National Building Code Part 7: constructional practices and safety
- 19) Adopt measures to control levels of suspended particulate matter during construction
- 20) Provide minimum level of sanitation on site as per DC Regulations
- 21) Provide facilities for handicap access as per DC regulations
- 22) Adopt measures to ensure the ambient noise standard as specified by the Central Pollution Control Board is not exceeded beyond site limit, due to noise generated by construction activity
- 23) Common areas like passage , staircase , lobbies etc. shall be provide with LED light fittings.
- 24) Separate lines for gray water shall be provided and such water shall be primarily treated at source and shall be let out in the PMC drains.
- 25) The waste water from kitchen and sink shall be filtered and let out in rain water harvesting channels. In residential bungalow, apartment, commercial building side margins shall not be concretized and shall be covered with open jointed or porous paving porous paving block.
- 26) With a view to reduce the consumption of electricity, equipments which generate solar and wind energy should be installed on the buildings. In case of buildings where equipments certified by the Bureau of energy efficiency have been installed and/or equipments which work on solar energy have been installed, such buildings will be sanctioned with an additional 2.0 FSI or may be offered a concession of 50 % for 0.2 Paid FSI.

Note:-

- Solar water heating system is mandatory for Commercial Projects categorised in regulation no. 15.23 of this regulation.
- For more details refer ECBC manuals and updated amendments in it time to time.
- Existing Drainage pattern to be surveyed and proposed pattern should not alter the existing one.
- **Rain water harvesting:** Provision of Rain Water Harvesting is mandatory for all plots which are more than 300 sq.m in extent . A 5 % rebate on the general property tax is offered for residential property and 2 % for non residential buildings for first 5 years, when rain water harvesting is made as an integral part of the building constructed.
- **Solar energy:** Solar lighting and solar water heating is recommended for all new development/constructions. If the solar lighting and solar water heating is adopted, then refundable security deposit on fulfilling the conditions shall be returned along with 2 % interest.
- Solar water heating is mandatory to all types of buildings.
- It shall be binding on the owner/Developer to install energy effective lighting fixtures in the common areas in the buildings (i.e. staircases, passages. parking, terrace etc) and solar lights along internal roads and other external areas. No occupancy certificate shall be granted unless it has been confirmed by the PMC, that the Owner/Developer has installed ‘ such lights ‘.
- **Rebate in Premium:** - Housing projects with eco-housing provisions will be entitled for rebate in premium charges with respect to star rating The Municipal Commissioner shall frame a policy for star rating and rebate to be offered to the Developer/Owner. He shall have right to amend the same from time to time.

N-2.6.13 Housing for Health/ Sanitary workers

Applicability :

Provision shall be applicable to Plot/land for Providing Dwellings free of cost to Health/ Sanitary workers through owners/ developers/ Pune Municipal Corporation anywhere in the Pune Municipal Corporation limits, under Dr. Babasaheb Ambedkar Awas Yojana. In the scheme dwelling's for Health/Sanitary workers working with Municipal Corporation for 15 years & more at the time of retirement legal heirs or for the Spouse or after the death of Health/Sanitary workers be developed handed over free of cost to health & Sanitary workers.

Regulations:-

1. The Scheme can be taken up on plot owned by Government/ Municipal Corporation which are either reserved or not reserved in sanctioned Development plan & also on plots which have been/ which would be in possession of PMC for long period. Maximum FSI permissible shall be 4.0.
2. If such scheme is developed through private developers/ Entrepreneur an incentive FSI up to 50% of construction area handed over under the Scheme.
3. If such a scheme is taken up on private independent land and dwellings are handed over free of Cost to Municipal Corporation under the scheme, Provision's of Slum Redevelopment Act for Pune and Pimpri-Chinchwad Rule SR- 2(7) shall be applicable. TDR against land & constructed built-up area will be permissible. Minimum carpet area of tenement for health / sanitary workers should be 269 sq.ft.
4. Tenements which are in possession of Pune Municipal Corporation under EWS, SRA & BSUP schemes can be allotted to health/ sanitary workers.
5. Tenement density permissible under the scheme shall be 1200 tenements/hector.
6. Residential & Commercial mix use may be permissible as per provisions of this regulations
7. Commercial FSI utilized shall not be more than one(1.0)
8. Minimum passage width shall be 1.5 m.
9. For plot more than 2000 sq. meter 10% open space shall be provided.
10. Fire-fighting equipment and Refuse area shall be provided as per Regulations.

11. Lift shall be provided as per provisions in these regulations.
12. Except regulations Sr. no. 1 to 11 above, relevant provision of Development regulations shall be applicable. These regulations shall be applicable for Plot reserved for Pune Municipal Corporation in TP Scheme.
13. Following relaxations shall be applicable for implementation,
 1. Maximum permissible Ground coverage shall be up to 50%
 2. If two or more buildings are proposed, Minimum distance between two buildings shall be 6 m.
 3. Height of any habitable room in tenement shall not be less than 2.75 m
 4. For dwellings developed under the scheme provision for parking shall be relaxed to 2 scooter and two cycle parking space per tenement. Parking provision for other commercial development shall be as per D. C. regulations.
 5. For building height less than 36 m front, side and rear Margin shall be 6 m or as per this regulation whichever is minimum.
 6. For building height more than 36 m marginal open spaces/ road width shall be as mentioned below,

Sr. No.	High rise bldg. permissible ht.	Minimum area of plot required	Minimum width of access road required in meters.	Marginal spaces on other sides in meters.	Front set back in meters.
1	Above 36 m. & up to 40 m.	-	9	6	6
2	Above 40 m. to 50 m	-	12	6	9
3	50 to 70 m	-	15	9	12
4	70 to 100 m.	-	18	10	12

Note: Municipal commissioner shall have right to grant the relaxation as mentioned above.

N-2.6.14 Regulations for installation of telecommunication towers for cellular phones, mobile phones, Internet etc

1. The validity of the permission for new and existing proposals of towers shall not exceed three years.
2. It is necessary that the proposal submitted for seeking permission of installation of towers on buildings should be accompanied by the structural stability report of an approved Structural Designer who should state categorically that the building on which the tower is proposed to be installed is structurally perfectly safe to bear the load of the tower in case of new proposals. In cases where the towers have been installed, the structural designer shall confirm whether the building is structurally safe to bear the load of the tower. In report submitted by the structural designer consideration of the center of gravity and the designer of the base to tower suggested to accordingly has to be specified.
3. The proposal shall be accompanied by an irrevocable agreement on Stamp paper of requisite amount from legal owner / society of the building on which the tower is proposed to be installed.
4. The location of the tower to be installed shall be selected after ensuring that no danger of any kind shall be cause within the area surrounding the tower which is at least equal to 1.5 times the height of the proposed tower.
5. It shall be obligatory to install lighting guard system.
6. Sufficient number of red lamps displaying danger should be fitted on the top of the tower.
7. A permanent deposit of minimum Rs.25,000/- or as decided by the Municipal Commissioner from time to time shall be deposited during the submission of proposal seeking permission for installation of towers.
8. A premium amount of Rs.1000/- per sq.m shall have to be paid for the construction of the control room.
9. A premium amount of Rs.3000/- per running meter shall have to be paid for the height of the tower form the base of the tower.

List of requisite documents:-

In addition to the documents required to be submitted for every development proposal the following document shall also be required to be submitted while seeking permission for installation of mobile towers on buildings.

- a) Structural stability certificate form a licensed structural designer.
- b) No objection certificate from owner/society.
- c) A notarized undertaking with owner /society.
- d) A copy of the approved building plan./completion certificate/Gunthewari certificate.
- e) A notarized undertaking on stamp paper of requisite amount of telecommunication company
- f) Indemnity bond of telecommunication company
- g) No objection certificate of all residents in case of apartment/s.
- h) No objection certificate of all Maharashtra Pollution control board (MPCB) if required.
- i) No objection of all the residents residing immediately below the top terrace.

N-2.6.15 Buildings of Biotechnology Establishments - The Commissioner may permit the floor space indices to be exceeded by 100% in respect of buildings in independent plots of Biotechnology units set up by Public Bodies like MAHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 11 % stake of these bodies or lessees of these public bodies having more than 11% stake of these bodies or lessees of these public bodies having plots exclusively used for Biotechnology units, subject to terms and conditions as he may specify;

Provided in case additional FSI allowed in respect of Biotechnology unit as aforesaid, premium as may be determined by Government shall be paid to the Corporation out of which 50% shall be payable to the Government.

Modification No.	Subject	Version of modification.
1.	Definition	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 20000sq. 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(1-1)	“Biotechnology Units/ Park shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width more than 12 metre”.
3.	Biotechnology Units/ Park to be allowed in General Industries Zone (1-2) and Special Industrial Zone (1-3)	Biotechnology Units/ Park shall be permitted on all plots fronting on roads having width more than 12 meter”.
	Biotechnology Units/ Park to be allowed in No Development Zone/ Green Zone earmarked in the Development Plan.	Biotechnology Units/ Park shall be permitted in No, Development Zone/ Green Zone subject to following conditions:- i) Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land. ii) The ground coverage shall not exceed 10% of the area of plot. 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. iv) The maximum height of buildings shall not exceed 24 mt. v) Essential residential development for the staff / officer’s accommodation shall be permitted upto the extent of 33%of the permissible built up area. vi) These users shall be permitted in No. Development Zone within a distance of 3 km from the adjoining developable zone. vii) Development in plots affected by CRZ area,

		shall be permissible subject to the notification issued by MOEF regarding CRZ.
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 there 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> <ol style="list-style-type: none"> 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 10/2/09 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. iii) Parking spaces, as per the provision of Development Control Regulation shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area. 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 Reckner. v) 25% the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said Authority. vi) The premium so collected by the Planning Authorities shall be primarily used for development/ upgradation of off site infrastructure required for the Biotechnology Parks. vii) In the event, the developer comes forward for provision of such off site infrastructure at his own cast, then PMC shall determine the estimated cost of the works and Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance

		<p>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 said resolution.</p>
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N-2.6.16 HOSTEL

Hostel:-On unreserved land within a circle of 500 m from boundary of educational institute and after a tie up with that educational institute, proposal of construction of Hostel exclusively for students may be permitted with additional FSI upto 1.0 subject to payment of premium at the rates decided by the Municipal Commissioner and modified from time to time and subject to following terms and conditions:-

Terms & Conditions:-

PMC will decide the lands where hostel is permissible

- 1) Land shall be unreserved and within 500 m distance from boundary of educational institutes. PMC will decide the lands where Hostel is permissible.
- 2) Basic FSI shall be 1.0.
- 3) Additional 1.0 FSI may be granted subject to payment of premium at rates decided by the Municipal Commissioner.
- 4) The Hostel building shall be used at least 5 years for the permitted designated purpose. After 5 years, change of user may be permitted by the Municipal Commissioner subject to payment of premium equal to twice the rate of open land shown in ready reckoner for that year.
- 5) If the hostel is misused, then PMC can seal the property.
- 6) Minimum 10% rooms shall be kept reserved for students belongs to EWS / LIG and social Backward Class, nominated by the Municipal Commissioner & the rooms made available to them without any lodging charges.
- 7) Record in respect of above 7) shall be maintained and a quarterly report shall be submitted to Municipal Commissioner.
- 8) On breach of any of the conditions, Municipal Commissioner shall have the authority to take action as per law.
- 9) Hostel will be permitted after production of NOC from Police Department.

Note:- This provisions will be made applicable to hostels for working women except terms and condition 1 above.

N-2.6.17 OLD-AGE HOME POLICY

Old –age home on Unreserved sites:-

On any unreserved land in residential or commercial zone, construction of old-age home exclusively for Senior Citizen's above 60 years may be permitted subject to the following terms and conditions :-

- a) Basic Permissible FSI shall be 1.00
- b) Minimum Plot area shall be 1000 sq.m.
- c) On any unencumbered & unreserved land, 25 % of that land can be used for development of old-age home and on remaining 75% land the FSI of entire plot area / FSI without area utilised for construction of old-age home may be permitted.
- d) TDR potential of the entire plot shall be permissible on the remaining plot.
- e) i) Minimum room size shall be provided as per Clause 15.
ii) Lift shall be provided for every building above 8m in height.
iii) European Type Pan shall be provided in toilets. Further horizontal and vertical handrails shall be provided at a distance of 50mm from the wall.
iv) Ramps shall be provided as per Clause 5.1.1 of N 2.6.2.

2) Users permitted :-

Following Ancillary user for the residents of old age home may be permitted ;

- a) Consulting room for medical Check-ups
- b) Dining Hall
- c) Meditation hall
- d) Multipurpose hall
- e) One shop for sale of goods, articles or crafts manufactured by Old-age home residents; having a maximum built-up area of not more than 20 sq.m.

N-2.6.18 Regulations for development of housing for project affected persons, rehabilitation for hutments from ecologically sensitive zone, rental housing on privately owned unreserved vacant land :-

- I)** The development of Housing for the above purpose taken up by developer / land owners may be permitted with the following conditions:
- a) the plot shall be unreserved or reserved for EWS / Slum Improvement.
 - b) minimum plot area shall be 4000 sq.m.
 - c) Minimum width of access shall be 9 m.
- II)** The owner / developer can develop the said plot as per following conditions:
- a) Maximum permissible FSI shall be 3.00 (Basic FSI will be 1.00)
 - b) Minimum tenement density shall be 360 tenements per Ha for basic FSI 1.00 and shall increase or decrease according to FSI consumed on site.
 - c) Owner shall handover all built-up area in the form of tenements of 25 sq.m carpet area to PMC free of cost.
 - d) TDR for the area of the land spared for this purpose shall be sanctioned for the owner of the said unencumbered plot.
 - e) In lieu of the constructed area to be handed over to PMC free of cost, TDR shall be given as per the following ratio:
Ratio of area handed over to PMC to TDR
For TDR Zone - A & B 1 : 2.00
 TDR Zones - C & D 1 : 2.50
 - f) This TDR will be treated as Slum TDR.
 - g) Pune Municipal Corporation shall use 10% of total tenements handed over for the accommodation of the health /sanitary workers of PMC and remaining tenements for project affected person / transit camps for slum dwellers and hutments from ecologically sensitive zone etc.
 - h) Subject to the condition that infrastructure improvement charges shall be paid to PMC. This TDR shall be released in stages as under.
 - i) After handing over the land to PMC – 85% of the land area.

- i) After issue of Plinth Completion Certificate 25% of total TDR permissible shall be released.
- ii) After completion of RCC and brickwork 35% of total TDR permissible shall be released.
- iii) After issue of occupation certificate and handing over the total project 40% TDR permissible + remaining 15% of the land shall be released.

NOTE :- The developer / owner shall deposit sum of Rs 10000/- per tenement or amount decided by Municipal commissioner from time to time. This fund shall be utilised for the maintenance of common amenities.

APPENDIX P

(Regulation No. 20.2)

ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR BUILDING MORE THAN 15 M IN HEIGHT AND BUILDINGS AS COVERED BY REGULATION NO. 6.2.6.1

P-1. GENERAL

P-1.1 In addition to the provisions of Part IV Fire Protection of National Building Code of India, the Chief Fire Officer, Pune Municipal Corporation may insist on suitable provisions in building from fire safety and fire fighting point of view depending on the occupancy and height of buildings.

P-2 CONSTRUCTION

P-2.1 Building Materials:

P-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 panelings, floor covering etc) may be permitted of materials having their rating for flame spread and smoke developed not exceeding a very low flame spread limit in accordance with IS : 1642 – 1960 Class I). Ceiling linings shall be non-combustible or of plasterboard.

P- 2.1.2 Stairways and corridors shall not contain combustible materials.

P-2.2 Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transom and ceiling 2 hours to 4 hours.

P-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.

