

Development Control Regulations for Greater Bombay, 1991

1. Short title, extent and commencement: - (1) Title—These Regulations shall be called the **Development Control Regulations for Greater Bombay, 1991** (hereinafter called "these Regulations").

(2) Jurisdiction:- These regulation apply to building activity and development work in areas under the entire Jurisdiction of the municipal Corporation of Greater Bombay (hereinafter called "the corporation"). If there is a conflict between the requirements of these Regulations and those of any other rules or by-laws, these regulations shall prevail;

Provided, however, that in the respect of areas included in finally sanctioned Town Planning Scheme, the Scheme regulation shall prevails, if there is a conflict between the requirements for these Regulations and the scheme Regulations.

2. Definitions of Terms and Expressions: - (1) General:—In these Regulations, unless the context otherwise requires, the terms and expressions shall have the meanings indicated against each of them.

(2) Meanings as in the Acts, Rules, etc:—Terms and expressions not defined in these Regulations shall have the same meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) or the Bombay Municipal Corporation Act, 1888 (Bombay Act No. III of I 988) and the rules or bye-laws framed thereunder, as the case may be. unless the context otherwise requires.

(3) Definitions:-

(1) "Accessory building" means a building separated from the main building on a plot and put to one or more accessory uses.

(2) "Accessory use" means use of the building subordinate and customarily incidental to the principal use.

(3) "Act" Means—

(i) The Bombay Municipal Corporation Act, 1888 (Bombay Act No. III of 1888); or

(4) "Advertising sign" means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or giving information regarding or to attract the public to any place, person, public performance, article or merchandise, 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, or in or over any water body included in the limits of Greater Bombay, i.e. City, suburbs or extended suburbs as defined in section 3 of the Bombay Municipal Corporation Act, 1888, and areas specified in Part II to IV of Schedule "A" to the Greater Bombay Laws and Bombay High Court (Declaration of Limits) Act, 1945.

(5) "Air-conditioning" means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.

(6) "Addition and/or alteration" means change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or 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 of any required means of ingress or egress, or a change to fixtures or equipment, as provided in these Regulations.

(7) "Amenity" means roads, streets, open spaces, parks, recreational grounds, play grounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.

(8) "Automatic sprinkler system" means an arrangement of pipes and sprinklers automatically operated by heat and discharging water on fire, simultaneously setting an audible alarm.

(9) "Balcony" means a horizontal projection, including a parapet, hand-rail Balustrade, to serve as a passage or sitting out place.

(10) "Basement or cellar" means the lower storey of a building below, or partly below the ground level.

(11) "Building" means a structure, constructed with any materials whatsoever for any purpose, whether used for human habitation or not. and includes—

(i) Foundation, plinth, walls, floors, roof, chimneys, plumbing and building services, fixed platforms;

(ii) Verandahs, balconies, cornices, projections;

(iii) Part of a building or anything affixed thereto;

(iv) Any wall enclosing or intended to enclose any land or space, signs and outdoor display structures;

(v) Tanks constructed for storage of chemicals or chemicals in liquid form;

(vi) all types of buildings defined in (a) to (p) below, but tents, shamianas and tarpaulin shelters erected for temporary purposes for ceremonial occasions, with the permission of the Commissioner, shall not be considered to be "buildings".

(a) "Assembly building" means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. "Assembly buildings" include buildings of drama and cinema theatres, drive-in-theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, "mangal karyalayas", skating rinks, gymnasia, stadia, restaurants, eating or boarding houses, places of worship, dance halls, clubs, gymkhanas, road, air sea or other public transportation stations, and recreation piers.

(b) "Business building" means any building or part thereof used for transaction of business and/or keeping of accounts and records therefor; offices, banks, professional establishments, court houses being classified as business buildings if their principal function is transaction of business and/ or keeping of books and records.

(c) "Detached building" means a building with walls and roofs independent of any other building and with open spaces on all sides.

(d) "Educational building" means a building exclusively used for a school or college, recognised by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

(e) "Hazardous building" means a building or part thereof used for—

(i) storage, handling, manufacture or processing of radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations;

(ii) storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or Chemical Producing flame, fumes and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

(f) "Industrial building" means a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories.

(g) "Institutional building" means a building constructed by Government Semi-Government organisations or registered Trusts and used for medical or other treatment, a hostel for working women or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories.

(h) "Mercantile Building" means a building or part thereof used as shops, stores or markets for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.

(i) "Multi-storeyed building" or "High-rise building" means a building of a height of 24 meters or more above the average surrounding ground level.

(j) "Office building" (premises), means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. "Office purposes" includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and "clerical work" includes writing, book-keeping, sorting papers, typing, filing, duplicating, punching cards or tapes, machine calculations, drawing of matter for publication and editorial preparation of matter for publication.

(k) "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 dwellings, lodging or rooming houses, hostels, dormitories, apartment houses, flats, and private garages of such buildings.

(l). "Semi-detached building" means a building detached on three sides with open space as specified in these Regulations.

(m) "Special building" means—

(i) a building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an exhibition hall, theatre museum, a stadium, a "mangal karyalayas" or where the "built-up area of such a user exceeds 600 sq.m. in the case of mixed occupancies;

(ii) an industrial building;

(iii) a hazardous building;

(iv) a building of a wholesale establishment;

(v) a residential hotel building or centrally air-conditioned building which exceeds—

(a) 15 m. in height, or

(b) a total built-up area of 600 sq.m.

(n) "Storage building" means a building or part thereof used primarily for storage or shelter of goods, wares, merchandise, and includes a building used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hangar, truck terminal, grain elevator, barn and stable.

(o) "Unsafe building" means a building which—

(i) is structurally unsafe,

(ii) is insanitary,

(iii) is not provided with adequate mean of egress,

(iv) constitutes a fire hazard,

(v) is dangerous to human life,

(vi) in relation to its existing use, constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

(p) "Wholesale establishment" means an establishment wholly or partly engaged in wholesale trade and manufacturers' wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.

(12) "Building line" means the line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, if any, in any scheme and/or development plan.

(13) "Built-up area" means the area covered by a building on all floors including cantilevered portion, if any, but excepting the areas excluded

specifically under these Regulations.

(14) "Cabin" means a non-residential enclosure constructed of non-load bearing partitions.

(15) "Carpet area" means the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations.

(16) "Chimney" means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.

(17) "Chajja" means a structural overhang provided over openings on external walls for protection from the weather.

(18) "Chowk" means a fully or partially enclosed space permanently open to the sky within a building at any level; an inner chowk being enclosed on all sides except as provided in clause (a) of Sub-regulation (9) of Regulation 29 and an outer chowk having one unenclosed side.

(19) "Combustible material" means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS.-3808-1966 Method of Test for Combustibility of Building Materials, National Building Code.

(20) "Convenience shopping" means shops, each with a carpet area not exceeding 20 sq.m. except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping. It includes—

(i) Foodgrain or ration shops, each with carpet area not exceeding 50 sq.m.

(ii) Pan shops.

(iii) Tobacconists.

(iv) Shops for collecting and distribution of clothes and other materials for cleaning and dyeing establishments.

(v) Tailor or darning shops.

(vi) Groceries, confectioneries, wine and general provision shops, each with a carpet area not exceeding 50 sq.m.

(vii) Hair dressing saloons and beauty parlours.

(viii) Bicycle hire and repair shops.

(ix) Vegetable and fruit shops.

(x) Milk and milk products shops.

(xi) Medical and dental practitioners' dispensaries or clinics, pathological or diagnostic clinics and pharmacies, each with a carpet area not exceeding 50 sq.m.

(xii) Florists.

(xiii) Shops dealing in ladies ornaments such as bangles, etc.

(xiv) Shops selling bakery products.

(xv) Newspaper, magazine stalls and circulating libraries.

(xvi) Wood, coal and fuel shops, each with a carpet area not exceeding 30 sq.m.

(xvii) Books and stationery shops or stores.

(xviii) Cloth and garment shops.

(xix) Plumbers', electricians, radio, television and video equipment repair shops and video libraries.

(xx) Restaurants and eating houses each with a carpet area not exceeding 50 sq.m.