P-2.4 Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

P-3 STAIRCASE ENCLOSURES FOR BUILDINGS MORE THAN 15 M IN HEIGHT

P-3.1 The internal enclosing walls of stair case 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.

P-3.2 The staircase enclosure on external wall of the building shall be ventilated to atmosphere at each landing.

P-3.3 Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and operable sashes at each landing level with area not less than 0.5 sq.m. on the external wall shall be provided. The roof of the shaft shall be at least 1 m above the surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 mm wg. by an electrically operated blower/blowers shall be maintained.

P-3.4 The mechanism for pressurizing as staircase shaft shall be so installed that the same shall operate automatically with the fire alarm and also with manual operation facilities, when the automatic fire alarm (see Regulation No. P-13.1.3).

P-4 LIFT ENCLOSURES

P-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 m.m. (0.2 sq.m.) in clear area. Lift motor rooms shall preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing walls of the shaft or by the floor of the motor rooms.

P-4.2 Landing doors in lift enclosure shall open in the ventilated or pressurized corridor/ lobby

P-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 wall of fire resistance of not less than two hours.

P-4.4 If the lift shafts and lift lobby are in the core of the building, a positive pressure of not less than 2.5 mm and not more than 3 mm w.g. (water gauge) 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 operates.

P-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.

P-4.6 The lift machine room shall be separate and no other machinery shall be installed therein.

P-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-magnetic device to be linked with smoke detector.

P – 5 EXTERNAL WINDOWS:

P-5.1 Area of the openable external windows on a floor shall be not less than 2.5 % of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type (which can be opened with the point of fireman's axe).

P-6 (A) Fire lifts: - The following provision shall be made for a fire lift.

- a. To enable fire services personnel to reach the upper floors with minimum delay, one or more of the lifts shall be so designed as to be available for the exclusive use of such personnel in an emergency and be directly accessible to every dwelling/lettable floor space of each floor.
- b. The lift shall have a floor area of not less than 1.4 sq.m. with a minimum dimension of 1.2 m. It shall have a loading capacity of not less than 545 Kg. (8 persons lift) with automatic closing doors.
- c. There shall be an alternative electric supply from a generator of an adequate capacity; cable shall run in route safe from fire i.e. within the lift shaft. In case of failure in normal electric supply, it shall automatically trip over to alternate supply. For apartment buildings,

this change over of supply may be done through a manually operated change over switch.

- d. The operation of fire lift shall be by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be a car control only or on priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- e. The words FIRE LIFT shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f. Collapsible gates shall not be permitted for lifts; the lifts shall have solid doors with fire resistance of at least one hour.
- g. The speed of the fire lifts shall be such that it can reach the top floor from ground level within one minute.

P – 7 BASEMENTS

P -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 light 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 severed at or near the opening.

P-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.

P - 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.

P - 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 detector 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.

P -7.5 Kitchens working on gas fuel, departmental stores, and shops shall not be permitted in basement/sub-basements, unless air conditioned.

P- 8 COMPARTMENTATION (FIRE SECTIONS)

P-8.1 All floors shall be compartmented with area not exceeding 750 sq.m by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40m. For departmental stores, shopping centers and basements, the area may be reduced to 500 sq.m. for compartmentation. Where this is not possible, the spacings of the sprinklers shall be suitably reduced. When reducing the spacing of sprinklers. Care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.

P-9 SERVICE DUCTS

P-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.

P- 9.2 If the cross sectional area of a duct exceeds 1 sq m. it shall be sealed where it passes a floor with non-combustible light material. The seal within the duct maybe pierced for any service pipe or ventilated trunk and shall fit as closely as possible around any such pipe or trunk.

P-9.3 A permanent vent shall be provided at the top of the service shaft of cross sectional area of not less than 460 sq.cm. or 6.25 sq.m. for each 900 sq.cm of the area of the shaft whichever is more.

P - 10 REFUSE CHUTES AND REFUSE CHAMBERS

P - 10.1 Hoppers under refuse chutes shall be situated in a 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.

P- 10.2 Inspection panels and hopper (charging station) opening shall be fitted with light fitting. metal doors, covers, having a fire resistance of not less than one hour. Flap doors/covers i.e. push-in or lift-up type shall not be permitted.

P-10.3 Refuse chutes shall not be provided in staircase wells, air conditioning shafts etc.

P- 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.

P - 11 BUILDING SERVICES

P-11.1 Electrical Services:

a) The electric distribution cable/wiring shall laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.

b) Water mains, telephone lines, inter-com-lines, gas pipes or any other service line shall not be laid in the duct for electric cables.

c) Separate circuits for water pumps, lifts, staircases and corridor lighting and blowers for pressuring 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 labeled.

- 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 consumer cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside.
- h) PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation.

P- 11.2 Town Gas/L.P. Gas supply pipes :-

Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. Gas meters shall be housed in a suitably constructed metal cupboard located at well ventilated space at ground level.

P – 11.3 Staircase and Corridor Lightings:

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on 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 for terminating the stand by supply.
- d) Emergency lights shall be provided in the staircase/corridor for assembly, and institutional buildings.

P – 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, Pune Municipal Corporation.

P – 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 rooms 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 carbon dioxide or B.C.F. fixed installation system.
- d) When housed at ground floor level it / they shall be cut off from the other portion of 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.

P – 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 gauge 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, spun glass with neoprene facing.
- f) Area more than 750 sq.m on individual floor shall be segregated by a fire wall and Automatic fire dampers for isolation shall be provided where the ducts pass through 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 of 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 give 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 tightly 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 spun glass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- p)** Materials used for false ceilings, runners and suspenders shall be of noncombustible type.

P-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 boilers 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.

P- 12 PROVISIONS OF FIRST AID FIRE -FIGHTING APPLIANCES

P-12.1 The first aid fire-fighting equipment shall be provided on all floors including basements; lift rooms etc. in accordance with IS: 2217-1963. Recommendations for providing First Aid Fire Fighting Arrangements in Public Buildings in consultation with the Chief Fire Officer, Pune Fire Brigade.

P-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.

P- 13 FIXED FIRE FIGHTING INSTALLATIONS

P – 13.1 Building above 15 m 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.

P- 13.2 The wet riser/wet riser-cum-down comers installations with capacity of water storage tanks and fire pumps shall conform to the requirements as specified in Table –27.

Table 27

Sr. No.	Type of the building occupancy	Requirements				
		Type of Installation	Water supply		Pump Capacity	
			Under Ground static Tank	Terrace Tank	Near the Ground Static Tank	At the Terrace Level
1	2	3	4	5	6	7
1	Apartment buildings below 15 m. in height	Nil	Nil	Nil	Nil	Nil
2	Apartment buildings					
	a) above 15m. But not exceeding 24 m.	Wet riser-cum-down comer with provision of fire service inlet only near ground level	Nil	10000 Litres	Nil	100 liters per minute giving a pressure not less than 1.5 kg/cm ² at the topmost hydrant.
	b) exceeding 24 m. but not exceeding 45m .	Wet riser cum-down comer.	50000 Litres	20000 Litres	1400 lit. per minute giving a pressure not less than 3.2 Kg/ cm ² at the topmost hydrant.	450 lit. per minute giving a pressure not less than 2.1 Kg/ cm ² at the topmost hydrant.
	c) above 24 m. and not exceeding 36m. Shopping area upto 250 sq.m. And restricting the shopping area to the ground floor only.	Wet riser cum-down comer.	50000 Litres	20000 Litres	1400 lit. per minute giving a pressure not less than 3.2 Kg/ cm ² at the topmost hydrant.	450 lit. per minute giving a pressure not less than 2.1 Kg/ cm ² at the topmost hydrant.
	d) above 24 m. and not exceeding 35 m. with shopping area upto 250 sq.m. And restricting the shopping area to the ground floor only.	Wet riser cum-down comer.	50000 Litres	20000 Litres	1400 lit. per minute giving a pressure not less than 3.2 Kg/ cm ² at the topmost hydrant.	900 lit. per minute giving a pressure not less than 2.1 Kg/cm ² at the topmost hydrant.

	e) above 45 m and not exceeding 60m.	Wet riser cum-down comer.	75000 Litres	20000 Litres	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm ² at the topmost hydrant.	900 lit. per minute giving a pressure not less than 2.1 Kg/cm ² at the topmost hydrant.
	f) above 60 m. in height but not exceeding 100m.	Wet riser cum-down comer.	100000 Litres	20000 Litres	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm ² at the topmost hydrant. The pump provided should be or multistage type with section and delivery sizes not less than 6" dia. with low level riser upto 15 storeys and high level riser delivery for upper floors.	900 lit. per minute giving a pressure not less than 2.1 Kg/cm ² at the topmost hydrant.
3)	Non-Apartment Buildings					
	a) Industrial, storage & Hazardous upto 15 m. in height	Nil	50000 Liters	Nil	Nil	Nil
	b) Above 15 m. in height but not exceeding 24 m. excepting educational buildings.	Wet riser cum-down comer.	50000 Liters	10000 Liters	350 litres per minute giving a pressure not less than 3.2 Kg. Ci ² at the top-most hydrant except for institutional Business and Educational Building.	450 lit. per minute giving a pressure not less than 2.1 Kg/ cm ² at the topmost hydrant.
	c) Educational building above 15 m. but not exceeding 24 m. height	We riser cum down comer.	Nil	100000 Liters.	Nil	Nil
	d) Above 24 m. but not exceeding 35m.	We riser cum down comer.	75000 Liters	20000 Liters	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm ² . The pump. Provided will be of multi/stage type with suction and delivery sizes not less than 6" dia. with low level riser upto 10 storeys and height level riser delivery for upper floors.	Nil

	e) Above 35 m. but not exceeding 50 m.	Wet riser (fully charged with adequate pressure at all times and automatic in operation)	100000 litres	Nil	2400 lit. per minute giving a pressure not less than 3.2 Kg/ cm ² . The pump provided will be of multi/stage type with suction and delivery sizes not less than 6" dia. with low level riser upto 10 storeys and high level riser delivery for upper floors.	Nil
	f) Above 35 m. but not exceeding 70 m.	We riser (fully charged with adequate pressure at all times and automatic in operation)	150000 Litres	Nil	1) 2400 lit. per minute giving a pressure not less than 3.2 Kg/cm ² . The pump provided will be of multi/stage type with suction and delivery sizes not less than 6"dia. with low level riser upto 10 storeys and high level riser delivery for upper floors. 2) A stand by pump of equal capacity shall be provided on alternate source of supply.	Nil
	g) Above 70 m.	Wet riser (fully charged with adequate pressure at all times and automatic in operation.)	200000 Litres	Nil	i) 2400 lit. per minute giving a pressure not less than 3.2 Kg/cm ² . The pump provided will be of multi/stage type with suction and delivery sizes not less than 6" dia. with low level riser upto 15 storeys and high level riser delivery for upper floor 60m. Another pump of equal performance with a break tank of 12000 liters capacity at 75 m. level land a set of ball valves to supply the tank with atleast 2400 liters per minute from the first pump . ii) A stand by pump of equal capacity shall be provided on alternate source of supply.	Nil

Note - 1) Any of the above categories may incorporate an automatic sprinkle drencher system, if the risk is such that it requires installation of such protective methods.

Note - 2) Minimum of two hydrants shall be provided within the courtyard.

Note - 3) Wet riser-cum-down comer is an arrangement for fire -fighting within the building by means of vertical rising mains not less than 10.00 cm. internal dia. , with hydrant outlets and hose reel on each floor/ landing connected to an overhead water storage tank for fire -fighting purpose, through a booster pump, check valve and a non return valve near the tank-end and a fire pump, gate and non-return valve over the underground static tank. A fire service inlet at ground level fitted with a non-return valve shall also be provided to the rising main for charging fire services pump in case of failure of static fire pump over the underground static tank.

Note - 4) The performance of pumps specified above shall be at R.P.M. not exceeding 2000.

Note -5) The above quantities of water shall be exclusively for fire fighting and shall not be utilized for domestic or other use. The layout of underground water static tank shall be as per sketch attached.

Note - 6) Size of the riser shall be as under (Internal diameter)

a) Apartment buildings:-

I) upto 45m-10 cm with single hydrant outlet and hose reel on each floor.

II) above 45 m- with twin hydrant outlets and hose reel on each floor.

b) Non- apartment building:-

I) upto 24m -10 cm with single hydrant outlet and hose reel on each floor.

II) above 24 m- 15 cm with twin hydrant outlets and hose reel on each floor.

Note -7) A facility to boost up water pressure in the riser directly from the mobile pump shall be provided to the wet riser system with a suitable fire services inlets (collecting breaching with 2 numbers of 63 mm inlets with check valves for 15 cm dia. rising main) and a non-return valve and a gate valve.

Note -8) Hose Reel - Internal diameter of rubber hose reel shall be minimum 19 mm. A shut off branch with nozzle of 4.8 mm. size shall be provided. Provided that, no automatic detector shall be required in any room or portion of a building which is equipped with an approved installation of automatic sprinklers.

P – 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 grounds main or alternative source of supply at 1000 liters 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 on 18 tonnes.

The domestic suction tank connected to the static water storage tank shall have an over-flow capable of discharging 2250 liters per minute to a visible drain point from which by a separate conduits, the cover flow shall be conveyed to storm water drain.

P- 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.)

P-13.3 (A):- Wet riser installations:-

They shall conform to IS : 3644-1966 Code of Practice for Installations of Internal Fire Hydrants in multi-storeyed or high-rise buildings. In addition, the wet-riser shall be designed for zonal distribution ensuring that unduly high pressure does not develop in risers and hose pipes.

In addition to wet-riser, wet riser-cum-down comer, first aid hose reels shall be installed on the floors of buildings above 24 m. and shall conform to IS :884-1969 Specifications for First Aid Hose Reel for Fire Fighting (Fixed Installation). The first aid hose reel shall be connected to one of the female couplings of twin couplings of landing valves directly to the wet riser in the case of single outlet of the wet riser installations by means of adapter.

P-13.3.3 The static water storage tank shall be provided with a fire brigade collection breaching with 4 Nos. 63 mm dia. (2 Nos. 63 mm dia. for pump with capacity 1400 litres/minute) instantaneous main inlets ranged 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 per minute.

P- 13.4 Automatic Sprinklers:

Automatic Sprinklers shall be installed

- I) In basement used as car parks, if the area exceeds 500 sq.m.
- II) In multi-storied basements used as car parks, and for housing essential services ancillary to particular occupancy.
- III) Any room or other compartment of building exceeding 500 sq.m.
- IV) Departmental Stores or shops that totally exceeds 750 sq.m
- V) All non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independent of the reminder of a building.
- VI) Godown and warehouses as considered necessary.
- VII) On all floors of the building other than apartment buildings, if the height of the building exceeds 60 m.
- VIII) Dressing rooms, scenery docks, stages and stage basements of theatres.

P - 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.

P- 13.6 Foam generating system:

This system shall be provided for protection of boiler room with its ancillary storage of furnace oils in basement.

P- 13.7 Carbon-di-Oxide Fire Extinguishing System:

Fixed CO₂ fire extinguish installation shall be provided as per IS: 6382-1971 Code of Practice for design and installation of fixed CO₂ fire extinguishing system on premises where water or foam cannot be used for fire extinguishment because of the special nature of the contents of the buildings/areas to be protected. Where possible BCF (Bromochlorodifluoromethane) installation may be provided instead of CO₂ installation.