(xxi) Shoes and sports' shops each with a carpet area not exceeding 75 sq.m.

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

(21) "Contiguous holding" means a contiguous piece of land in one ownership irrespective of separate property register cards.

(22) "Corridor" means a common passage or circulation space including a common entrance hall.

(23) "Courtyard" means a space permanently open to the sky within the site around a structure and paved/concreted.

(24) "Dharmashala" means a building used as a place of religious assembly, a rest house, a place in which charity is exercised with religious or social motives, or a place wherein a certain section of people have a right of, or are granted, residence without payment or on nominal payment.

(25) "Drain" means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps, used for drainage of buildings or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.

(26) "Enclosed staircase" means a staircase separated by fire resistant walls and doors from the rest of the building.

(27) "Escape route" means any well ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.

(28) "Existing building" means a building or structure existing authorisedly before the commencement of these regulations.

(29) "Existing use" means use of a building or a structure existing authorisedly before the commencement of these Regulations.

(30) "Exit" means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety; horizontal, outside and vertical exits having meanings at (i), (ii) and (iii) respectively as under :—

(i) "Horizontal exit" means an exit which is a protected opening through or around a fire wall or a bridge connecting two or more buildings.

(ii) "Outside exit" means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.

(iii) "Vertical exit" means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

(31) "External wall" means an outer wall of a building not being a party wall even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.

(32) "Fire and/or emergency alarm system" means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals working automatically or manually in the case of fire or other emergency.

(33) "Fire lift" means a special lift designed for the use of fire service personnel in the event of fire or other emergency.

(34) "Fire proof door" means 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.

(35) "Fire pump" means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm² at the topmost level of a multistoreyed or high rise building.

(36) "Booster fire pump" means a mechanical/electrical device which boosts up the water pressure at the top level of a multistoreyed/high rise building and which is capable of a pressure of 3.2 kg/cm² at the nearest point.

(37) "Fire resistance" means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809-1966 Fire Resistance Test of Structure.

(38) "Fire separation" means the distance in meters measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.

(39) "Fire service inlet" means a connection provided at the base of a building for pumping up water through in-built firefighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer.

(40) "Fire tower" means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire-resisting doors and open to the outer air.

(41) "Floor" means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with next higher floor being termed as floor 2, and so on upwards.

(42) "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. :—

$$\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

(43) "Footing" means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.

(44) "Foundation" means that part of the structure which is in direct contact with and transmitting loads to the ground.

(45) "Front" means the space between the boundary line of a plot abutting the means of access/road/street and the building line. Plots facing two or more means of accesses/roads/streets shall be deemed to front on all such means of accesses/roads/streets.

(46) "Gallery" means an intermediate floor or platform projecting from a wall of an auditorium or a hall, providing extra floor area, and/or additional seating accommodation. It also includes the structures provided for seating in stadia.

(47) "Garage-Private" means a building or a portion thereof designed and used for the parking of vehicles.

(48) "Garage-Public" means a building or portion thereof, designed other than as a private garage, operated for gain, designed and/or used for repairing, servicing, hiring, selling or storing or parking motor-driven or other vehicles.

(49) "Habitable room" means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used.

(50) "Hazardous material" means—

(i) radio active substances;

(ii) material which is highly combustible or explosive and/or which may produce poisonous fumes or explosive emanations, or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids;

(iii) other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.

(51) "Height of a building" means 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, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and, in the case of gables facing the road, the mid-point between the eaves level and the ridge.

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

(53) "Home occupation" means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and/or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. "Home Occupation" may also include such similar occupations as may be specified by the Commissioner with the approval of Corporation and subject to such terms and conditions as may be prescribed.

(54) "Ledge" or "Tand" means a shelf-like projection supported in any manner, except by vertical supports, within a room itself but without a projection of more than half a meter.

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

(56) "Licensed Surveyor/Engineer/Structural Engineer/Supervisor" means a qualified surveyor, engineer, structural engineer or supervisor, licensed by the Commissioner.

(57) "Lift" means a mechanically guided car platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.

(58) "Loft" means an intermediate floor between two floors or a residual space in a pitched roof above normal level constructed for storage.

(59) "Masonry" means an assemblage of masonry units properly bound together by mortar.

(60) "Masonry unit" means a unit whose net cross-sectional area in every plane parallel to the bearing surface is 75 per cent or more of its gross cross-sectional area measured in the same plane. It may be either clay, brick, stone, concrete block or sand-lime brick.

(61) "Mezzanine floor" means an intermediate floor, not being a loft, between the floor and ceiling of any storey.

(62) "Non-combustible" means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS: 3808-1966 Method of Test for Combustibility of Building Materials.

(63) "Occupancy" or "Use" means the principal occupancy or use for

which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy buildings being those in which more than one occupancy are present indifferent portions of the buildings.

(64) "Open space" means an area forming an integral part of a site left open to the sky.

(65) "Owner" means a person who receives rent for the use of the land or building or would be entitled to do so if it were left, and includes—

(i) an authorised agent or trustee who receives such rent on behalf of the owner;

(ii) a receiver, executor or administrator, or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner;

(iii) an agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes; and

(iv) a mortgagee in possession.

(66) "Parapet" means a low wall or railing built along the edge of a roof or a floor.

(67) "Parking space" means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.

(68) "Partition" means an interior non-load bearing divider one storey or part storey in height.

(69) "Permanent open air space" means air space permanently open—

(i) if it is a street,

(ii) if its freedom from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.

In determining the open air space required for construction of a building, any space occupied by an existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already such a place.

(70) "Permission" means a valid permission or authorisation in writing by the competent authority to carry out development or a work regulated by the Regulations.

(71) "Plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

(72) "Plinth area" means the built-up covered area measured at the floor level of the basement or of any storey.

(71) "Plot" means a parcel or piece of land enclosed by definite boundaries.

(74) "Porch" means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.

(75) "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.

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

(77) "Road/Street-level or grade" means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.

(78) "Road/Street line" means the line defining the side limits of a road/street.

(79) "Road width" or "Width of road/street" means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction of such road.

(80) "Row housing" means a row of houses with only front, rear and interior open spaces.

(81) "Semi-detached building" means a building detached on three sides with open spaces as specified in these Regulations.

(82) "Service road" means a road/lane provided at the front, rear or side of a plot for service purposes.

(83) "Site" means a parcel or piece of land enclosed by definite boundaries.

(84) "Site, Corner" means a site at the junction of and fronting on two or more roads or streets.

(85) "Site, Depth of" means the mean horizontal distance between the front and rear site boundaries.

(86) "Site with double frontage" means a site having a frontage on two streets other than a corner plot.

(87) "Site. Interior or Tandem" means a site access to which is by a passage from a street whether such passage forms part of the site or not.

(88) "Smoke-stop door" means a door for preventing or checking the spread of smoke from one area to another.

(89) "Stair-cover" means 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 the weather, and not used for human habitation.

(90) "Storey" means the portion of a building included between the surface of any floor and the surface of the floor next above it or if there be no floor above it then the space between any floor and the ceiling next above it.

(91) "Tenement" means an independent dwelling unit with a kitchen or a cooking alcove.

(92) "Theatre" means a place of public entertainment for the purpose of exhibition of motion pictures and/or dramas and other social or cultural programmes.

(93) "Tower-like structure" means a structure in which the height of the tower-like portion is at least twice that of the broader base.

(94) "Travel distance" means the distance from the remotest point on a floor of a building to a place of safety be it a vertical exit or a horizontal exit or an outside exit measured along the line of travel.

(95) "Volume to plot Ratio (V.P.R.)" means the ratio expressed in meters of the volume of a building measured in cubic meters to the area of the plot measured in square meters.

(96) "Water Closet (W.C.)" means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.

(97) "Water course" means a natural channel or an artificial channel formed by training or diversion of a natural channel meant for carrying storm and waste water.

(98) "Water course, Major" means a water course which carries storm water discharging from a contributing area of not less than 1.60 hectares, the decision of the Commissioner on the extent of the contributing area being final. A minor water course is one which is not a major one.

(99) "Window" means an opening, other than a door, to the outside of a building, which provides all or part of the required natural light, ventilation or both to an interior space.

(100) Information Technology Establishment means an establishment which is in the business of developing either software or hardware.

3. Applicability:-

(1) 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.

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

(3) 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.

(4) Reconstruction:—The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire,

natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Corporation or the Bombay Housing and Area Development Board and for which the necessary certificate has been given by either the said Corporation or the Board, shall be allowed subject to the Regulations in Appendix II.

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

4. Development Permission and Commencement Certificate:-

(1) Necessity of obtaining permission:—No person shall erect or re-erect a building or alter any building or carry out any development or redevelopment, on any plot or land or cause the same to be done without first obtaining separate development permission and a commencement certificate from the Commissioner.

(2) Items of operational construction by some authorities excluded:—Construction for operational purposes, including maintenance of operational structures, by the following organisations, authorities or departments, whether temporary or permanent, may be exempted by the special permission of the Commissioner in each case from the purview of these Regulations, except those relating to floor space index and fire precautions :—

- (i) Railways;
- (ii) National Highways;
- (iii) National Waterways;
- (iv) Major Ports;
- (v) Aerodromes and Airports;

- (vi) Posts and Telegraphs, Telephones, Television. Wireless, Broadcasting authorities and the authorities of other similar forms of communication;
- (vii) Regional grids, towers, gantries, switchyards, contact rooms for distribution, etc. of electricity;
- (viii) Defence Authorities;
- (ix) Any other essential public service as may be notified by the State Government.

All such constructions shall, however, conform to the prescribed requirements for the provision of essential services, water supply connections, drains, etc. to the satisfaction of the Commissioner.

(3) Operational constructions excluded:—The following constructions for operational purposes of the organisations, authorities or departments listed above are exempted from the purview of these Regulations except those relating to floor space index and fire precautions :—

- (i) Repairs and renovation of existing installations or building used for operational purposes only which do not involve addition to or increase of built-up area.

(ii) In the case of the Railways—

(a) repairs and renovation of existing railway tracks, including culverts, over-bridges, under-passes or bridges, tunnels and side drains;

(b) platforms, goods sheds and offices, parcel offices, sub stations, foot-over bridges, turn-tables, lifting towers, gantries, signal and signal boxes or control cabins in hump yards;

(c) running (loco) sheds, carriage and wagon depots, carriage washing places, overhead or ground level water tanks, pipelines and pumping stations, running rooms, train examiners' offices, yard depots, permanent way inspectors¹ and signal inspectors' stores in railway yards and all overhead electric equipment for traction.

(iii) Store sheds, when ancillary to operational requirement only;

Provided that, for the construction of new railway lines or tracks the approval of the State Government shall be necessary. For construction of new buildings, goods stores, sheds or platforms, parcel offices and workshops or for purposes of major remodelling the approval of the Commissioner shall be necessary.

Further provided that, the following constructions by the organisations, authorities or departments listed in sub-regulation (2) herein shall not be deemed to be operational for the purpose of exemption under the said Regulations, namely:—

(i) Residential buildings, commercial buildings, office buildings and industrial buildings (other than gate lodges, essential operational staff quarters and the like), roads and drains, hospitals, clubs, institutes and schools in residential, commercial or industrial areas of the colonies of such organisations, authorities or departments.

(ii) Construction, installation or any extension of any building in the case of any services other than those mentioned in this Regulation.

(4) Validity of development permission:—If a development permission has been issued before the date of commencement of these Regulations, but the development is not started within a year from the date of such permission, the said development permission shall be deemed to have lapsed.

(5) 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 and Town Planning Act, 1966.

5. Procedure for obtaining Development Permission and Commencement Certificate:-

(1) Notice of intention:—Every person who intends to carry out a development or redevelopment, erect or re-erect a building or alter any building or part of a building shall give a notice in writing to the Commissioner of his said intention in the form in Appendix X and such notices shall be accompanied by plans and statements with sufficient number of copies, as required by sub-regulation (2) and (i) hereunder. The plans may be ordinary prints. One set of such plans shall be retained in the office of the Commissioner for record after the issue of permission or refusal.

(2) Copies of plans and statements.—

(i) Notice:—The notice referred to in sub-regulation (2) of

Sl. No. (1)	Item (2)	Site Plan Plan (3)	Building (4)
1.	Plot Lines	-----Thick Black-----	
2.	Existing Street	--	
3.	Future Street	Green	
4.	Permissible building	Green dotted	
5.	Open spaces	Thick dotted black	
6.	Work proposed to be demolished	----- No colour-----	
7.	Proposed work	-----Yellow hatched-----	
8.	Drainage and sewerage work	--	
9.	Water supply work	-----Red filled in-----	
10.	Deviations	--	
11.	Recreation ground	-----Red dotted-----	
12.	Roads and set backs	-----Blue dotted thin-----	
13.	Reservation	-----Red hatched-----	
		-----Green wash-----	
		-----Burnt sienna-----	
		----Appropriate colour code---	
		--	

Regulation 6 shall be accompanied by as many copies of plans as the Commissioner may prescribe after taking into consideration the clearances required from other agencies.

(ii) Size:—The size of drawing sheets shall be any of those specified in Table I hereunder.

Table 1
Drawing Sheet Sizes

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

(iii) Colouring notations for plans:—The plans shall be coloured as specified in Table 2 hereunder. The prints of the plans shall be on one side of the paper only.

Table 2
Colouring of Plans

Note:—Existing work to be hatched black; for land development/sub-division/lay-out suitable colouring notations shall be used duly indexed.

(3) Information accompanying notice:—

(i) Key plan, site plan, etc. to accompany notice.—The notice shall be accompanied by the key plan (location plan), a site plan, sub-division/ lay-out plan, building plan, specifications and certificate of supervision, ownership, title, etc. as prescribed in clauses (ii) to (xiii) below.

(ii) Ownership title and area:—Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land:—

(a) attested copy or original sale/lease deed/power of attorney/ enabling ownership document wherever applicable;

(b) property register card of a date not earlier than twelve months of the date of submission of the development proposal;

(c) statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Commissioner:

(d) any other document prescribed by the Commissioner;

In the case of land leased by the Government or local authorities, clearance of Government or such authorities regarding observance of the lease conditions shall be obtained and attached to the application for development permission in respect of such land.

(iii) Key plan or location plan:—A key plan drawn to a scale of not less than 1: 10000 shall be submitted alongwith the application in Appendix X for development permission and commencement certificate showing the boundary locations of the site with respect to neighborhood land-marks.

(iv) Site plan:—The site plan sent with an application for permission drawn to a scale of 1 : 500 shall be duly authenticated by the appropriate officer of the Department of Land Records showing in addition to the details in Form II of Appendix X the following :—

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

(b) the position of the site in relation to neighboring streets;

(c) the names of the streets on which the building is proposed to be situated, if any;

(d) all existing buildings contained in the site with their names (where the buildings are given names) and their numbers;

(e) the position of the building and of other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in (a) above in relation to—

(i) the boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others:

(ii) all adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (a); and

(iii) if there is no street within a distance of 12 m. of the site, the nearest existing street with its name;

(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) above;

(g) the space to be left around the building to secure 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 building;

(i) the direction of the north line relative to the plan of the building;

(j) any existing physical features, such as wells, tanks, drains or trees;

(k) the ground area of the whole property and the break-up of the covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required by the Regulations governing the coverage of the area;

(l) overhead electric supply lines including space for electrical transforming sub-station according to the requirements of the electric distribution licences, water supply and drainage line;

(m) such other particulars as may be prescribed by the Commissioner.

(v) Sub-division/Loy-out plan:—Where development is proposed in a sub-division or involves a layout plan, the notice shall be accompanied by a key-plan showing the location of the plot in the ward at a scale of not less than I: 4000, and a sub-division layout plan to a scale of not less than I: 500, which shall be duly authenticated by the appropriate officer of District Inspector of Land Records/Superintendent of Land Records containing the following:—

(a) scale used and the north line;

(b) the location of all proposed and existing roads with their names, existing/proposed/prescribed width within the land;

(c) dimensions of the plot along with the building lines showing the set-backs with dimensions within each plot;

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

(e) a table indicating the size, area and use of all the plots in the sub-division/lay-out plan;

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

(g) in the case of plots which are sub-divided, in built-up areas. in addition to the above the means of access to the sub-division from

existing streets, and in addition, in the case of plots which are subdivided in built-up areas, the means of access to each sub-plot from existing streets.