P-14 A) Fire Alarm System:

All buildings mentioned below shall be equipped with fire alarm system as given below,

Special building above 15 m in height and businesses and industrial building above 24m in height:

- a) Such buildings shall be equipped with a manually operated electrical fire alarm system with one or more call boxes located at each floor. The call boxes shall be so located that one or the other of them shall be accessible to all occupants of the floor without having to travel more than 22.5m
- b) The call boxes shall be of the 'break glass' type without any moving parts where the call is transmitted automatically to the control room without any other action on the part of the person operating the call box.
- c) All calls boxes shall be wired in closed circuit to a control panel in the control room located as given in this regulation so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle charged from the electric mains. The circuit may be connected to an alternate source of electric supply as in sub-regulation. (4) in Regulation 11 in this Appendix.
- d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the building are warned whenever any call box is actuated.
- e) The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1m from the floor level.
 - ii) All other buildings exceeding 24 m height excluding those mentioned in clause (i) above-

These buildings shall, in an addition to the manually operated electrical fire alarm system be equipped with an automatic fire alarm system. The latter shall be in addition to any automatic fire extinguishing system installed in any particular occupancy in accordance with IS : 2189-1976 code of Practice for Automatic Fire Alarm System of any other relevant Indian Standard prescribed from time to time.

P – 15 LIGHTING PROTECTION OF BUILDINGS

P - 15.1 The lighting protection for building shall be provided based on the provisions of the National Building Code of India .

P-16 Control Room :-

For all buildings mentioned in regulation in P 14 in this appendix except residential building, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floor along with details of the fire-fighting equipment and installation shall be maintained in the control room. The control room shall also have facilities to detect a fire on any floor through indicator board connecting the fire detection and alarm system on all floors. The staff in charge of the control room shall be responsible for the maintenance of the various services and fire-fighting equipment and installation. Control room shall be manned round the clock

P - 17. HOUSE KEEPING

P - 17.1 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.

P - 18 FIRE DRILLS AND FIRE ORDERS

P - 18.1 Fire notices/ orders shall be prepared to fulfill the requirement 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.

P-19 A) With the prior approval of Government The Commissioner, in consultation with the Chief Fire Officer, may from time to time, add to alter or amend the provisions in this appendix.

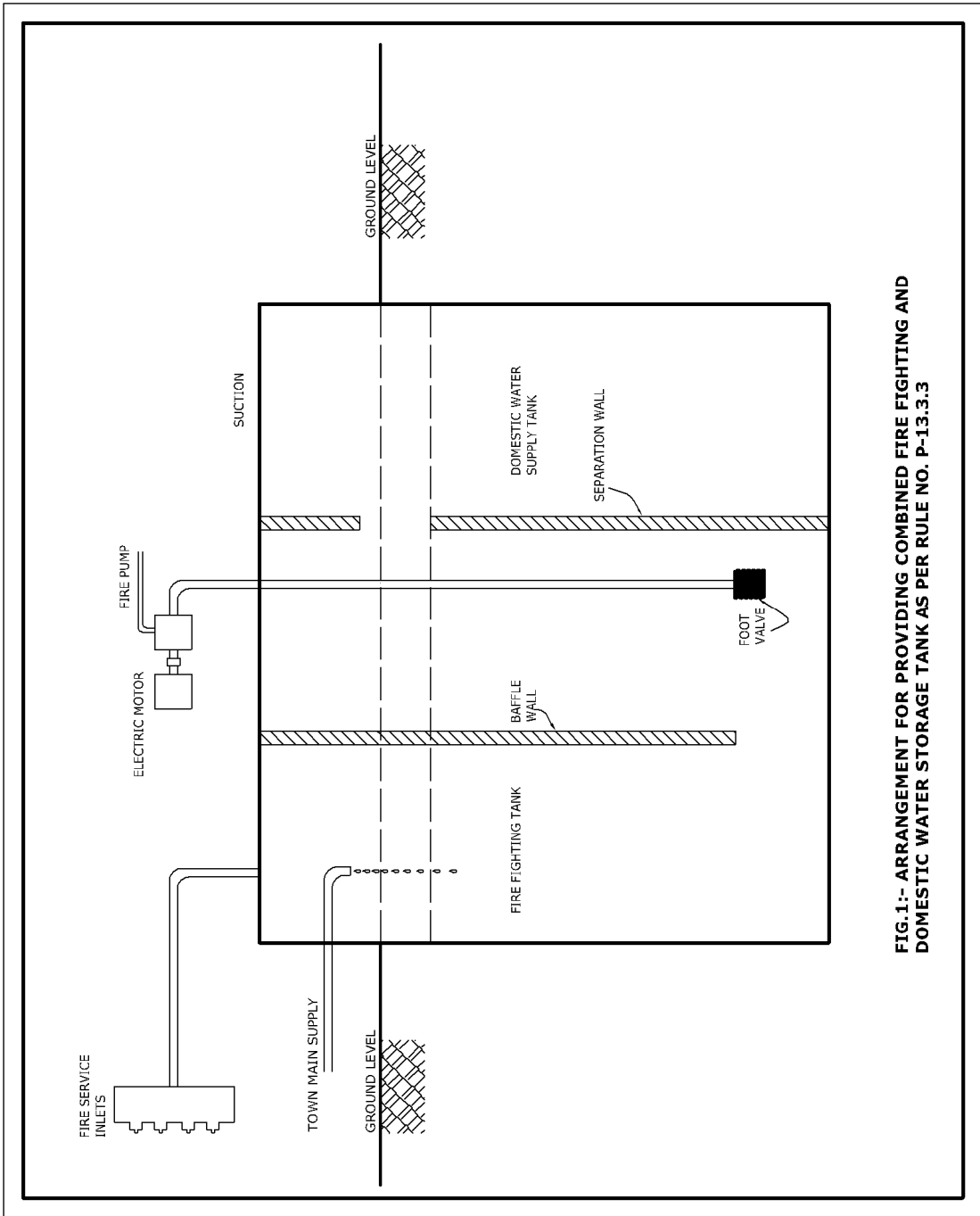
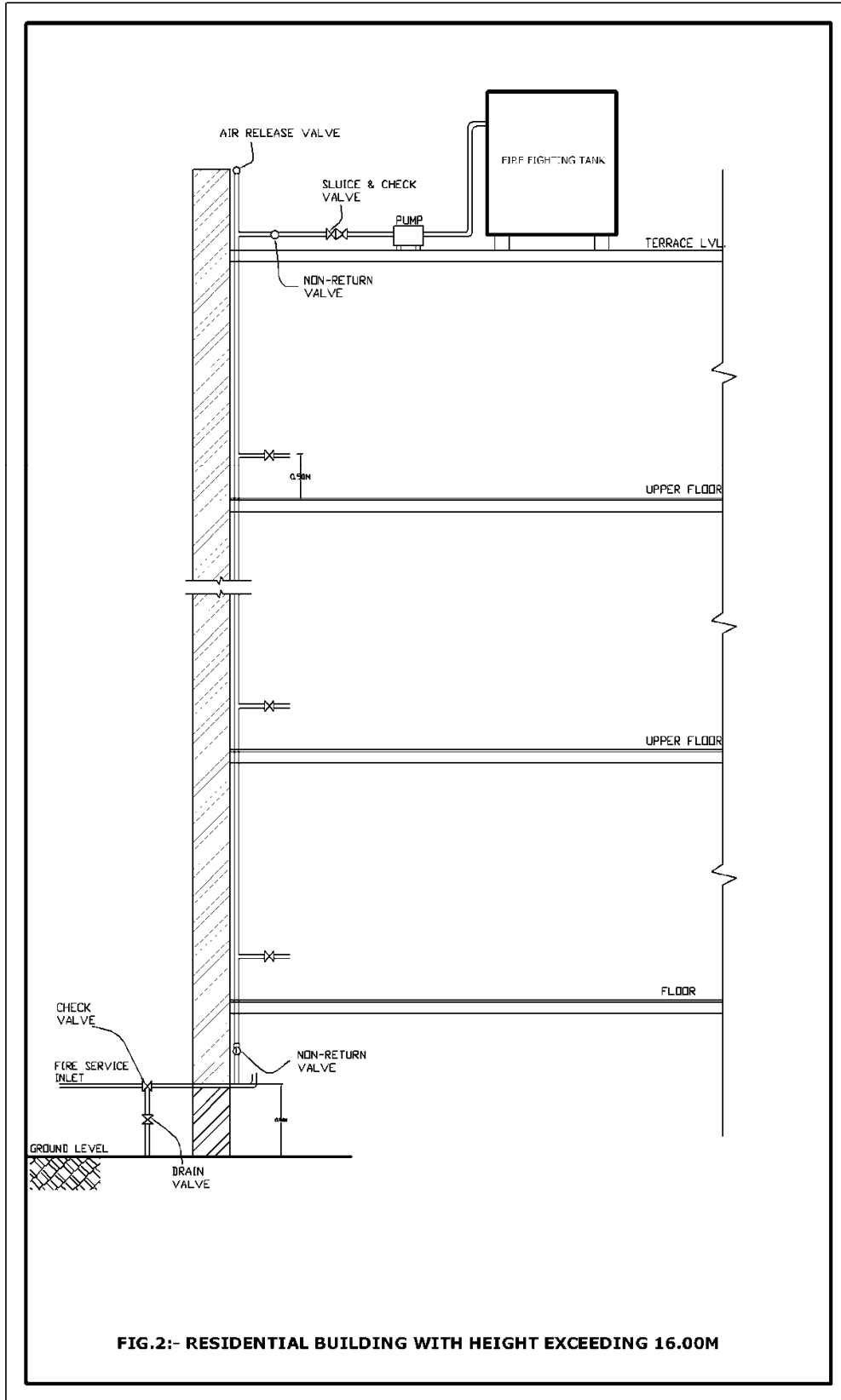
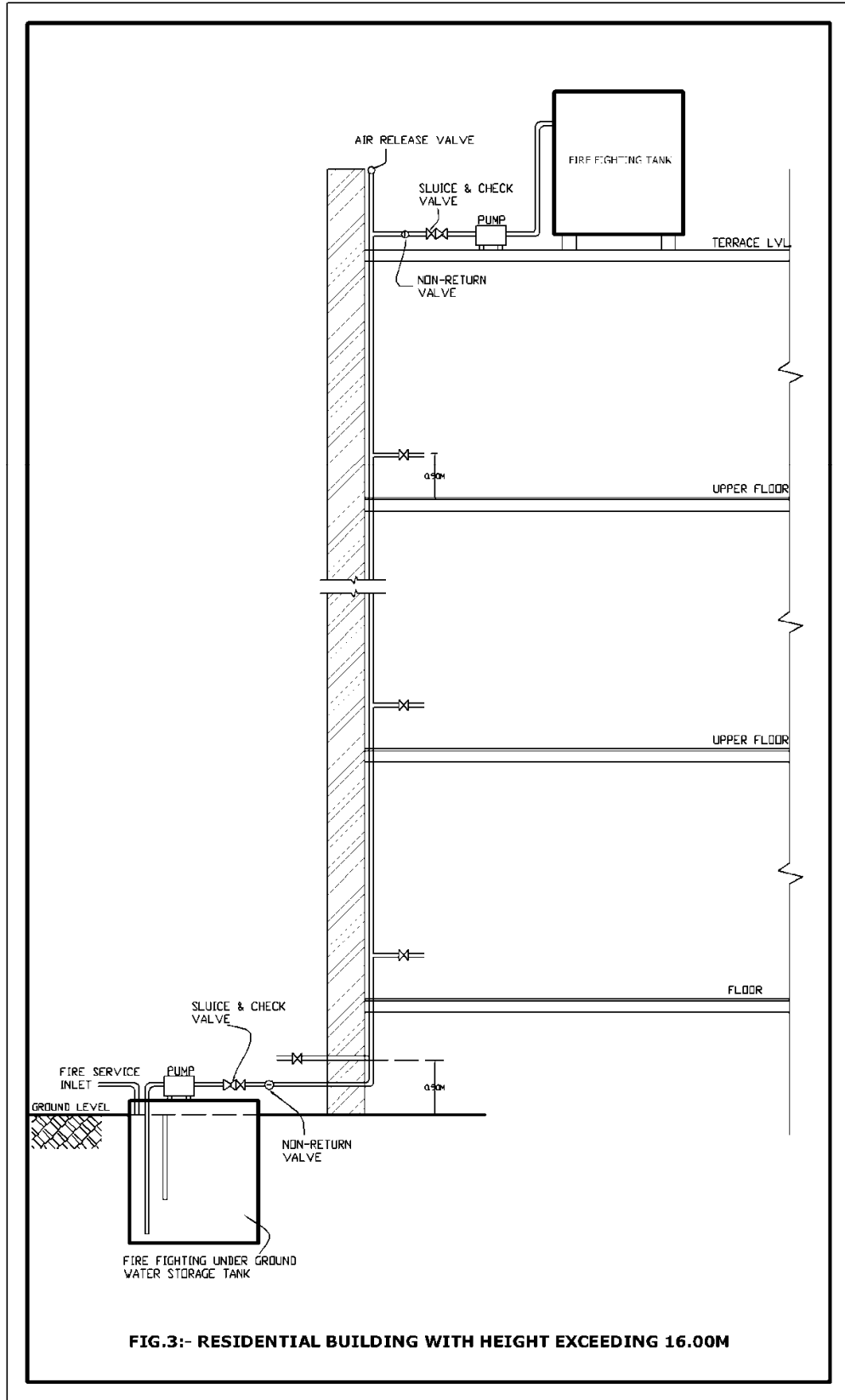


FIG.1:- ARRANGEMENT FOR PROVIDING COMBINED FIRE FIGHTING AND DOMESTIC WATER STORAGE TANK AS PER RULE NO. P-13.3.3





APPENDIX - Q

The Commissioner may exercise to grant temporary permissions for structures or for users otherwise permissible as per Development Plan Zoning. On the request of owner or P.O.A.H. / developer strictly after fulfilling required parking provisions in the same plot.

A) The following types of structures may be considered for grant of temporary permission.

- 1) Monsoon permission for a period of 4 months from 1st June to 30th September every year either for protection from rain or covering of the terrace to protect from rain during the monsoon only.
- 2) Pendants allowed for various fairs, ceremonies, religious functions etc.
- 3) Structures for godown / storage, temporary site office , labour camp only during construction work.
- 4) Temporary exhibition/circus etc.
- 5) Watchman's chowky constructed for protection of land.
- 6) Temporary Storage of important machinery in case of factories in industrial land before installation etc.
- 7) Structures for ancillary work for quarrying in conforming zone.
- 8) MAFCO stalls, Milk booths and such other type of stalls of confirmative uses etc.
- 9) Transit accommodation for persons to be rehabilitated during construction period.
- 10) No such permission should be granted for a period of more than 1 year at a time and for an aggregate period of more than 3 years for (3),(5),(6),(7),(8) and (9)

It is desirable to grant permission for construction of structures on a permanent basis if F.S.I. is available instead of continuing temporary permission from year to year.

- 11) Necessary deposit and charges as decided by the Municipal Commissioner shall be levied and updated time to time

APPENDIX – R

Provisions of appendix R shall be applicable only for area under total reservation

R- 1 PRIMARY SCHOOL IN RENTED PREMISES IN CONGESTED AREA

- (i) In Sector-I where existing Primary School is in rented premises owner be allowed to develop the property as per permissible Floor Area Ratio, and he should hand over to Pune Municipal Corporation built up area equal to existing area occupied by school. He may avail the additional Floor Area Ratio, to the extent of area occupied by the rented School, but limited to 40% of plot area; which in no case should exceed total Floor Area Ratio of 3.0 subject to further conditions as stipulated in Development Control Rule No N 2.1.3.
- (ii) Notwithstanding anything above in Sector-I where Primary School was existing in rented premises having reserved area less than 0.015 Ha which is already vacated by PMC, owner may be allowed to develop his property as per permissible Floor Area Ratio without handing over any area to PMC.