(vi) Building plan:—The plans of the building with elevations and sections accompanying the notice shall be drawn to a scale of I MOO and shall—

(a) include floor plans of all floors together with the covered area clearly indicating the size of the rooms, the position and width of staircases, ramps and other exitways, liftwells, lift machine rooms and lift pit details, meter room and electric sub-station. It shall also include the ground floor plan as well as the basement plan and shall indicate the details of parking spaces, loading and unloading spaces, if required to be provided around and within the building, as also the access ways and appurtenant open spaces with projections in dotted lines, the distance from any building existing on the plot in figured dimensions along with the accessory building. These plans will also contain the details listed in Form 1 of Appendix X.

(b) show the use or occupancy of all parts of the buildings;

(c) show the exact location of essential services, e.g. water closet (WC), sink, bath;

(d) include sectional drawings showing clearly the sizes of the footings, thickness of basement wall, wall construction, size and spacing of framing members, floor slabs and roof slabs with their materials. The section shall indicate the heights of the building and rooms and also the height of the parapet and the drainage and the slope of the roof. At least one section should be taken through the staircase. The structural plan giving details of all structural elements and materials used along with structural calculations can be submitted separately, but in any circumstances before the issue of the development permission/commencement certificate;

(e) show relative levels of streets;

(f) indicate details of basket privy/served privy, if any;

(g) give dimensions of the portions projecting beyond the permissible building line;

(h) include a terrace plan indicating the drainage and the slope of the roof;

(i) indicate the north line relative to the plans;

(j) give a schedule of doors, windows and ventilators;

(k) provide such other particulars as may be prescribed by the Commissioner:

Provided that with the building plans for multi-storeyed/high rise or special buildings, the following additional information shall be furnished or indicated on the building plans:—

(a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable accessway around the building;

(b) size (width) of main and alternate staircases along with the 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, refuses chamber, service duct, etc.;

- (g) vehicular, loading and unloading parking spaces; (h) refuse area, if any;
- (i) details of air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services (with dimensions of electrical transforming sub-stations, etc.), boilers, gas pipes, meter rooms, etc.;
- (j) details of exits, including ramps, etc. for hospitals and special risks;
- (k) location of generator, transformer and switch gear room;
- (l) smoke exhaust system, if any;
- (m) details of fire alarm system;
- (n) location of centralised control, connecting all fire alarms, built-in fire protection arrangements and public address system, etc.;
- (o) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
- (p) location and details of fixed fire protection installation such as sprinklers, wet hose reels, drenchers, carbon-dioxide (CO₂) installations, etc.; and
- (q) location and details of first aid and fire fighting equipment/installations.

(vi) Service plan:—Plan and sectional elevations of private water supply, sewage disposal system and details of building services, where required by the Commissioner, shall be made available on a scale of not less than I: 100 before undertaking such work.

(viii) Specifications:—General specifications of the proposed construction, giving the type and grade of materials to be used in the form in Appendix X, signed by a licensed surveyor/engineer/structural engineer supervisor, or architect as the case may be, shall accompany the notice.

(ix) Supervision Certificate:—The notice shall be further accompanied by a certificate of supervision in the form in Appendix XI by the licensed surveyor/engineer/structural engineer/supervisor or architect as the case may be. If the said licensed technical person or architect ceases to be employed for the development work, further development shall be suspended till a new licensed technical person or architect is appointed and his certificate of supervision along with a certificate of supervision along with a certificate for the previous work erected, if any, is accepted by the Commissioner.

(x) Development permission fee receipt:—The notice shall be accompanied by an attested copy of the receipt of payment of the development permission application fee.

(xi) Security deposit:—To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit which may be in the form of an irrevocable bank guarantee, shall be charged at rates specified by the Commissioner. It shall be returned to the owner one year after the issue of the full occupancy certificate after the Commissioner is satisfied with the compliance with

various conditions stipulated in the said full occupancy certificate.

(xii) 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.

(xiii) No objection certificate:—For occupancies requiring clearance from authorities like the Civil Aviation Department, Directorate of Industries, Maharashtra Pollution Control Board, Inspectorate of Boilers and Smoke Nuisances, electrical distribution licensers regarding requirements of electrical transforming stations, the no objection certificate from these authorities, applicable to the occupancy, shall also accompany the application.

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

(4) Signing of plans by owners and licensed personnel/architect:—

(i) Signing of plans.—All the plans shall be signed by the owner and the licensed surveyor/engineer/structural engineer/supervisor, or architect, as the case may be, and shall indicate their names in block capital letters, addresses and licence numbers when so licensed, allotted by the Commissioner.

(ii) Qualification and competence of the Licensed Surveyor/Engineer/Structural Engineer/Supervisor.—The Commissioner shall licence surveyors, engineers, structural engineers and supervisors with the qualifications listed in Appendix XII to perform the tasks mentioned in that Appendix.

(5) Processing of the development permission application:—

(i) Grant of permission or refusal:—The Commissioner may either sanction or refuse to sanction the plans and specifications or may sanction them with such modifications or directions as he may deem necessary, and thereupon, he shall communicate his decision to the person giving the notice accordingly in the form in Appendix 'XIII or XIV'.

(ii) Fire brigade scrutiny:—The plans for all multi-storeyed, high rise and special buildings shall also be subject to the scrutiny of the Chief Fire Officer, and development permission shall be given by the Commissioner only after the clearance by the Chief Fire Officer.

(iii) Deemed permission:—If within sixty days of the receipt of the notice under sub-regulation (i) of Regulation 5, the Commissioner fails to intimate in writing to the person who has given the notice his refusal or sanction, or sanction with modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided that this shall not be construed to authorise any person to do anything on the site of the work in contravention of or against the terms of lease or titles of the land, development plan, these Regulations or any law in force.

(iv) Revised plans:—Once the plans have been scrutinised and objections have been pointed out, the owner giving notice shall modify the plans to comply with the objections raised and resubmit them. The plans submitted for final approval shall not contain superimposed corrections. The Commissioner shall scrutinise the revised plans and shall grant or

refuse commencement certificate/development permission within sixty days from the date of resubmission.

(6) Commencement of work:—A commencement certificate/development permission shall remain valid for four years in the aggregate, but shall have to be renewed before the expiry of one year from the date of its issue. The application for renewal shall be made before expiry of one year, if the work has not already commenced. Such renewal can be done for three consecutive terms of one year each, after which proposals shall have to be submitted to obtain development permission afresh.

For the purpose of this Regulation, 'Commencement' shall mean as under:—

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

6. Procedure during construction:-

(1) Construction to be in conformity with Regulations.—Owner's liability:—Neither the grant of permission nor approval of the drawings and specifications, nor inspections by the Commissioner during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with these Regulations.

(2) Notice for start of work:—The owner shall give notice to the Commissioner of his intention to start work on the building site in the form given in Appendix XV. The owner may start the work after 7 days have elapsed from the date of the service such notice to the Commissioner or earlier, if so permitted.

(3) Documents at site: — (i) Results of tests:—Where tests of any material are made to ensure conformity with the requirements of these Regulations, records of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by the Commissioner.

(ii) Development permission:—The person to whom a development permission is issued shall, during construction, keep—

(a) posted in a conspicuous place, on the site for which permission has been issued, a copy of the development permission; and

(b) a copy of the approved drawings and specifications referred to in Regulation 5 on the site for which the permit was issued.

(4) Checking of plinth columns upto plinth level:—The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect shall give notice in the form of Appendix XVI to the Commissioner

on completion of work upto plinth level to enable the Commissioner to ensure that the work conforms to the sanctioned plans. The Commissioner may inspect the work jointly with the licensed technical personal or architect within fifteen days from the receipt of such notice and either give or refuse permission for further construction as per the sanctioned plans in the form in Appendix XVII. If within this period, the permission is not refused, it shall be deemed to have been given provided the work is carried out according to the sanctioned plans.

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

(6) Completion certificate:—The owner, through his licensed plumber, shall furnish a drainage completion certificate to the Commissioner in the form in Appendix XIX. The owner through his licensed survey or/engineer/structural engineer/supervisor or his architect, who has supervised the construction, shall furnish a building completion certificate to the Commissioner in the form in Appendix XX. These certificates shall be accompanied by three sets of plans of the completed development. The Commissioner shall inspect the work and after satisfying himself that there is no deviation from the approved plans, issue a certificate of acceptance of the completion of the work in the form in Appendix XXI.

(7) Occupancy Certificate:—On receipt of the acceptance of completion certificate in the form in Appendix XXI, 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 XVIII with three copies of the completion plan, one of which shall be cloth mounted for record. 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 XXII 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 given in intimation of the rejection or refusal.

(8) Part occupancy certificate:—When requested by the holder of the development permission, the Commissioner may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per the development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owner's indemnifying the Commissioner in the form in Appendix XXIII.

7. Amendment/modification to Appendices:-

Except where the same are prescribed in Bombay Municipal Corporation Act, 1888 or Maharashtra Regional and Town Planning Act, 1966 or the rules or bye-laws framed thereunder, the Commissioner may, from time to time, add to, alter or amend Appendices X to XXIII.

8. Inspection:-

(1) Inspection at various stages:—The Commissioner may at any time during erection of a building or the execution of any work or development make an inspection thereof without giving previous notice of his intention so to do.

(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, and the Commissioner shall issue the occupancy certificate only after clearance by the said Chief Fire Officer.

(3) Unsafe buildings:—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.

(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 of the Maharashtra Regional Development Control Regulations for Greater Bombay, 1991 and Town Planning Act, 1966 and the relevant provisions of the Bombay Municipal Corporation Act, 1888.

(b) take suitable action against the licensed technical person or the architect concerned.

Part II

General planning requirements

Land uses and manner of development

9. Land uses and the manner of development:-

The uses of all lands situated within the municipal limits of Greater Bombay, which have been allocated, designated or reserved for certain purposes in the development plan, shall be regulated in regard to type and manner of development/re-development, according to Table 4 hereunder:—

Table 4

Land-uses and the Manner of Development

Serial No.	Use (Allocation designation or reservation)	Person/Authority who may develop	Condition subject to which Development is permissible
(1)	(2)	(3)	(4)
1.	Residential (R)		
	(a) Residential (R-1)	Owner	
	Residential with shop line (R-2)	Owner	
	(b) Public Housing (PH)	Public authority or owner	(1) A public authority may develop the land after acquiring it in accordance with law. Or (2) In cases where the owner has been granted exemption

under section 20 or section 21 or redevelopment permission under section 22 of the Urban Land (Ceiling and Regulation) Act, 1976 prior to coming into force of the Regulations, he would be entitled to develop the land in accordance with terms and conditions set out in relevant order issued by the Government or the Competent Authority under the said Act. In case the owner is granted the aforesaid exemption or permission after coming into force of these Regulations, he will be entitled to develop the land in accordance with the terms and conditions set out in the exemption order or permission, and, in addition, on conditions stipulated for development of public housing/ high density housing m (d) below.

(c) Housing Corporation or owner Dishoused (HD)

The Corporation may develop the land after acquiring it in accordance with the law.

or

The owner may develop the land for housing with the normal permissible FSI on such terms as are agreed to between him and the Commissioner, provided that in the development a minimum density of 325 units per net hectare with not less than 50 per cent of tenements having a carpet area of 16.75 sq.m. (180 sq.ft.) shall be achieved, and 10 per cent of the tenements of carpet area of 16.75 sq.m. (180 sq.ft.) each in the building so constructed by him shall be made available by him to the Corporation on payment of the cost of construction plus 15 per cent of the cost of construction, for allotment of persons affected by implementation of the development plan.

(d) Public Housing/ High Density Housing (PH/ HDH) Public Authority or owner

((1) The minimum tenement density shall be 325 units per net heel-arc with not less than 50 per cent tenements having carpet area of 16.75 sq.m. (180

sq.ft.) each.

(2) A public authority may acquire the land and develop the land for the allocated purpose with due observance of condition (1) above.

or

The owner may develop the land in accordance with the condition II) above and on such terms as are agreed between him and the Commissioner including the owner agreeing to give tenements of each carpet area of 16.75 sq.m. (180 sq.ft.) in the building so constructed by him on payment of cost of construction plus 15 per cent of the cost of construction as follows :

(a) 10 per cent tenements in the

buildings in the suburbs and 5 per cent tenements in the buildings in the Island City to the Corporation for allotment to persons affected by implementation of the development plan and where there is no such person left to be allotted a tenement, to others at market price.

(b) 5 per cent tenements in the in the Island City to the Bomba and Area Development Board purpose of fulfilling the Board's of rehabilitation under the Maharashtra Housing and Area Development Act. 1976. In cases where the land has been granted exemption under section 20 or section 22 of the Urban Land (Ceiling and Regulations) Act. 1976. coming into force of Regulations, he would be entitled to develop the land in accordance with the terms and conditions set out in the exemption order or permission issued by the Government Competent Authority under the Act.

In case, however, the owner has not been granted the aforesaid exemption permission after coming into force of these Regulations, he would be entitled to develop the land in accordance with the terms and conditions set out in the exemption order or permission in addition to the conditions stipulated at (I) above.

Note:—Where a cess is levied

building is to be developed for Public Housing/ High Density Housing by an owner, the conditions of development given herein shall apply to that portion of the development, after and excluding that portion required for the rehabilitation of existing tenants according to the provisions in the Maharashtra Housing and Area Development Act. 1976 or under section 22 of the Urban Land (Ceiling and Regulation) Act. 1976 as the case may be.

(e) Municipal Staff
Quarters (MSQ)/
Municipal Housing (MH).
(f) Government Staff
Quarters/ Government
Housing.

Corporation

Government

II. Commercial (C)	Owner	The owner may be allowed to develop on such terms as may be agreed between him and the Commissioner.
(a) (i) Local Commercial (C-1)	Public Authority or owner.	In cases where the owner has been granted exemption under section 20 or 21 or redevelopment permission under section 22 of Urban Land (Ceiling and Regulation) Act, 1976. prior to coming into force of these Regulations, he would be entitled to develop the land in accordance with the terms and conditions set out in exemption order issued by the Government or the Competent Authority under that Act.
(ii) District Commercial (C-2)		
(b) Retail Market (RM)	Corporation or owner.	The Corporation may acquire and develop the retail market. Or
		The owner may be permitted to develop a retail market with the type, number and size of stalls prescribed by the Commissioner, and further subject to his agreeing to hand over the built-up market area to the Corporation free of charge. Thereafter, the owner will be entitled to have the full permissible FSI of the plot without taking into account the area utilised for the market.
(c) Shopping Centre (SC)	Corporation or owner.	The Corporation may acquire the land and develop it for the shopping centre.

Or

The owner may develop the shopping centre on his agreeing to give at least upto 25 per cent of the shops to the Corporation for the purpose of rehabilitation of shopkeepers displaced from sites reserved for public purposes or amenities in the development plan, on payment of cost of construction plus 15 per cent of the cost of construction.

(d)Open Market Corporation.
(OM) Corporation.

(e)Municipal
Wholesale Market
(MWM)

The Corporation may acquire and develop the wholesale or semi-wholesale market with such area as is considered appropriate by it for the purpose and thereafter be entitled to have the full permissible FS1 of the plot for commercial/office purposes

(f)Municipal Semi- Corporation
Wholesale Market .
(MSWM) .

as may be decided by the Commissioner without taking into account the area utilised for the market. This facility will be available only in the suburbs and extended suburbs.

III. industrial (I)

(a) (i) Service Owner.
Industries (1-1)

(ii)General Industries Owner.
(1-2)

(iii) Special Industries Owner.
(IE)

(b) Industrial Estate Public
Authority or owner

The Public Authority may acquire the land and develop the industrial estate.