R-2 PRIMARY SCHOOL (UNENCUMBERED LAND) – I to VI

For Sites designated for Primary Schools from Sectors-I to VI , Municipal Commissioner may allow, recognized public institutions registered under Public Charitable Trust Act, working in that field or the owner/s of the land to develop subject to conditions as stipulated in development Control regulation no N-2.1.3 & N-2.2.2.

Note :- Sites reserved for primary school/High school may be allowed to be developed through public private partnership (PPP) by inviting tenders. Subject to condition that the institute should be working in the field of education from period not less than 10 years, ownership of land shall vest with PMC, First language in the school shall be Marathi. Use of primary school will be allowed in High Schools.

R-3. MINI URBAN RENEWAL PROJECT FOR RESERVATIONS OF ENCUMBERED PROPERTIES IN CONGESTED AREA :-

Almost all sites reserved in the Congested Area contain few or more structures. Such reservations viz., for the purpose of schools, dispensaries, shopping centers, family

planning clinics, etc when they are on encroached land, may be developed by the Corporation / owner / private entrepreneurs as decided by Municipal Commissioner by treating them as Mini Urban Renewal Project where part of the site (not more than 50 per cent in any case) may be used by the Corporation/ owner / private entrepreneurs for rehabilitation of the existing occupants. Such a development will not however, be permitted in case of reservations for open spaces, playground, parking spaces, children's splay ground etc where the intention is to completely create open spaces through the reservations. However, in case of sites reserved for playgrounds having area more than 0.4 ha which are fully encumbered, owners /private entrepreneurs may be allowed to develop such sites, subject to condition that maximum 25% area of reservation is used for rehabilitation of existing occupants.

Note: - Owner/ private entrepreneurs may be eligible for development under this clause only if the site of primary school / high school is substantially encumbered prior to publication of this regulation.

R-4 HIGH SCHOOL

The Municipal Commissioner may allowed the development of sites designated for High School by recognized public charitable trust registered under Public Charitable Trust Act, working in that field, or the owner/s of the land subject to conditions as stipulated in Development Control Regulation no. N-2.1.3 & N-2.2.2.

R – 5 ECONOMICALLY WEAKER SECTION(EWS)/PUBLIC HOUSING (PH) ON ENCUMBERED LAND

Wherever sites reserved for EWS/PH are encumbered and the structures/plots have been regularised under the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act 2001, such sites will be deemed to be de-reserved as per Section 5(2) of this Act. Development by the owner/s, of the area which is not regularised, may be permitted subject to the handing over of 15 % constructed area to PMC in lieu of FSI. Also, where Building Plans are already approved on the sites reserved for EWS(PMC/PHADA), the Owner/s shall be permitted to develop the reservation subject to the handing over of 15% constructed area to the PMC in lieu of FSI. Basic permissible FSI shall be one. All other sites reserved for EWS/PH to be acquired and developed by PMC.

R-6. HOUSING THE DISHOUSED (HDH)

1. **Housing the Dishoused (HDH)-** The Pune Municipal Corporation may develop the reservation after acquiring it in accordance with the law.

OR

2. The Owner may develop the land on the following conditions.
 - a) Minimum tenements density shall be 225 per gross ha.
 - b) The owner / developer shall consume 25% permissible FSI for tenements of size 25 sq.m. carpet area and the remaining of any size.
 - c) 15% of the total permissible FSI shall be handed over to Pune Municipal Corporation free of cost in the form of tenements of size 25 sq.m. carpet area each. The owner / developer shall be entitled to TDR only in the form of development rights equivalent to the built-up area handed over to Pune Municipal Corporation as per regulation no.N-2.4
 - d) Pune Municipal Corporation shall use such tenements only for Project Affected Persons due to implementation of Development Plan proposal.

R-7 Dispensary, Maternity Homes And Hospitals:-

- a) **Sites designated for dispensaries which are encumbered in Sector-I,** shall be allowed to be developed for mixed use as dispensary and residence provided the owners of properties give built up area of 20% of the total built up area for the purpose of Dispensary in the newly constructed premises on the ground and or first floor to the satisfaction of Municipal Commissioner. They may avail additional Floor Area Ratio upto 40% of total plot area or the actual constructed area to be handed over to the Pune Municipal Corporation, whichever is less. Remaining built up area shall be used purely for Residential purposes. However, in no case Floor space Index (FSI) is to exceed 3.00.
- b) **Sites for Maternity Homes and Hospitals in Sector I,** may be allowed to be developed for the designated purposes by the owner/s / public institutions registered under Public Charitable Trust Act, working in that field. 10% of the total FSI may be used for Resident Doctors quarters.

R-8 Sites for Maternity Homes and Hospitals in Sector II to VI

- a) The P.M.C. may acquire, develop and maintain the amenity as a reservation,

OR

- b) The owner may be permitted to develop the amenity only for the designated purpose subject to conditions mentioned in clause no N-2.2.3 & N-2.1.3.

R-9 Shopping centre

- a) Pune Municipal Corporation may acquire the land and develop the same for shopping center

OR

- b) The owner may be allowed to develop the shopping center after handing over 15% built-up area of the total permissible floor space at one side or end free of cost to the Pune Municipal Corporation according to design, specifications and conditions prescribed by the Pune Municipal Commissioner and in case this facility is availed of by the owner, he will be entitled for utilization of full permissible F.S.I. of the plot without taking into account the built-up area handed over to the Pune Municipal Corporation.

R-10 Children's Play Ground, Play Ground, Parks And Garden:-

Pune Municipal Corporation to acquire the land thereafter the site may be allowed to be developed through public institutions like Lion's Club or Private Industrialists who are interested in developing sites by allowing their advertisements in such developed sites. However, sites reserved for play grounds may be acquired by Pune Municipal Corporation for any public charitable institutions working in the field of education for their purpose on their request and after the institution deposit the cost of acquisition of land in advance.

Where CPG/PG reservations have been proposed on the open space/s of society/ies, then such lands will be allowed to be developed by society/ies. Further, there will be no need of providing separate open space in case of redevelopment proposal of society/ies where CPG/PG reservation have been proposed on open space/s of society.

R-11 Parking:-

The Pune Municipal Corporation to acquire the land and develop, operate and maintain the parking lot either as open parking or multi-storeyed parking or mechanical parking.

OR

If the plot is below 0.1Ha, entire plot to be handed over to PMC. If the plot area is between 0.1Ha and 0.6Ha then, 33% plot area with constructed parking in any form of parking to be handed over to PMC. And if the plot area is above 0.6Ha, 25% plot area with constructed parking in any form of parking to be handed over to PMC. Permissible FSI on remaining plot as the case may be shall be equal to FSI of entire plot area without taking into consideration area handed over to PMC. In that case, size and location of the plot and the form of parking to be handed over to PMC shall be finalized by the Municipal Commissioner.

In case of sites reserved for parking falling in the area surrounding Metro corridor (500 m) and BRT corridor, development may be permissible subject to handing over developed parking in proportion 1.3 of reserved land. In lieu of area handed over to PMC owner will be entitled for 0.5 additional F.S.I.

R-12 Civic & Cultural Centre :- The Pune Municipal Corporation to acquire the land and develop for the designated purpose as prescribed in the D.C Regulation M-9.

OR

Reserved sites may be allowed to be developed by owners or private entrepreneurs of Institution for general public utility as per the users prescribed in the Development Control Regulations. The following norms for development of such sites shall be observed,

- (i) 25 per cent of the total area of site for shopping.
- (ii) 25per cent of the total area for sports activities
- (vi) 50 percent of the total area for users prescribed in the D.C. Regulation M- 9

R-13 Fire Brigade:-

a) The Pune Municipal Corporation may acquire the land and develop it for fire Brigade

OR

b) The owner may be allowed to develop the designated site for fire brigade in congested areas for fixed use provided that owner/owners of properties hand over a built up area of 500 sq.m for the purpose of fire brigade according to the design, specifications and conditions prescribed by the Municipal Commissioner. They may avail additional FAR up to 40% of the total plot area or the actual constructed area to be handed over to the Pune Municipal Corporation, whichever is less. The remaining built up area shall be used purely for residential purpose along with R-1 uses as per D.C. Regulations ; however in no case F.A.R./F.S.I. shall exceed 3.0

In non-congested areas, the owner may be permitted to develop the amenity subject to handing over to the corporation free of charge a built up space 500 sq.m. for purpose of fire brigade along with a plot of land admeasuring 3000 sq. m. or 40% of the total reserved land whichever is more. The owner/s shall be entitled to have full permissible F.S.I. of the plot plus 500 sq. m, in lieu of built-up area for the permissible uses without taking into account the area utilized for constructing the amenity for fire brigade on the remaining plot subject to 40% of remaining plot area and balance FSI if any may be allowed in the form TDR.

R-14 Stadium:

a) The PMC may acquire the land reserved for stadium & develop it for stadium.

OR

Owner may be allowed to develop the reservation.

Development allowed as per following regulations

- i) Stadium reservation site shall be allowed to be developed for the specific playing activity for e.g. Wrestling , kabbadi ,Cricket, Hockey, foot ball, boxing ring, etc. .
- ii) Out of total reserved area 60% area shall be kept open to sky.
- iii) On the remaining 40% area 0.25 FSI of the total area shall be allowed for ancillary uses.

- iv) If the total area of the reserved site is more than 4 ha, uses permissible as per M-9 in this regulations may be allowed
- v) Gallery in the stadium may be allowed to be covered at a minimum height of 6 m.

R-15 Commercial Centre (C – 2 Zone)

- (a) The Corporation may acquire the land and develop it for Commercial Centre

OR

- (b) The owner may be allowed to develop the site for designated purpose subject to following conditions:-

1) For plot area less than 4000 sq.m

- i) The owner may be allowed to develop the site for designated purpose subject to handing over 30% built-up area preferably on ground or stilt floor with separate access and required parking provision to PMC free of cost.
- ii) Development of 30% component shall be as per requirement of Municipal Commissioner, for permissible users in C1/ C2 zone.
- iii) The owner thereafter will be entitled to have full permissible FSI of the entire plot without taking into account the built-up area to be handed over to PMC.
- iv) The owner shall be entitled to use 40% TDR/road widening FSI subject to condition that FSI consumption on the plot shall not exceed 2.0.
- v) Permissible user shall be as per users permissible in C1 & C2 zone.

2) For plot area 4000 sq.m and above.

- i) The owner may be allowed to develop the site for designated purpose subject to handing over 30% built-up area along with 30% appurtenant land with required parking provision to PMC free of cost.
- ii) Development of 30% component shall be as per requirement of Municipal Commissioner, for permissible uses in C1/ C2 zone.

- iii) The owner thereafter will be entitled to have full permissible FSI of the entire plot on remaining 70% land without taking into account the built-up area to be handed over to PMC.
- iv) The owner shall be entitled to use 33% TDR on 70% land subject to condition that FSI consumption on 70% land shall not be more than 2.0.
- v) Permissible user on 70% land shall be as per users permissible in C1 & C2 zone.

**R-16 Pune Mahanagar Parivahan Mahamandal Limited (PMPML),
PMPML Depot, PMPML parking & PMT**

Sites reserved for PMPML, PMPML depot, PMPML parking and PMPML allied purposes shall be developed by PMPML or by PMC OR the owner/developer shall be allowed to develop the reservation through a PPP basis with PMC.

- i. Maximum FSI permissible shall be 2.5.
- ii. One FSI will be used for reserved / designated purpose such as bus stand, bus parking, bus terminus, bus depot, office of P.M.P.M.L. workshop, cabins etc. and balance FSI shall be permissible for commercial use.
- iii. PMT parking and bus depot shall be allowed to be developed on ground floor only and immediate 3 to 4 floors shall be developed for parking purpose and the commercial uses shall be allowed on the above such parking floors.
- iv. Relaxation in marginal spaces may be allowed with prior NOC of Fire Brigade and Traffic Department, PMC. No basement will be allowed in any case.
- v. Even if proposed FSI is less than 2.5, provision for public parking shall be made assuming development for entire 2.5 FSI. Provision for commercial parking shall be provided separately as per prevailing norms in such a way that it does not affect movement of PMPML buses as well as traffic on roads.

Note:- Lands in possession of PMPML / PMT may be allowed to develop as per above norms.

R-17 OLD-AGE HOME :- The Pune Municipal Corporation may acquire the land and develop for the designated purpose alongwith Orphanage

OR

Sites reserved for Old-age Home may be allowed to be develop by owner /charitable trust/ Institutes/ organisations working in the social field. Only users specified in N-2.6.17 may permitted. In case owner /charitable trust/ Institutes fails to maintain , then the Municipal Commissioner may take over possession after paying compensation for land and building.

R-18 MUNICIPAL PURPOSE

The Pune Municipal Corporation may acquire the land and develop

OR

Sites reserved for Municipal Purpose may be allowed to develop by owner provided that he has to hand over 30% of land along with construction of 1 F.S.I. on said land to Municipal Corporation. In lieu of that he may avail F.S.I./TDR equal to handed over land.

Also when requirement of lands handed over to PMC for Municipal Corporation use in fulfilled, Municipal Commissioner shall have authority to allocate remaining lands to Public institutes, political partner, chartiable organizations after entering proper lease agreement.

R - 19 BURIAL GROUND/ CREMATION GROUND

Sites reserved to be acquired and developed by PMC. In this site, garbage processing user will be permissible.

Note: - Sites where owner/Developer has taken building permission as per 1987 D.P. under R-7 of 1997 revised development control rules.

Provision of 1987 DP and R-7 of 1997 revised development control rules will be applicable to such building permission up to the completion of building and owner/developer will be allowed to revise such permissions, get additional permissions and use TDR on such plots up to completion of the building.

Interpretation: If any question of dispute arises with regard to interpretation of any of the above Regulations/Policies, the matter shall be referred to the Municipal Commissioner, who after considering the matter and if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of such Regulations/Policies. The decision of the Municipal Commissioner on the interpretation of such Regulations/Policies shall be final and binding on the concerned party or parties.

APPENDIX "S"

Building Regulations framed by the Collector of Pune for Koregaon Park:-

1. Koregaon Park is the area bounded by
 - 1) The Koregaon Park North Road on the north ;
 - 2) The Ghorpadi village boundary on the east ;
 - 3) The Southern Railway line on the south ; and
 - 4) The Circuit House - Fitzgerald Bridge Road on the west.
2. The Building Rules framed by the Collector of Pune for the Koregaon Park area.
1. The minimum area of a building plot shall be as mentioned in the layout. No building plot as shown in the layout shall be sub-divided.
2. No building shall be allowed to be erected in any plot unless the said plot has suitable access by an existing metalled road or by projected road which shall be previously constructed (i.e. metalled in conformity with the layout sanctioned by the Collector)
3. Only one main building together with such outhouses as are reasonably required for the bona fide use and enjoyment by its occupants and their domestic servants shall be permitted to be erected in any building plot.

Provided that this restriction shall not prevent the erection of two or more building on the same plot, if the plot admeasures at least twice or thrice as the case may be (according to the number of buildings) the minimum size required. Provided also that the same open space shall be required around each main building as if each of these were in a separate building plot
4. Every building to be built shall face the road and where the plot has frontage on more than one road the building shall face the more important road.
5. Every building shall be set back at least 20 feet from the boundary of any road, 40 feet or more in width and 15 feet from the other roads as shown in the layout. Provided that in the case of Highways. Provincial or District Roads the set-back of buildings from the boundary of the road shall be as prescribed in C.R.R.D. No. 10204/24- VIII dated 27th June 1945 viz. 50 feet in the case of Highways, Provincial and Major District Road 30 feet in the case of District Roads other than Major District Roads and 20 feet in the case of village roads.

6. No building shall be constructed within 10 feet of the side boundaries of the plot.
7. The distance between the main building and the rear boundary of the plot shall be; not less than 20 feet.