Or

The owner may develop the industrial estate on his agreeing to give at least upto 25 per cent of the galas to the Corporation for the purpose of rehabilitation of such industries which are to be

		rehabilitated from non-conforming areas or zones or who are displaced from sites reserved for public purposes or amenities in the development plan or other projects on payment of cost of construction plus 15 per cent of the cost of construction.
(c) Service Industrial Estate (SIE)	Public Authority or owner.	The owner may develop the service industrial estate on his agreeing to give at least upto 25 per cent of the galas to the Corporation for the purpose of rehabilitation of such industries which are to be rehabilitated from non-conforming areas or zones or who are displaced from sites reserved for public purposes or amenities in the development plan or other projects on payment of cost of construction plus 15 per cent of the cost of construction.
(d) Fishing Industry (FI)[e.g. Fish drying, fish net drying, repair and allied activities].	Public Authority or Institution Cooperative Society or Association of Fishermen or owner.	
(e) Godown/Warehouse/ Cold Storage	Public Authority or owner.	
(f) Municipal Laundry/ Workshop/Store (ML/ MW/MS)	Corporation.	
(g) Municipal Printing Press (MPP)	Corporation.	
(h) Dhobi Ghat (DG)	Corporation or Institution or Association of Washer men or owner.	The dhobi ghat developed by the Corporation may be entrusted for operation and maintenance to an institution or association of washer men.

The association or institution of washer men owner may be allowed to develop a dhobi ghat on terms agreed between them/him and the Commissioner.

- | | |
|--|---|
| (i) Railway Siding, Workshops and other Railway Uses. | Indian Railways |
| IV Transportation— | |
| (a) Proposed road/ street | Corporation |
| (b) Proposed widening of existing road/ street envisaged either in the development plan or by prescription of regular line of street under the Bombay Municipal Corporation Act. 1888. | Corporation |
| (c) BEST Bus Depot (BBD) and Housing (BBDH) | BEST Undertaking |
| (d) BEST Bus station (BBS) and Housing (BBS and H) | BEST Undertaking |
| (e) Municipal Transport Garage (TG)/ Workshop (MW) | Corporation |
| (f) Municipal Road Depot (RD) | Corporation |
| (g) Car Pound | Corporation or Police Department |
| (h) Truck Terminal (TT) | Public Authority |
| (i) Parking Lot (PL) | Corporation/ Public Authority/ Public Organisation/ Owner |

The Corporation may acquire the land and develop, operate and maintain the parking lot.

(j) Jetty	Public Authority or Owner.	When the owner develops this facility, it will be in accordance with the specifications approved by the appropriate authority.
-----------	-------------------------------	--

V Public, Semi-Public—

(I) Institutional—	Corporation or Registered Institution or trust private party or	The Corporation may acquire, develop and maintain the amenity as a reservation.
(a) Dispensary (D)		Or
(b) Health/Welfare Centre (WC)		
(c) Maternity Home (MH)		(d) Municipal Chowky (MCKY)

The Commissioner may handover the dispensary, health or welfare centre, or maternity home to a public organisation for operation and maintenance on terms decided by him.

Explanation:—Welfare Centre also includes homes, shelters or institutions for homeless or street children, waifs, destitutes children (but not beggars). strays delinquents, abandoned or destitute women, homes for the destitutes or dying destitutes, drug addicts and alcoholics, creches or day-care centre for children, of working parents, sevaghars. mobile creches and for physically disabled or handicapped, provided they are all run by registered public trusts.

(e) General Hospital (GH)	Public Authority or Public Organisation /Trust or Owner (legal person)	When owner develop the facilities at (c) to (f). it will be in accordance with the specifications and conditions approved by the Commissioner.
(f) Home for Retarded Destitutes/Mentally Retarded		
(g) Sanatorium (SM)		
(j) Leprosarium		
(i) Veterinary Dispensary (+VH)		
(j) Government Hospital (G+H)	Government Department concerned.	The Commissioner may allow development of the reservation for primary/primary-c urn-secondary school and/or the operation and maintenance. Thereof by registered institutions or trusts or private parties in accordance with the specifications
(2) Educational (a) Municipal Primary School (MP)	Corporation or registered institution or trust or private party	

and design duly approved by him and subject to the other terms and conditions as may be decided by him.

(b) Primary School (PS)
 (c) Secondary School (SS)

Public Authority or owner.

The land for the primary or secondary school may be acquired for or on behalf of a public authority, a public trust of a registered society, which may develop the facility themselves or lease it to another institution or trust for running the same.

or

The owner may be allowed to develop the land for the specific facility and operate it himself or entrust its operation to a registered institution or trust.

(d) College

Public Authority or owner

The conditions subject to which development of college is permissible will be as in the case of a Primary School or a Secondary School as indicated in this column against V (2)(b) and (c).

(e) Polytechnic

Public Authority or owner.

Conditions subject to which development of polytechnic is permissible will be as in the case of a Primary School or a Secondary School as indicated in this column against V(2)(fc) and (c).

(f) Technical School

Public Authority or owner.

Conditions subject to which development of technical school is permissible will be as in the case of a Primary School or a Secondary School as indicated in this column against \ (2)(b) and (c).

(3) Government or Semi-Public—

(a) Government Office (GO) Government

(b) Municipal Office
 (c) Town Duty Office (TD) (Octroi Office) Corporation

(4) Assembly and Recreation—

- (a) Cinema Theatre (CN)
- (b) Drama Theatre (DTH)
- (c) Open Air Theatre (OTH)
- (d) Children's Theatre (CTH)
- (e) Museum
- (f) Public Hall
- (g) Gymnasium / Gymkhana (GYM)
- (h) Club
- (i) Stadium

Owner

Corporation or Owner.

The Commissioner may entrust the development and maintenance of the facility to a suitable agency on terms to be decided by him.

- (j) Swimming Pool
- (k) Recreation Ground (RG)
- (l) Playground (PG)
- (m) Garden (G)
- (n) Park (P)
- (o) Sports Complex-cum-Shopping Centre

corporation or owner

Do

- (p) Library

Corporation or Owner.

The Corporation may acquire, develop and maintain the library space as reservation.
or

The owner may be permitted to develop the library subject to his handing over to the Corporation free of charge the built-up space for the library constructed according to norms prescribed by the Commissioner. Thereafter the owner will be entitled to have the full permissible FSI of the plot for the other permissible uses of the plot without taking into account the area utilised for constructing the library.

Tourist Complex/ Centre	Maharashtra Tourism Development Corporation Limited or owner.	The Corporation may acquire, develop, and maintain the Art Gallery space as a reservation, or
(r) Art Gallery	Corporation or owner	The owner may be permitted to develop the Art Gallery subject to his handing over to Corporation free of charge the built up space for the Art Gallery constructed according to norms prescribed by the Commissioner. Thereafter the owner will be entitled to have the full permissible FSI of the plot for other permissible users of the plot without taking into account the area utilized for constructing the Art Gallery.
(5) Public Utilities— (a) Fire Brigade Station. (FB) (b) Sewage Purification Works (SPS)	| | Corporation	
(c) Reservoir (R) (d) Pumping Station (Ppg. Stn.) (e) Sanitary Refuse Shed (SRS)	| Corporation	
(f) Refuse Transport Station (STS) (g) Cattle Pound (CP)	| Corporati on	

- (h) Receiving Station (RS) Electricall Licensee The Corporation or a public authority (with the approval of the Corporation) may acquire and develop the land for a cemetery, cremation ground.
- (i) Cemetery/ Cremation Ground (C) Corporation/ Public Authority/or

or

The owner may be allowed to develop the land for cemetery or cremation ground with the approval of Corporation on such terms and conditions as it may specify.

- (j) Post Office (PO)/ Post and Telegraph Office (PT)/Tele- phone Service Centre (TC)/Police Chowky (PCKY) Government Department concerned The Government department concerned may acquire, develop and maintain the users,

Or

The owner may be permitted to develop the facility subject to his handing over to the Government Department concerned free of charge the required built-up space for the facility constructed according to the norms prescribed by the said Government department. Provided that, alternatively the owner may had over to the concerned Government Department free of charge the prescribed built up area for the said facility of the said Government Department constructed according to the requirement of the said Government Department any where in the same ward or nearby location in the adjacent ward at convenient place mutually agreed by the owner and the said Government Department. Thereafter the owner will be entitled to the full permissible FS1 of both the plots, without taking into account the area utilised for constructing such facilities/related facilities.