Provided that , subsidiary buildings such as outhouse, a garage, stable, privy and the like may be permitted at the rear of the main building subject to the condition that such building shall be at a distance of not less than 10 feet from either any building in the compound or boundary of the plot

8. The open space to be kept around every building shall be open to sky and free from any erection except projection of roof, chajja or weather sheds, steps or hounds or fountains with parapet walls not more than 4 feet high.

Provided that balcony or gallery may be allowed to project over such open space if the distance between the outer edge of such a projection and the boundary of the plot is not less than 10 feet.

9. Not more than one-third of the total area of any building plot shall be built upon. In calculating the area covered by buildings the plinth area of the ;buildings and other structures excepting compound walls, steps, open ottas and open hounds or wells with parapet walls not more than 4 feet high or Chajja and weather sheds shall be taken into account. Area covered by a staircase and projections of any kind shall be considered as built over.

Provided a balcony or gallery which

- a) is open on three sides;
- b) has no structure underneath on ground floor;
- c) projects not more than 4 feet from the walls; and
- d) length of which measured in a straight line does not exceed $\frac{2}{3}$ rd the length of the wall to which it is attached; shall not be counted in calculating the built over area.

10. No building shall contain more than two storeys including the ground floor.
11. If flats are constructed there shall be not more than two self contained flats on each floor, each flat being occupied by one family only.
12. The minimum standard of accommodation to be provided exclusively for one family shall consist of one lighting room and one bed room together admeasuring

- not less than 250 sq.ft. one kitchen. one verandha not less than 6 ft. in width in front and rear, a bathroom and a water- closet or latrine.
- 13.** In no circumstances shall one roomed tenements be allowed to be constructed or used as residence. No chawls or temporary sheds shall be allowed to be constructed.
 - 14.** Every building shall have a plinth of at least 2 feet above the general level of the ground.
 - 15.** No building shall exceed 100 feet in length in any direction.
 - 16.** All subsidiary buildings such as an outhouse providing auxiliary accommodation such as a garage, servant's quarter, stable, storeroom, privy etc. appurtenant to the main building but detached thereon shall be ground floor structures only and shall be constructed at the rear of the plot at a distance of not less than 10 feet from one another or from the main building or from the boundary of the plot.
 - 17.** Owner of the adjoining plots may be permitted with their mutual consent to group the subsidiary ground floor buildings, such as outhouses, stables, privies etc. along the common boundary in the rear of their plots provided that such building shall be at a distance of not less than 10 feet from any other building in the compound.
 - 18.** The minimum floor area of any room intended for human habitation shall be not less than 120 square feet.
 - 19.** No sides of a room for residential purposes shall be less than 10 feet long at least one side of every such room shall be an external wall abutting on the surrounding open space through its length or on an interior open yard (chowk) not less than 300 sq.ft in area and 15 feet in any direction or on an open verandah.
 - 20.** The height of every room inside the building shall be not less than 10 feet from the floor to ceiling and in the case of a sloping roof the height of the lowest point thereof shall be not less than 7 feet and 6 inches from the floor.
 - 21.** Every room shall be provided with windows or other apertures other than doors opening out into the internal air for the admission of light and air and the aggregate area of such openings shall not be less than 1/7th of the floor area of the room in which they are provided.

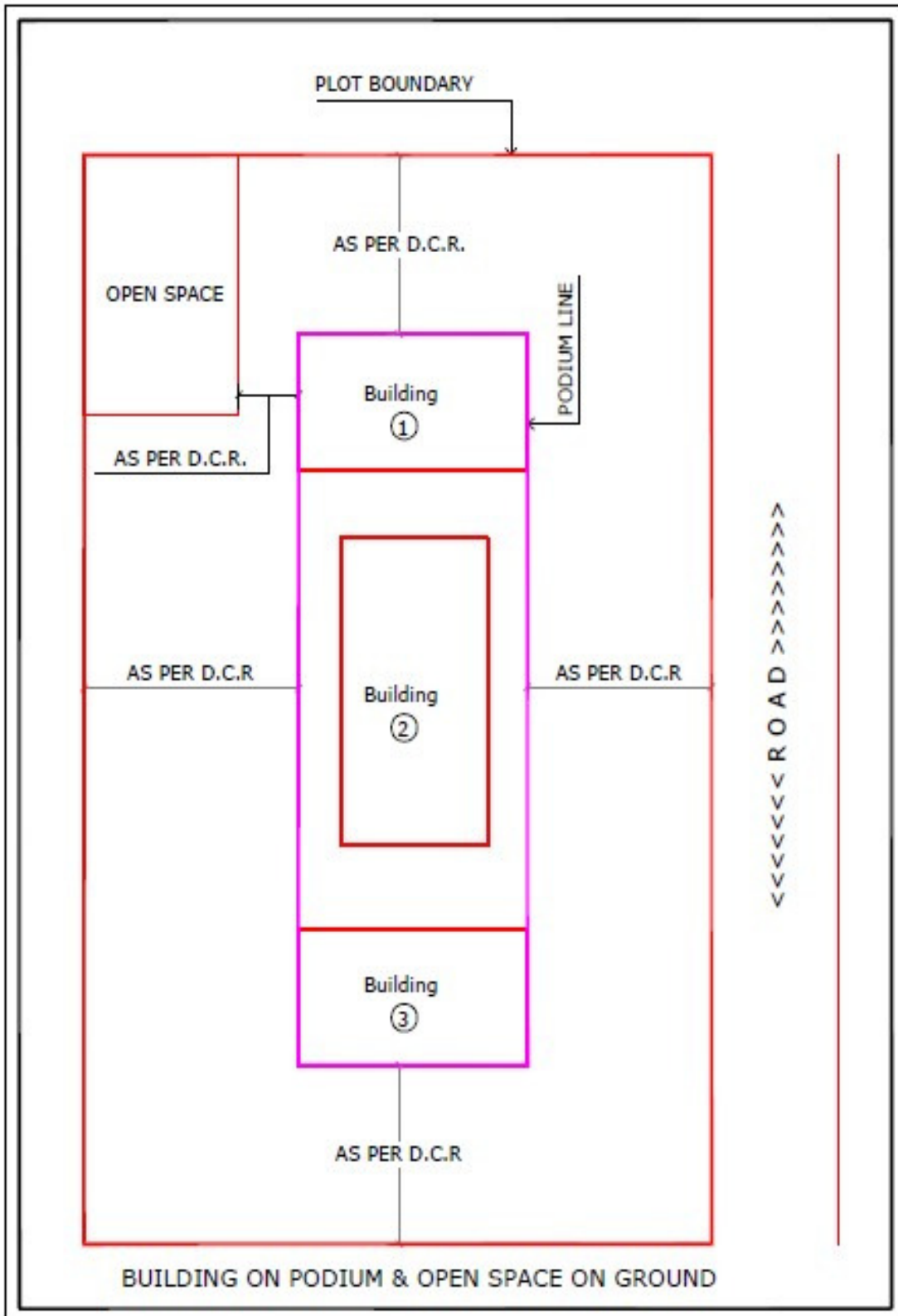
23. Privies shall be at the rear of the main building and not less than 10 feet from it. They shall be innocuous to the neighbors. They shall not be within 30 feet of a well and shall be screened from public view.
24. No cesspools shall be allowed to be constructed unless there exists an agency for clearing them regularly and properly.
25. No cesspool shall be used or made within 100 feet of any well.
26. No Khalkuwa Khalketi shall be used for reception of night soil.
27. No cattle shall be kept in any part of the residential buildings. No stable or cattle shed shall be constructed within 10 feet of a residential building.
28. Shops may be allowed on the ground floor of the building in the plots reserved for shops only. The upper floor of the building may be used for residence. Provided all regulations applicable to residential building are adopted.
29. The Collector may within his discretion sanction or license the erection of any building other than a dwelling house if he is satisfied after necessary inquiry in the locality that the erection and user of such building will not adversely affect the amenities of the adjoining lands or buildings.
30. All buildings shall be of pucca construction and no easily combustible materials shall be used in their construction.
31. No boundary or compound wall or fence shall be erected on the boundary not to any street of a greater height than 4 feet measured from the center of the road in front.
32. No addition to or alterations in a building shall be carried out without the previous written permission of the Collector.
33. In the case of land or building situate within the limits of a Municipal Corporation or any other local authority, the rules and bylaws of the Municipal Corporation or local Authority in that behalf shall apply in addition to regulations prescribed above.
34. The permission shall be liable to be revoked on breach of any of the conditions.
35. All the roads within lay-out will be constructed and got ready within six months from the date of sanctioning the layout.
36. Central arrangements for the delivery of water to the individual plot holder will be made and got ready within six months from the date of sanctioning the layout.
37. No building shall be used for other than the residential purposes.

APPENDIX 'U'

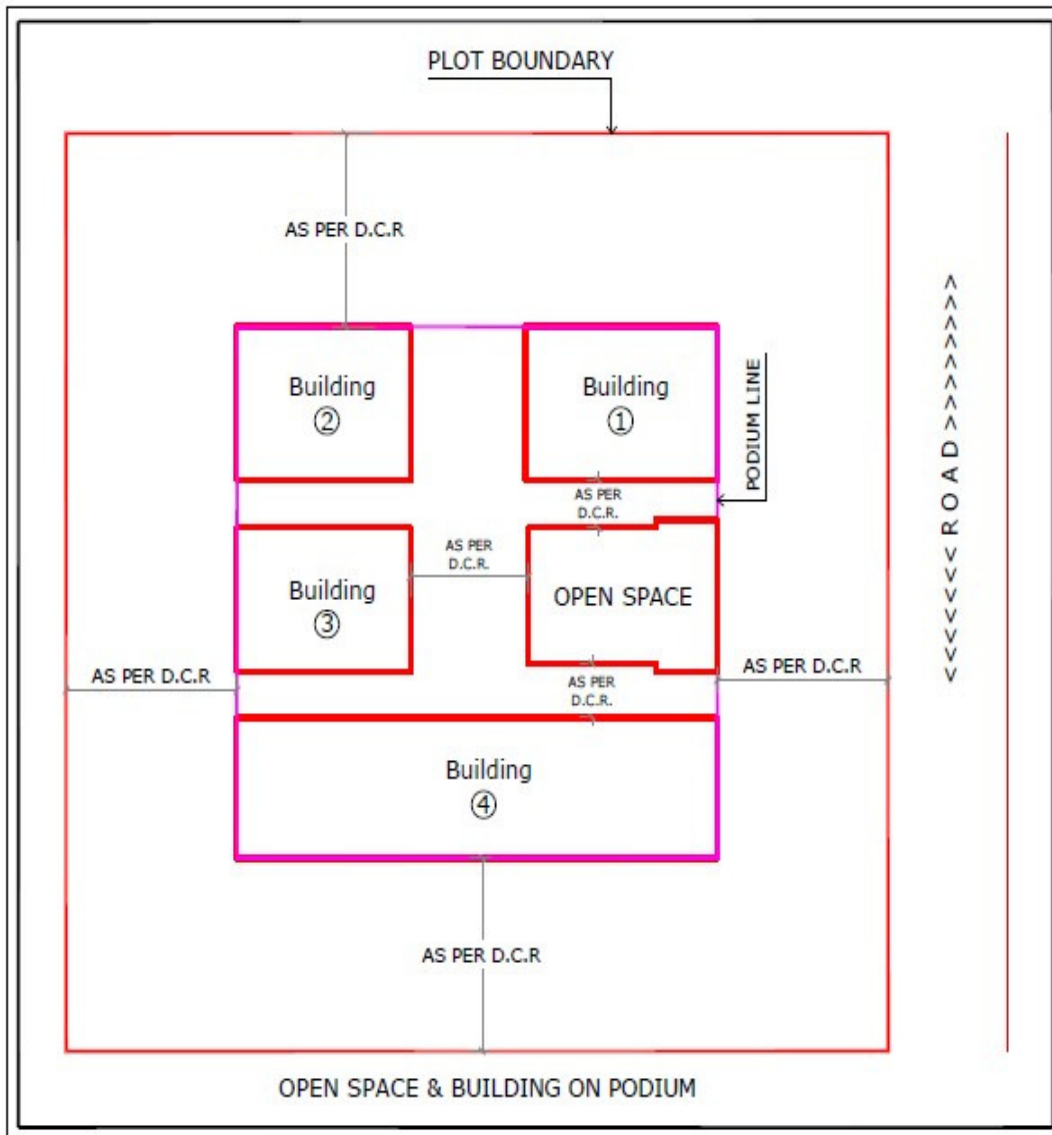
Plans showing boundaries of congested area from sectors I to VI within the Pune Municipal Corporation Limits as follows:

Sector -	I	Congested area,
Sector -	II	i) Parvati, (ii) Bibwewadi,(iii) TP scheme -III (part)
Sector -	III	i) Kothrud, (ii) Erandawana,, (iii) Pulachiwadi,
Sector -	IV	i) Pashan,(ii) Aundh,(iii) Bopodi, (iv)Bhamburda., (v) Sutarwadi (vi) Narvir Tanajiwadi
Sector –	V	(i)Yerawada,(ii) New Kirkee, (iii) Ramwadi, (iv) Ladkat wadi
Sector-	VI	i) Mundhwa, ii)Hadapsar, (iii) Wanawadi iv)Kondhwa, (v)Somwar-Mangalwar Peth (Part) vi)-Kavadewadi

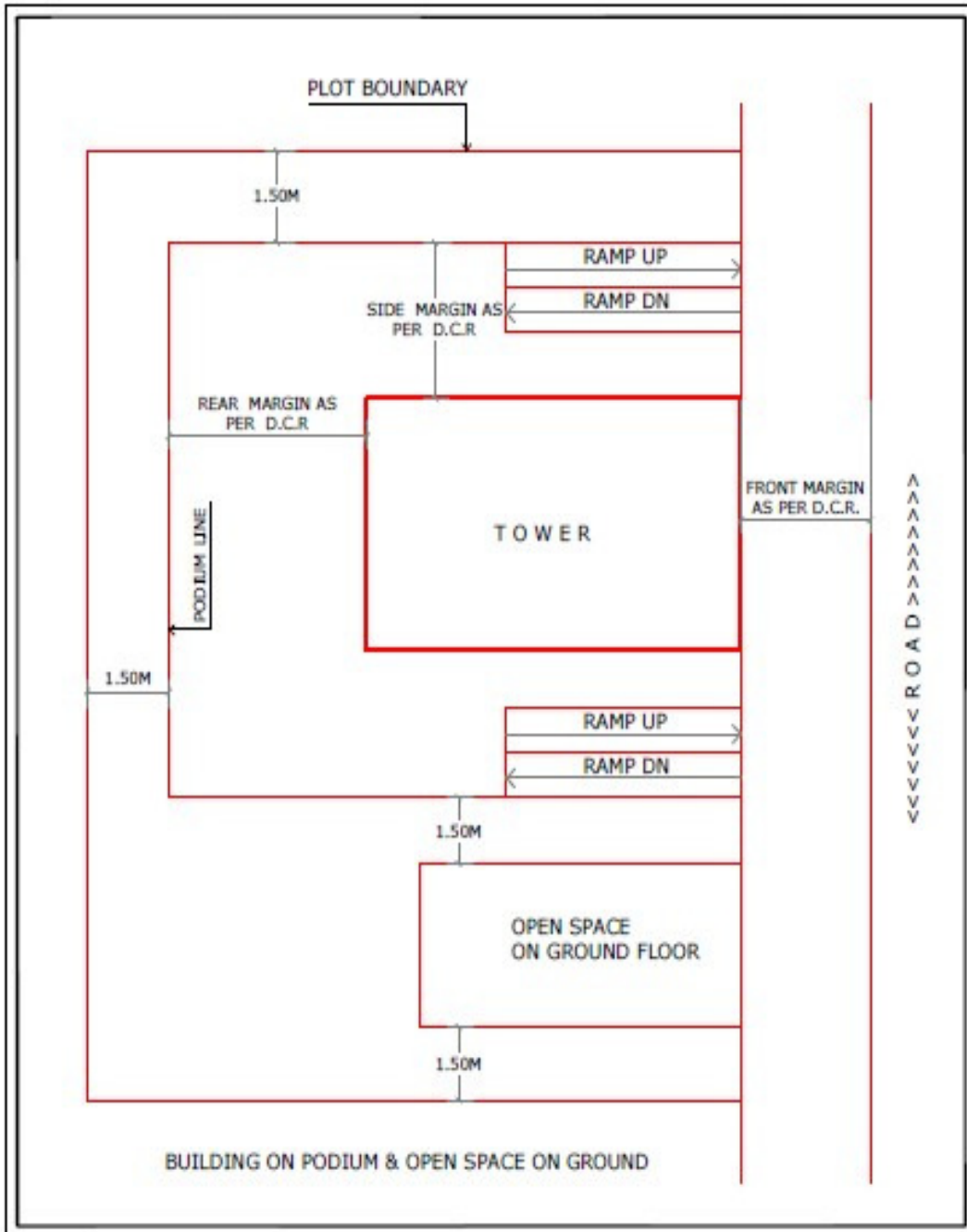
ANNEXURE I



ANNEXURE I



ANNEXURE I



ANNEXURE II

Heritage List

Grade I

Sr No	Name of Property	Location Description
1	Agakhan Palace Complex	Nagar Road , Yerawada
2	Ahilyabai Holkar Ghat and Temple	Near Sangam Bridge, approach from RTO end, RB Motilal Road
3	Amruteshwar- Siddheshwar Temple Complex	Plot R.No. A /804, OPP. Tilak bridge,Shaniwar peth
4	Baloba Munja Mandir	Kasba Peth
5	Belbaug Temple Complex and Garden	177/178 Budhwar Peth, Belbaug Chowk near City post, Laxmi road
6	Bhandarkar Oriental Research Inst Complex	812, Shivaji Nagar, Law College Road
7	Bharat Itihaas Samshodhan Mandal	1321, Sadashiv peth, next to the Bharatnatya Mandir.
8	Bhavani Mandir	Bhavani Peth
9	Botanical Survey of India	7, Koregaon Park
10	Central Building Complex	Finance Road (BJ Road), Near Sassoon Hospital
11	Central Post and Telegraph Office	3, Connaught road
12	Chaturshringi Temple and Hill	Senapati Bapat Road, Near Pune University
13	City Post	852 Budhwar peth, Laxmi Road
14	College of Agriculture Complex	Shivajinagar, Ganeshkhind Road
15	College of Engineering Pune Complex	RB Motilal Kennedy Road, Shivaji Nagar
16	Council Hall	Bund Garden Road, Cantonment Area
17	Deccan College and campus	Deccan college road, Yerawada
18	Dhakta Sheikh Salla Dargah	Sheikh Salla Dargah road, 1278 Kasaba peth
19	District and Sessions Court	Shivajinagar, beyond the Mutha river between the Sangam railway bridge and the Shivaji Bridge
20	Don Bosco Youth Centre	4, Koregaon Park Road
21	Fergusson College Complex	On the main F.C. Road
22	Gokhale Hall	570 Sadashiv Peth, Laxmi Road
23	Gokhale Institute,Residence and Campus	B.M.C.C. road, Deccan Gymkhana

24	Hari Mandir (Prarthana Samaj)	441 Budhwar peth ,Located near Pasodya-Vithoba Mandir
25	Harihareshwar Mandir	Shaniwar Peth
26	Hirabaug Town Hall	989/1 Shukrawar Peth,Tilak Road
27	Jangli Maharaj Samadhi Complex	On Jangli Maharaj Road, Shivaji Nagar
28	Jaykar Bungalow	National Film Archive Of India, P.O.Box No.810, Law College Rd
29	Jehangir Bungalow (Garden Reach)	Old Bombay- Pune Road, Wakadewadi
30	Kala Ram Mandir Complex	59 Somwarpeth, Next to Nageshwar Mandir
31	Karve Kutir	M.K.S.S , Hingne
32	Kasba Ganpati Mandir	Shri Sadashiv Nerugavkar Chowk House No.1,Kasaba Peth
33	Katraj Dams and lakes (upper and lower)+Uchhwas+Aqueduct	Katraj
34	Kesari (Tilak) Wada	568 Narayan Peth, N C Kelkar Rd
35	Khunya Murlidhar Temple Complex	1236, Sadashiv Peth
36	Kumbharves Dharan (Dam)	Kasba Peth
37	Lal Mahal (site)	Ganesh Path, next to Shaniwar Peth
38	Laxmaneshwar Mandir	Inside Lane Opp. Apollo theater, Rastapeth
39	Mahatma Phule Mandai Complex	92, Shukrawar Peth
40	Mahatma Phule Wada	Ganj Peth
41	Modi Ganpati Mandir	527, Narayan peth
42	Nagarkar Wada	Tapkir galli, Budhwar peth
43	Nageshwar Temple Complex	260, Somwar Peth
44	Nana Wada	597 Budhwar peth, Shivaji Road
45	Ohel David Synagogue and Memorial	1/10 , Moledina Rd., Camp
46	Omkareshwar Temple Complex and Ghats	C.s.t. no. 233 Shaniwar peth
47	Panch Haud Mission Complex	4, 5 and 265/1 Guruwar peth
48	Parsi Agyari	613B Nana Peth
49	Parvati hill and Shiva Temple Complex (incl Kartikeya and Vishnu Temples Complexes)	Sahakar nagar
50	Pataleshwar Caves	Jangli Maharaj Road, opp. Pashankar auto. , Shivaji Nagar

51	Poonawala Bungalow (Hoshang Dalal)	87, Koregaon Park
52	Prasannyeshwar Temple	Opp Shahu udyan, opp. K.E.M hospital, Somwar peth
53	Pune Archives (Peshwe Daftar)	12, Bund Garden Road, Opposite Council Hall
54	Pune Nagar Wachan Mandir	181, Budhwar peth
55	Pune Railway Station	Prince Aga Khan road
56	Pune University Complex and Campus	Ganeshkhind road
57	Pushtimarg Mandir	Near Daruwala pul,61 Raviwar peth
58	Railway Technical Institute	Prince Aga Khan road, Opp Metro Hotel
59	Raj Bhavan Complex	Aundh / Baner Road, near Pune University
60	Rameshwar Mandir Complex	10, 11 Shukrawar Peth, near Mahatma Phule Mandai
61	Raste Wada Complex	501- A3 , Rasta Peth, Near Apollo Theatre opp. Rupee co-op. Bank
62	Sarasbaug Temple, Dharan & Bridge	Swargate
63	Sasoon Hospital	Sassoon road
64	Shaniwarwada	Near Kasaba Peth
65	Shinde Chatri and Complex	Jagtap Nagar, wanowarie, on the way to Hadapsar
66	Simla Office	Shivaji Nagar, in front of Akashwani
67	SNDT College Complex and Karve Jhopdi	S.N.D.T. College Law college road
68	Someshwar Mandir	Raviwar Peth
69	St Crispin's Church	10/12Karve Road, Erandwana, Nal Stop
70	St. Mathew's Church	19, Ambedkar Road, camp
71	St. Paul's Church	2, Church road near G.P.O. behind Old market, camp
72	Tambdi Jogeshwari Temple and Deepmaal	Shri Tambdi Jogeshwari / Yogeshwari Trust , 33 (A) Budhwar Peth
73	Thorla Sheikh Salla Dargah and Campus	Shaniwar Peth, Near Shivaji Bridge
74	Trishund Ganpati Mandir	On the banks of Nagzari , somwar peth
75	Tulshibaug Mandir Complex	177/178, Budhwar Peth
76	Vishrambaugwada	Thorale Bajirao road Opp. Tulshibaug, Sadashiv peth
77	Vitthalwadi Temple Complex and Ghat	Near Vitthalwadi bus stop,Sinhagad road

Heritage List Grade II

Sr No	Name of Property	Location Description
1	Agharkar Institute	4, Balchitravani- BMCC ROAD , near BMCC college
2	Akra Maruti and Ram Mandir Complex	5, Shukrawar Peth
3	Aryabhushan Bhavan	Fergusson college road
4	Ashley House	42 Sasoon Road , OPP. Wadia college
5	Ashtabhuja Temple	624, shaniwar peth, Ashtabhuja Durgadevi Mandir Path
6	Aundh Shiv Mandir	Off University- Aundh road, Near Vitthal mandir, Aundh
7	Aundh Vitthal Mandir	Near Aundh Rajiv Gandhi bridge, Aundh
8	B J Medical College and Hostels	Sasoon Rd., Near Babasaheb Ambedkar Chowk
9	BMCC	845, Shivajinagar, Betn Bhandarkar Rd and FC rd.
10	Bund Garden(Fritzgerald) Bridge	Bund Garden Road
11	Chandraprabhu Maharaj Jain Mandir	110, A, Guruwar Peth
12	Commonwealth Building	Branch no. 152,600 Sadashiv peth , Laxmi rd.
13	Deshpande Church	Near Pawle chowk, Kasba peth
14	Dulya Maruti	Ganesh Peth
15	Ganesh Temple , Ganeshkhind	Ganeshkhind
16	Ganpateshwar Mandir	245, Shukrawar Peth
17	Gaokos Maruti Temple	Kasba Peth
18	Ghorpade Ghat & Old Trimbakeshwar Temple	Shivajinagar
19	Gundacha Ganapati	Kasba peth
20	Harris Bridge	Bridge going towards Deccan college, Dapodi
21	HHCP Huzurpaga School Complex	Near cosmos bank, sadashiv peth
22	Holkar Bridge	Khadki
23	Holkar Chatri	Khadki, Near Holkar Bridge
24	Kedareshwar Mandir	near Kasba Ganpati Mandir, Kasba peth,

25	Lakdi Pul Vitthal Mandir	Baburao Phuley path, Lokmanya nagar,Sadashiv Peth
26	Lakhere Maruti Mandir	Rasta Peth
27	Laxmibai Raste Mandir	Raste wada, Rasta Peth
28	Mahadeo Mandir (nxt to Natu wada complex)	Plot R.No. A /804, OPP. Tilak bridge, Shaniwar peth
29	Mobo's Hotel	21, Bund Garden road
30	Mrutyunjayeshwar Temple	Karvenagar 4B/Pune 29,Kothrud, On Karve Rd.
31	Mujumdar Wada	Kasba peth
32	Nagnath Paar	Sadashiv Peth
33	Naik Wada	878/879 Shukrawar peth, near Naik hospital.
34	Narpatgir Vishnu Mandir	320 Somwar. Peth opp Shahu Udyan
35	Narsimha Laxmi Mandir	1429, Sadashiv Peth
36	Natu Wada and Temples	418, Shaniwarpeth
37	Navin Marathi School Complex	342, Shaniwar peth ,near rajaram bridge
38	New English School	Tilak Road, Opp. Sahitya Parishad
39	NMV School	21, Budhwar Peth, Bajirao Rd.
40	Office of Controller of Defence Accounts	Gultekdi Path, near Golibar Maidan, Camp
41	Paar & Temple opp Munjoba Bol	Narayan Peth
42	Paar and Maruti Temple, Tambat Ali Road	Kasba peth
43	Paar- Bhandi Ali	Raviwar Peth, Near Police Chowky
44	Panchamukhi Maruti Mandir	Shukrawar Peth
45	Parnakuti Bungalow and hill	Yerawade Hill
46	Pasodya Maruti Mandir	Raviwar Peth
47	Pasodya Vithoba Mandir	440, Budhwar Peth
48	Pavan Maruti Temple	Sadashiv Peth
49	Phadake Ganpati Temple	Sinhagad road, front of sharada math
50	Photo Zinco Graphic Press	5 photo zinco press road, Near GPO
51	Police Motor Vehicle Transport Office	Bremen Chowk, Aundh
52	Poona Club	6, Bund Garden Rd.
53	Prabhat Studio Complex (Film Institute)	Law College Road
54	Ranade Institute	Fergusson College road
55	Rokdoba Mandir Complex (incl Ram Mandir)	558, Shivajinagar Gaathan

56	S P College Complex	Lokmanya Nagar, Sadashiv Peth
57	Sambhaji Bridge (Lakdi Pul)	Tilak Road
58	Sangam Bridge	Wellesley Road or Bombay Poona road, near RTO
59	Sangam Bungalow	Near Sangam Bridge
60	Shani Temple and Paar	Sadashiv Peth
61	Shinde Paar	Narayan Peth
62	Shitaladevi Paar, near Jogeshwari Temple	Budhwar Peth
63	Shivaji Bridge (Llyods Bridge)	Near Shaniwarwada
64	Shri Ram Mandir behind Tilak Smarak	Sadashiv Peth, Off Tilak Rd, Behind Tilak Smarak
65	SNDT College and Karve Jhopdi	Off Karve Rd., near Law College Rd.
66	SNDT Kanyashala	591, Narayan Peth
67	Someshwar Temple and Ghats	Someshwarwadi, Baner- Pashan link rd.
68	Spicer Memorial College Complex	Aundh road, Ganeshkhind
69	SSPMS Highschool Complex & Shivaji Statue	Shivajinagar , near District Court and PMC main building
70	St Hellena's School Complex	8, Susie Sorabji Road, Opp Central Building Complex, Near GPO
71	St. Mira's Educational Complex & Sadhu Vasvani Mission	10, Sadhu Vasvani Marg, Near GPO
72	St. Ornella's School and Church Complex	Quarter Gate, 433 Nana Peth
73	Succath Shaloma Synagogue	93, Rasta Peth
74	Tata Bungalow in TMTTC	42 Mangaldas Road , OPP. Wadia college
75	Theosophical Lodge	918, Ganeshwadi, Deccan Gymkhana
76	Umaji Naik Samadhi and Jail	Khadakmal Ali, Shahu Chowk, Shukrawar peth
77	Untadya Maruti	Rasta Peth
78	Veer Maruti and Paar	Shaniwar Peth
79	Vetal Temple	Guruwar Peth
80	Vridheshwar Temple and Ghats	563, Shivaji Nagar, Bhamburda
81	Wadia College Complex	19, V.K. Joag Path
82	Warad Gupchup Ganpati Mandir	106 Shaniwar Peth
83	Yerawda Jail	Samrat Ashok Path, Phule nagar, Yerwada

Heritage List Grade III

Sr.No.	Name of Property
1	All Indial Radio
2	Anand Ashram
3	Bank of Maharashtra
4	Bhangya Maruti
5	Bharatishwar Mahadeo Mandir
6	Bhikardas Maruti Mandir
7	Biniwale Wada
8	Cecilla Building
9	Chaphekar Smarak
10	Christ Prem Seva Sangh
11	Church of Holy Angels
12	Dagdi Nagoba Temple
13	Dagdusheth Dutta Mandir
14	Dashnam Gosavi Samstha Math and Temple
15	Daulat House
16	Deccan Gymkhana Police Station
17	Deccan Gymkhana Post Office
18	Deojibaba Mathand Samadhi
19	Diwan House
20	European Tombs
21	Florence Bungalow
22	Ganpati - Phadke wada
23	Golden Rock House
24	Gosavipura Chatri- Ramji Gosavi Mandir
25	Government Polytechnic Old Building
26	Hotel Blue Nile
27	Hotel Homeland
28	Hotel Milan
29	Hotel National
30	Hotel Ritz
31	Jageshwar temple
32	Jhanshichi Rani Kanyashala
33	Johari Mahadeo