- (k) Telephone Exchange (TE) Government Department Concerned.
- (l) Police Station/ Parade Ground

- (m) BEST Receiving Station (BRS) and Housing (BRSTH). BEST Undertaking.

(n) Public Sanitary
Convenience (PSC)

The Corporation may develop the facility either itself or through a sponsor or may allow owner to develop the same on plots designated or reserved for the purpose in the development plan or at other suitable locations, niches (even in sites designated or reserved for other purposes or amenities in the development plan) as may be approved by the Commissioner. Such development will be free from FSI computation.

10. Development permission in respect of Public Housing/High Density Housing:-

When the land reserved for Public Housing or for Housing the Dishoused is not under acquisition, the owner may be allowed to develop it for Public Housing/High Density Housing. However, prior clearance in the case of cessed properties from the concerned Public Authority will be necessary in conformity with the stipulations specified by such Authority.

11. Other Stipulations:-

(1) General:—In every case of development/re-development of any land, building or premises, the intended use shall conform to the use zones, purpose of designation, allocation or reservation as the case may be, unless specified otherwise.

(2) Development of land partly designated/allocated/designated/ reserved:—Where a building exists on a site shown as an allocation, designation or reservation in the Development Plan, only its appropriate part as used for such allocation, designation or reservation, shall be used for the said purpose and the remaining part of the building or of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in the case of adjacent land.

(3) Combination of public purposes uses in reserved sites:—Where the Corporation or the Appropriate Authority proposes to use land/building/premises reserved for one specific public purpose/purposes, for different public purpose/purposes it may do so, with the previous approval of the Government, provided that the combination of such second user conforms to these Regulating and the permissible use in the zone in which the site falls. Provided that this shall not apply (a) to any site being developed for an educational or medical purpose or club/gymkhana wherein a branch of a bank may be allowed, (b) to any site being developed for medical purposes wherein shops of pharmacists or chemists may be permitted, and (c) to any site encumbered by another non-educational user and being redeveloped for educational purposes, in which case the existing non-educational user may be allowed to continue without any increase in the net floor area covered by them, and (d) to any site being developed for recreational use such as garden, playground, recreation ground, park, etc. each measuring not less than 400 sq.m. at one piece, wherein electric sub-stations, which may utilise not more than 10 percent of the site in which they are located, is proposed.

(4) Shifting and/or interchanging the purpose of designations/reservations:—In the case of specific designations/reservations in the Development Plan, the Commissioner, with the consent of interested persons may shift, interchange the designation/reservation 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 designation/reservation is not reduced.

12. Development in Large Holding:-

Notwithstanding anything contained in these Regulations the provisions in Appendix IX will apply to residential development undertaken by a single developer if he desires to undertake it on a single plot or group of plots of

20000 sq.m. or more in area.

13. Exemptions:-

(1) Existing non-conforming uses to continue in certain circumstances:-

(a) Any lawful use of land/building/premises existing before the coming into force of these Regulations may continue even if it does not conform to the use provisions of these Regulations provided such non-conforming use is not extended or enlarged except as provided in these Regulations.

(b) In case a building accommodating any non-conforming use collapses, is pulled down or is destroyed, any new building on the site shall conform to these Regulations and to the land use prescribed for the plot in the development plan.

(c) Provided that where Retention Activity shown in the development plan in the case of lands or premises is authorisedly discontinued, use of such lands or premises in which such activity existed shall be regulated as follows, namely :—

(i) in the case of industrially zoned lands or premises other than those under use of cotton textile industry, in accordance with sub-regulation (3) of Regulation 56 and clauses (b) to (d) of sub-regulation (3) of Regulation 57;

(ii) in the case of industrially zoned lands or premises under use of cotton textile industry, the use shall be regulated in accordance with Regulation 58.

In rehabilitation schemes undertaken by the Bombay Housing and Area Development Board, where a new building is constructed in place of an old building, containing authorised non-conforming users, the Commissioner may allow the same non-conforming users in the new building provided such user is not industrial, hazardous or likely to cause pollution.

In case of rehabilitation schemes in an industrial zone, authorised residential user may be permitted only in independent buildings subject to Regulation 15.

(2) 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—

(a) such scheme forms an integral part of and is directly connected with the process carried on in the existing unit;

(b) 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 industry;

(c) open spaces of 6 m. are maintained from the boundaries of the plot as well as between two buildings;

(d) satisfactory means of access as required by these Regulations for industrial zones is provided and maintained; and

(e) parking spaces are provided according to these Regulations.

(3) Other non-conforming uses:—Any permitted non-conforming use which is non-hazardous or non-polluting and which existed before the 1 8th September, 1958 may be allowed to continue in the development plan, without additions to such non-conforming use on the following conditions, namely:—

(a) The whole building or entire premises is owned and occupied by one establishment only; and

(b) Open space and parking space required under these Regulations are provided.

14. Ancillary Uses Permitted:-

The ancillary uses permitted in various use zones and the conditions governing the same shall be as given in Part IV.

15. Prohibition of factories in Residential building in Conforming zones:-

Notwithstanding anything contained in these Regulations, no permission shall be granted for erecting any factory, workshop or work place (for the establishment of which previous permission is required under section 390 of the Bombay Municipal Corporation Act, 1888) wholly or partly on lands used for residential purposes even if such use is in conformity with these Regulations and the aforesaid Act;

Provided that the uses in a residential building permissible under Regulation 51 and 52 which are compatible with the residential user may be permitted on the ground floor.

16. Requirements of Sites:-

No land shall be used as a site for the construction of buildings—

(a) if the Commissioner considers that the site is insanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;

(b) if the site is within 9 m. from the edge of the water mark of a minor water course, or 15 m. from the edge of the water mark of a major water course, unless arrangements to the satisfaction of the Commissioner are made to drain the flow of the water course;

Provided that where a water course passes through low-lying land without well-defined banks, the commissioner may permit the owner of the property to restrict or divert the water course to an alignment and cross section determined by him (Commissioner).

(c) if the site is not drained properly or is incapable of being well drained;

(d) if the building is proposed on any area filled up with carcasses, excreta, filthy and offensive matter, till the production of a certificate from the commissioner to the effect that it is fit to be built upon from the health and sanitary point of view;

(e) if the use of the said site is for a purpose which in the Commissioner's opinion may be a source of danger to the health and safety of the inhabitants of the neighbourhood;

(f) if the Commissioner is not satisfied that the owner of the building has taken the required measures to safeguard the construction from constantly getting damp;

(g) if the level of the site is lower than the Datum Level prescribed by the Commissioner depending on topography and drainage aspects. This shall not be less than Reduced Level of 27.55 m of the Town Hall Datum;

(h) if situated—

(i) within the inner funnel of vision marked on Sheet numbered as Part II of Ward D of the Development Plan 1981-2001;

(ii) within the outer funnel of vision marked on the sheet quoted in (c) above and the building proposed to be erected is above Reduced Level of 75.44 m. (247.45 ft.) with reference to the Town Hall Datum.

(i) if the building is nearer to the centre line of a National Highway, State Highway or Major District Road than 24.5 m. in the case of residential buildings and 36.5 m. in the case of other buildings;

(j) if it is situated—

(i) within 2438 m. from an international civil airport unless the application for development permission is accompanied by a certificate of consent from the Civil Aviation Authorities;

(ii) within 1829 m. from any other civil airport unless the application for development permission is accompanied by a certificate of consent from the Civil Aviation Authorities.

(k) for assembly use for cinemas, theatres, places of public worship, residential hotels, lodging and boarding houses, unless the site has been previously approved by the Commissioner and the Commissioner of Police;

(l) unless it derives access from an authorised street/means of access described in these Regulations;

(m) for industrial use other than a service industry unless the application is accompanied by a no objection certificate from the appropriate officer of the Industries Department of the Government of Maharashtra according to the prevailing Industrial Location Policy;

(n) if the proposed development is likely to involve damage to or have deleterious impact on or is against urban aesthetics or environment or ecology and/or on historical/architectural/aesthetical buildings and precincts or is not in the public interest.

17. Public Streets and means of Access:-

(1) Every site to have access free of encroachment:—Every site proposed to be developed or redeveloped shall have access from a public street/ road as required in these Regulations. Such access shall be kept free of encroachment.