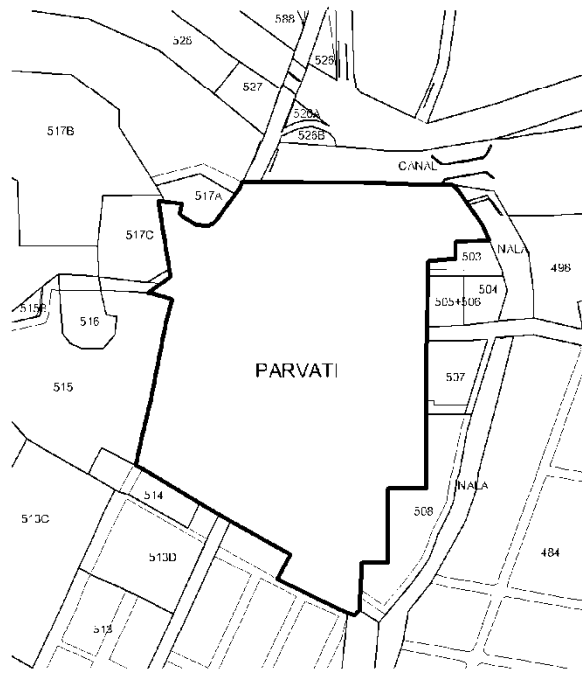
34	Joshi shriram Mandir, Kasba
35	Kadbe Ali talim, Shaniwar peth
36	Kaka kuwa mansion
37	Kali Jogeshwari
38	Laxminarayan temple, raviwar peth
39	LIC Building
40	Limbraj Maharaj temple
41	Maharashtra Mandal team
42	MES Boys Highschool
43	Modern Highschool
44	Murlidhar mandir
45	N.M. Wadia Hospital Old Building
46	Nana Haud
47	Nanasaheb peshwe Samadhi
48	Navloba Complex
49	Nivdungya Vithoba
50	Panchaleshwar Mandir
51	Pandav caves
52	Patrya Maruti Temple
53	Perugate Police Chowkey
54	Pune District Central Co-op Bank Ltd
55	Pune Vidyarthi Griha and Ram Mandir
56	Ram Bhuvan
57	Ram mandir in Narsimha Bhavan
58	Ruiia Banglow
59	Sadashiv Peth Haud+ Nagoba Gumthi+ Vishweshwar Temple
60	Samadhi+ temples at Omkareshwar Ghat
61	Sapindya Mahadeo Mandir
62	Saraswat Colony Ganpati mandir
63	Sardar Mudliar House
64	Savarkar Smarak
65	Shiv Mandir in S V Union
66	Shivajinagar Railway Station Old Building
67	ShriRam Mandir, Near Panchmukhi Maruti
68	Siddheshwar Mandir, Magalwar
69	Siddhivinayak Ganapati Mandir, Ganesh Peth
70	South Court no 12, Koregaon Paqrk
71	St. Emmanuel's Church

72	St.Felix High School Old Building
73	State CID Branch Office
74	Steps of Old Konkan Darwaza of Pandharicha kot
75	Talim /Dharmashala Kasba
76	Tata Bunglow, Opp Residency Club
77	Temple of Maruti and Chinchechi Talim
78	Temple of Maruti in Sugandhi Chowk
79	Tilak Maharashtra Vidyapeeth Old Building
80	Trimbakeshwar Mandir, Kasba
81	Twashtha Kasar Kali Temple
82	Vimlabai Garware High School Old Building
83	Vinchurkar Wada
84	Villa Maria
85	War Memorial

LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
PARVATI



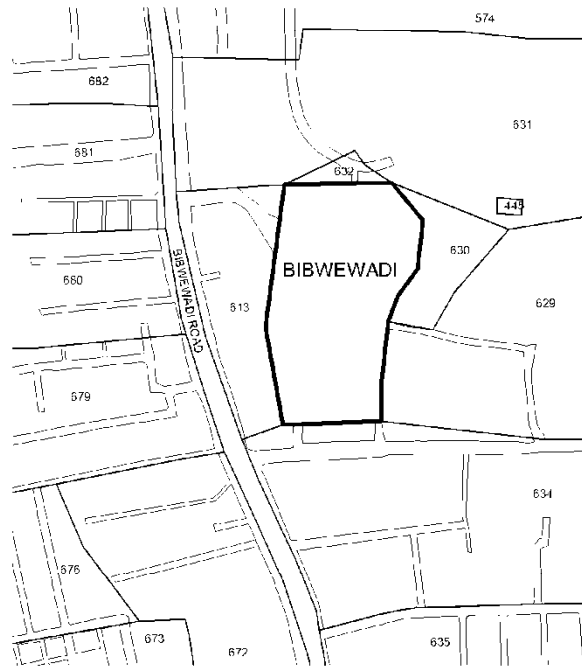
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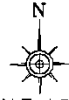
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BIBWEWADI



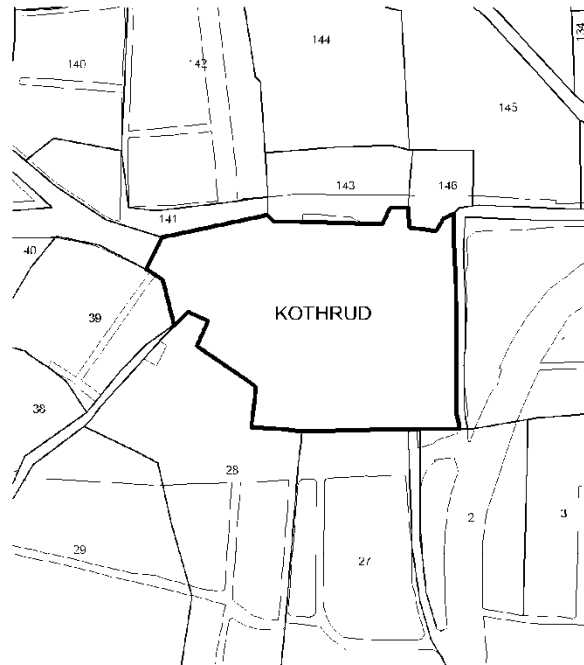
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LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
KOTHRUD



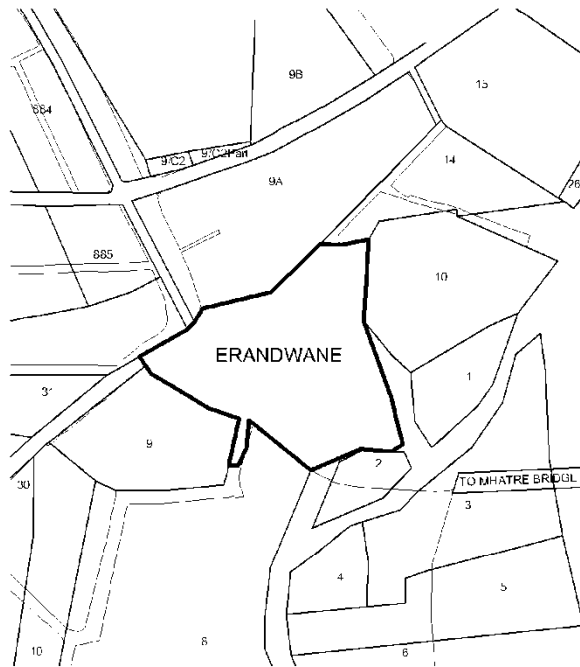
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ERANDWANE



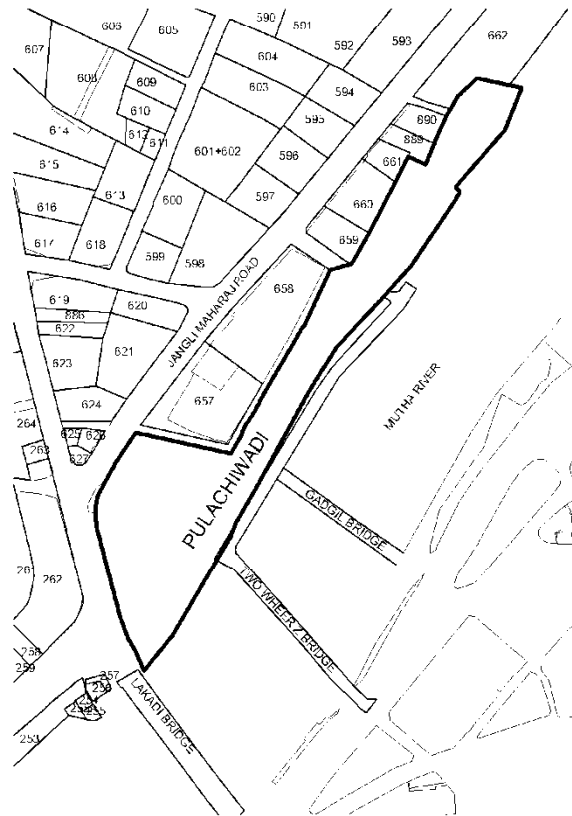
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PULACHIWADI



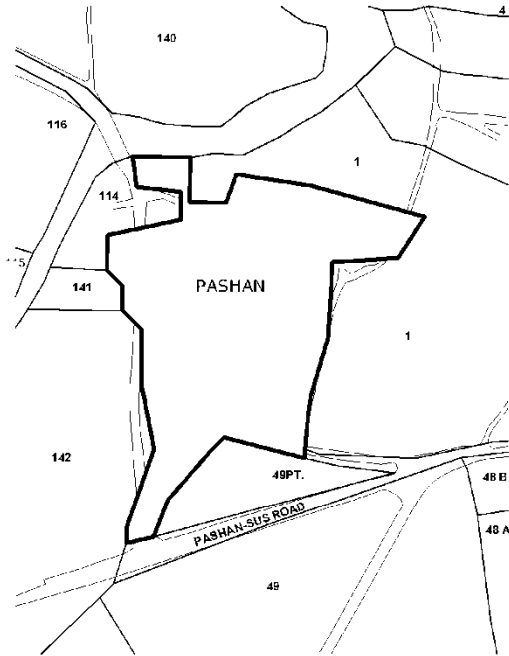
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PASHAN



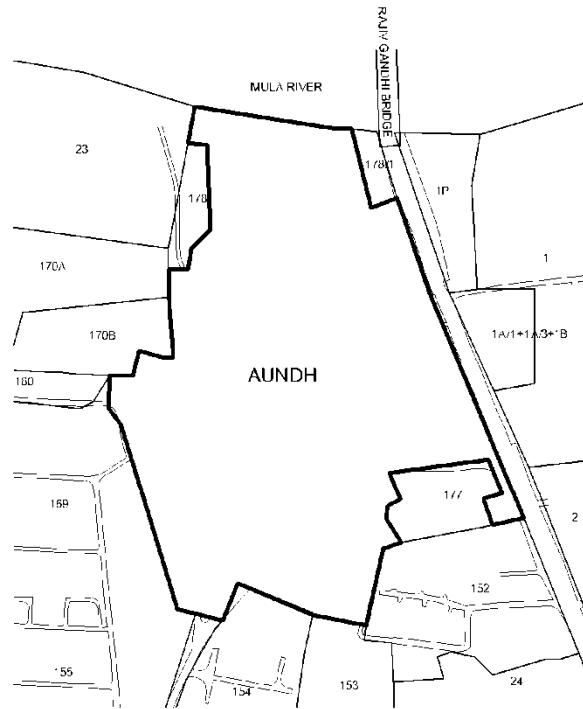
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AUNDH



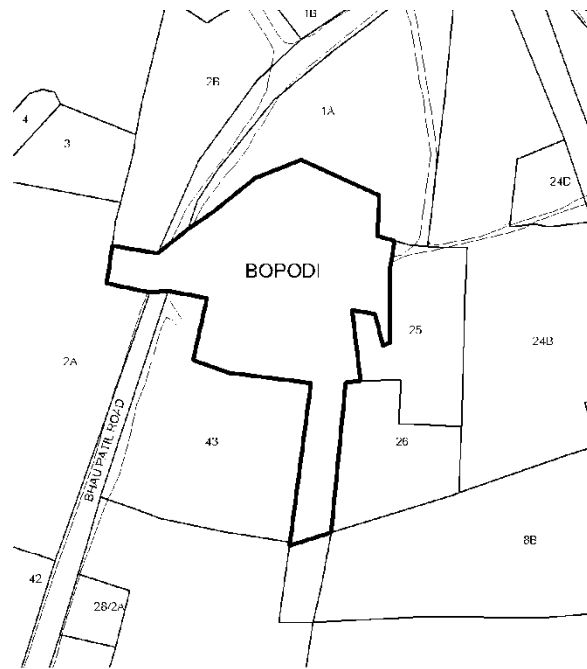
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BOPODI



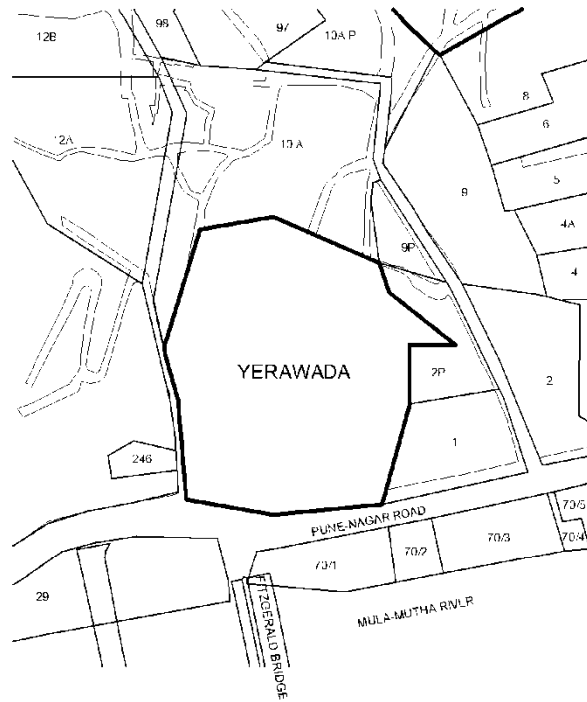
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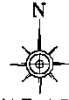
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YERAWADA



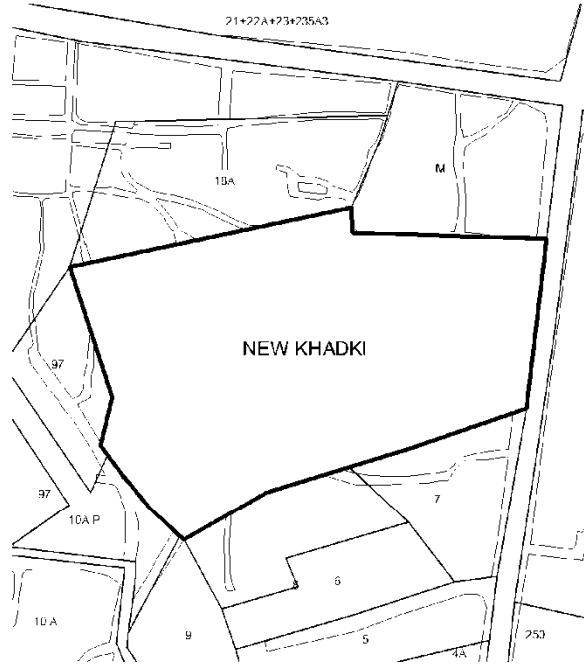
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LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
NEW KHADKI



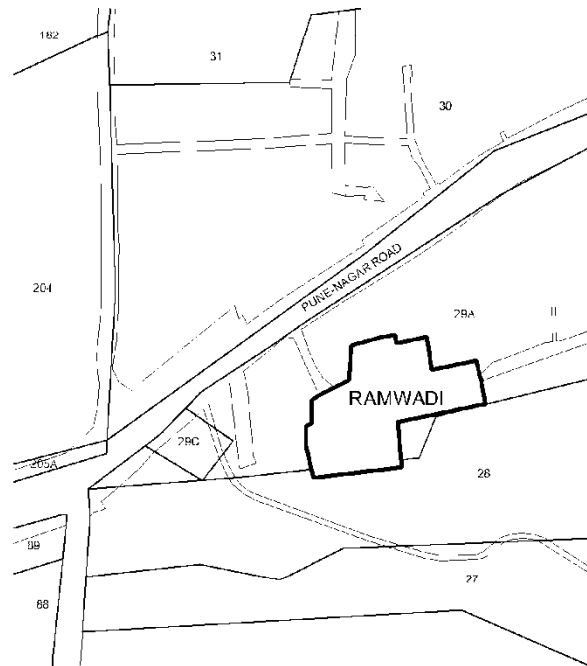
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LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
RAMWADI



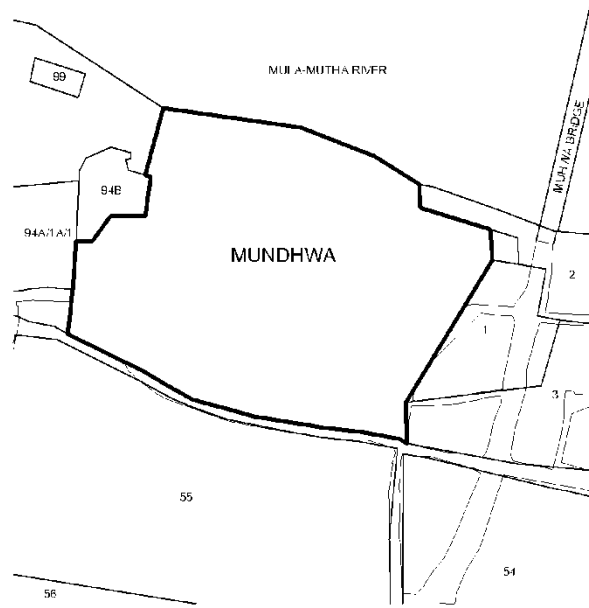
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LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
MUNDHWA



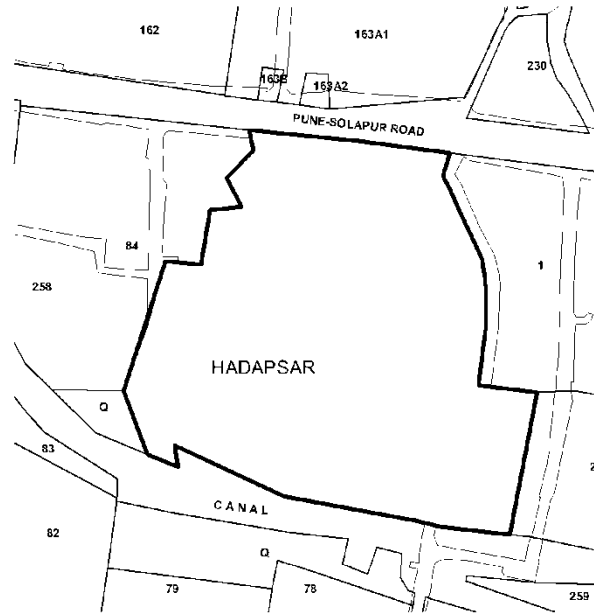
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LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
HADAPSAR



SCALE- 1:5000



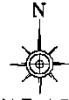
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WANWADI



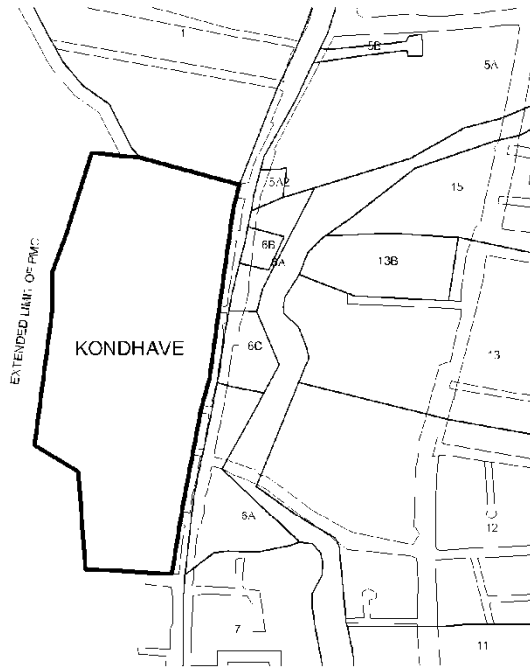
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LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
KONDHAVE



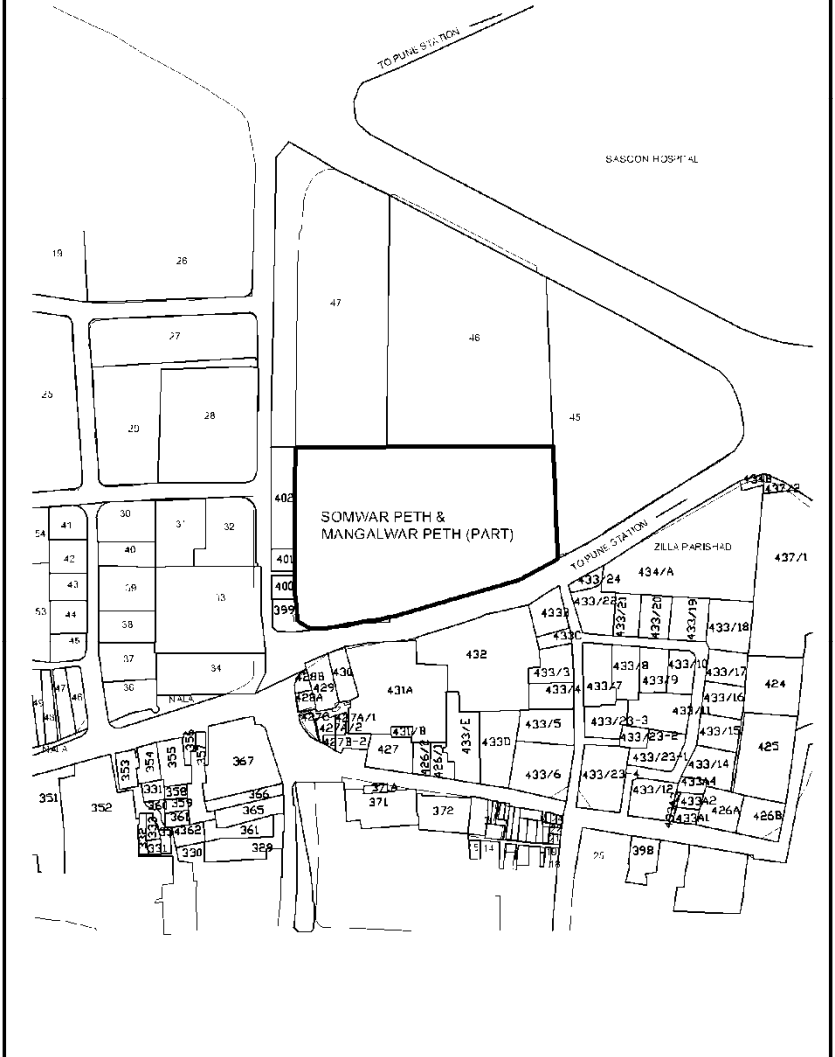
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LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
SOMWAR PETH & MANGALWAR PETH (PART)



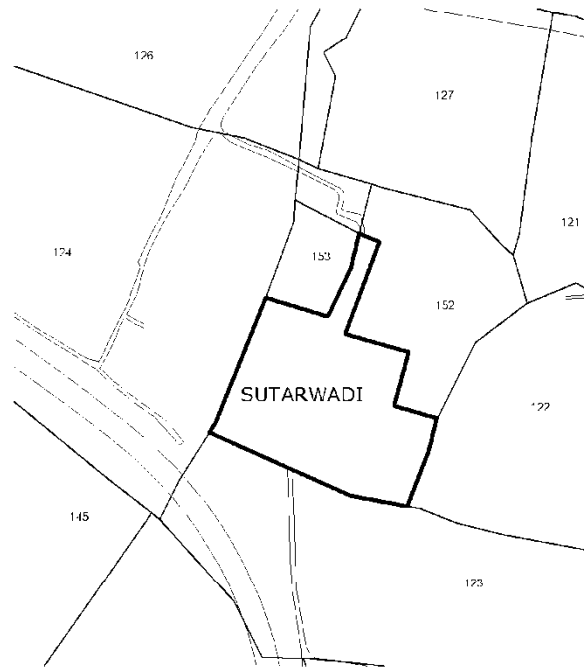
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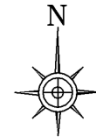
LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
SUTARWADI



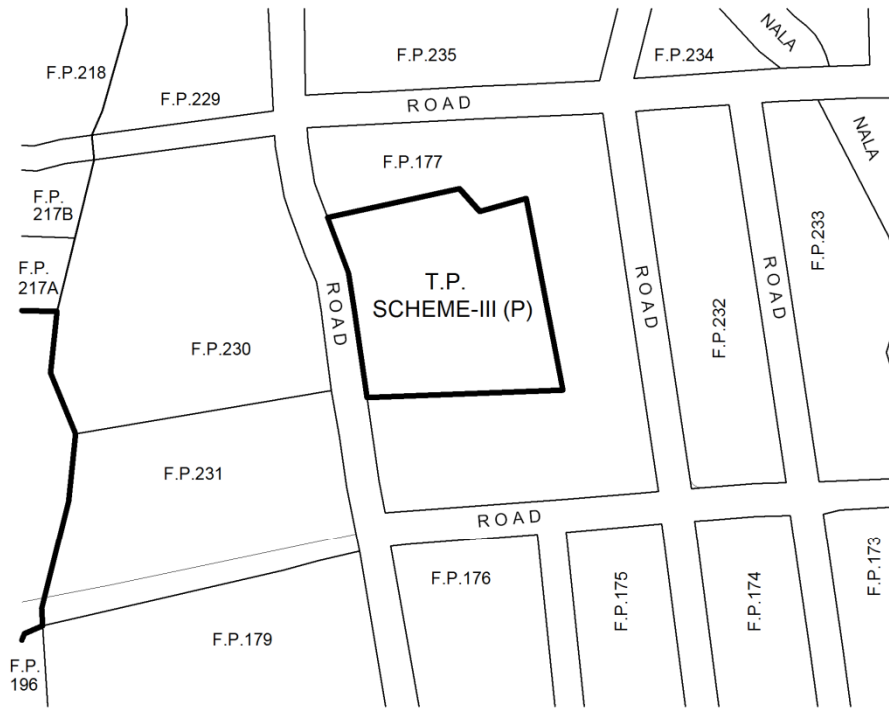
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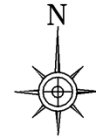
LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
T.P. SCHEME-III (PART)



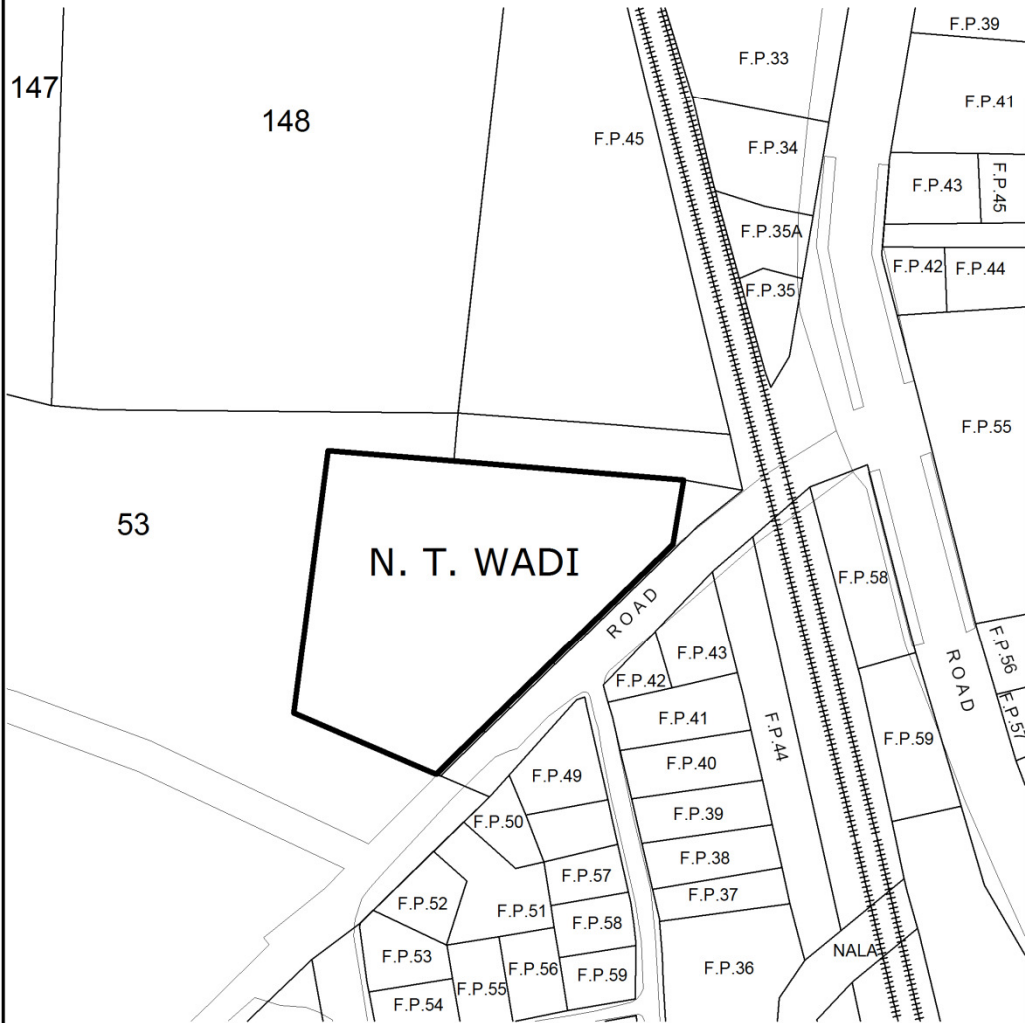
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LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
N. T. WADI



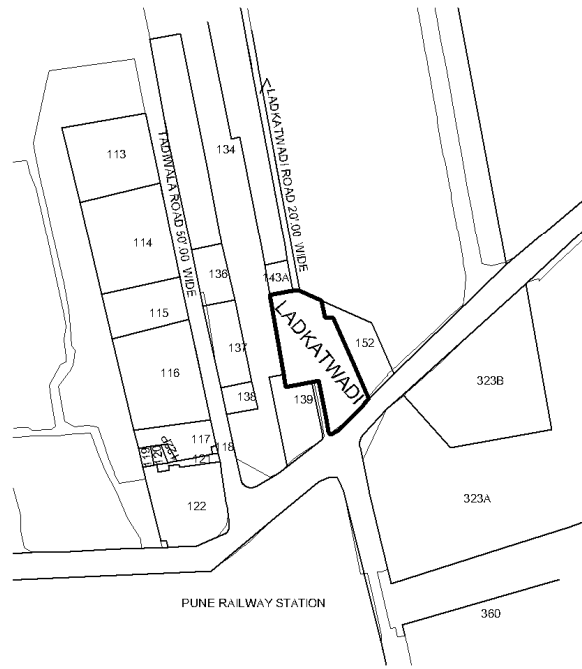
SCALE- 1:2000



LAND SHOWING IN BLACK VERGE FOR CONGESTED AREA
LADKATWADI



SCALE- 1:5000



LAND SHOWING IN BLACK VERGE FOR COGESTED AREA OF
KAVADEWADI IN SANGAMWADI T.P. SCHEME.

N



SCALE-1:3000