(2) Multi-storeyed, High Rise and Special Buildings:—

The Commissioner may permit access to such buildings from any street not less than 9 m. wide, one end of which shall join another street of equal or greater width.

(3) Other buildings:—

(a) The Commissioner shall permit access from streets having width of not less than 6 m. through land over which the public have a customary right of access or have used it or passed over it uninterruptedly for a period of 20 years.

(b) The Commissioner may permit access from—

(i) any street 6 m. wide or more (including streets in a gaothan which give access to other properties outside the gaothan),

(ii) any existing street not less than 3.6 m. wide which is proposed to be widened either in development plan or by laying down a regular line of street under the Bombay Municipal Corporation Act,

(iii) any street less than 3.6 m. wide in a gaothan if the plot boundary is shifted 2.25 m. from the central line of the street.

(iv) any street or road more than 52 m. in width specifically identified in the development plan for giving direct access except where a no-objection certificate has been granted by the appropriate road authorities.

Provided further that where any road is proposed to be widened in the development plan or for which a regular line of street has been prescribed under the Bombay Municipal Corporation Act, 1888, the resulting proposed width shall be reckoned in dealing with a request for development permission.

(4) Plots/Buildings abutting or fronting a means of Access:—Where a plot or building abuts/fronts a means of access; the width of the access shall be as specified in Regulation 22.

18. Highways and Wider Roads:-

No site excepting one proposed to be used for highway amenities like petrol pumps or motels shall have direct access from a highway or specified road 52 m. or more in width, and the portion of these roads in which such amenity sites may have direct access will be identified in the development plan.

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.

19. Means of Access to be Constructed and Maintained:-

(1) General:—Means of access shall be levelled, metalled, tarred, flagged, paved, sewerred, drained, channelled, provided with lights and water supply line and with trees for shade to the satisfaction of the Commissioner. They shall be free of encroachment by any structure or fixture that may reduce their width below the minimum required by

Regulation 22 and shall be maintained in condition considered satisfactory by the Commissioner.

(2) Private Street:—If any private street or other means of access is not constructed or maintained as specified in sub-regulation (/) above or if structures or fixtures arise thereon in contravention of that sub-rule, the 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 requirements in such manner and within such time as he shall direct. If the owner or owners fail to comply with his direction, the Commissioner may arrange for its execution and recover the expenses incurred from the owner or owners.

(3) How to measure the length of access ways:—The length of a main means of access shall be determined by the distance from the farthest plot or building plot and the main street. The length of a subsidiary access way shall be measured from the point of its origin and the next wider road it meets.

20. Inter-section of Roads:—For inter-section of roads meeting at right angles as well as other than at right angles, the rounding off, cut-off or splay or similar treatment shall be done to the satisfaction of the Commissioner depending upon the widths of the roads, the traffic generated, the sighting angle, etc. to provide clear side distance.

21. Layout of Land and Land sub-division:-

(1) Circumstances warranting preparation of a lay out or sub-division:—A layout or sub-division shall be submitted for the following :—

(a) when more than one building (except for buildings accessory to the main building) is proposed on any land;

(b) when development or re-development or any tract of land includes its division or sub-division into plots;

(c) when the land under development admeasures 1000 sq.m. or more in a residential or commercial or in an industrial zone.

(2) Contents:—Every sub-division/layout shall contain sub-plots being formed after sub-division, access thereto, recreational open space, if any required under Regulation 22 and 23 spaces for other ancillary uses if any required under Regulations 24 and 26 as also all the reservations, designations, allocations, road and road-widening proposals of the development plan and the regular lines of streets prescribed under the Bombay Municipal Corporation Act, 1888. Where there is a conflict between the widths or widening lines proposed in the development plan and those under the regular line of a street, the 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 conforming to the zoning provisions 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.

(3) Minimum plot areas.—The minimum plot areas permissible for

different categories of use, types of development permissible and the minimum dimensions shall be as in Table 5 hereunder:

Table 5
Minimum Plot areas for various Uses

Serial No. (1)	Land use (2)	Plot area (sq. m.) (3)	Type of Development (4)
1.	Residential and Commercial(except those in 2, 3 and 4 below)	(i) 25 and above but less than 40 (ii) 40 and above but less than 125 (iii) 125 and above with no dimension less than 9 m.	Row Row/semi Detached Row/ semi detached/ detached.
2.	Plots in Public Housing/High Density Housing/ Sites and Services/ Slum upgradation/ Reconstruction scheme.	21 with minimum width of 3 m.	Row
3.	Petrol filling station—		
	[a) without service bay	545 (with one dimension not less than 16.75 m.)	Detached
	(b) with service bay	1100 (with one dimension not less than 30.5 m.)	Detached
4.	Cinema theatre, assembly hall	3 sq.m. per seat including parking requirements.	
5.	Mangal Karyalayas	1000	
6.	4 and 5 star Hotel in independent plot	2500	Detached
7.	3 star Hotel when in independent plot	1000	Detached
8.	Industrial (1-2 and 1-3)	300 (with width not less than 15 m.	Detached

22. Internal Means of Access to each plot:-

(1) Minimum road width vis-a-vis the area served:—Plots which do not abut on a street shall abut/front on a means of access, the width and other requirements of which shall be as given in Table 6 hereunder for residential and commercial zones and as given in Table 7 hereunder for an industrial zone.

Table 6**Width of access for Residential and Commercial zones**

Access length in meters (m)	Area sewed (sq. m.)			
	Less than 1500	1500-4000	4000-10000	Over 10000
	Width in meters (m.)			
(1)	(2)	(3)	(4)	(5)
Less than 75	6	7.5	9	12
75 to 150	7.5	7.5	9	12
150 to 300	9	9	9	12
Over 300	12	12	12	12

Provided that in residential layouts, straight cul-de-sacs upto 150 m. long roads are permissible. An additional length upto 125 m. will be permissible if an additional turning space is provided at 150 m. The dead end shall be at a level higher than the main road from where the cul-de-sac road takes off. The turning space, in each case, should not be less than 81 sq.m. in area, no dimension being less than 9 m.

Table 7
Width of access for Industrial zones

Access length in meters (1)	Width of means of access in meters (m.) (2)			
Upto 100	9.00
Above 100 upto 300	12.00
Above 300	15.00

(2) Access for residential, commercial and industrial zones as in Table 6 and 7 above—

(a) shall be clear of marginal open spaces but not less than 3 m. from the building line;

(b) may be reduced by 1 m. in their prescribed widths if the plots are on only one side of the access;

(c) shall be measured in length from the point of its origin to the next wider public street if meets.

(3) In the interest of the general development of any area, the Commissioner may require the means of access to be of larger width than that required under these Regulations.

(4) 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 3.6 m. 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 4.5 m. If such access is at least 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.

(5) In the case of a plot, surrounding on all sides by other plots, i.e. a land-locked plot which has no access to any street or road, the Commissioner may require 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.

(6) Notwithstanding the provisions regarding access in these Regulations, an access provided in Town Planning Schemes and in Improvement Trust Schemes shall be deemed to be adequate.

23. Recreational/Amenity Open Spaces:-

(1) Open spaces in residential and commercial layouts—

(a) Extent:—In any layout or sub-division of vacant land in a residential and commercial zone, open spaces shall be provided as under:

- | | |
|---|--------------|
| (i) Area from 1001 sq.m. to 2500 sq.m. | 15 per cent. |
| (ii) Areas from 2501 sq.m. to 10000 sq.m. | 20 per cent |
| (iii) Area above 10000 sq.m. | 25 per cent. |

These open spaces shall be exclusive of areas of accesses/internal roads/designations or reservations, development plan roads and areas for road-widening and shall as far as possible be provided in one place. Where, however, the area of the layout or sub-division is more than 5000 sq.m., open spaces may be provided in more than one place, but at least one such places shall be not less than 1000 sq.m. in size. Such recreational spaces will not be necessary in the case of land used for educational institutions with attached independent playgrounds. Admissibility of FSI shall be as indicated in Regulation 35.

(b) Minimum area:—No such recreational space shall measure less than 125 sq.m.

(c) Minimum dimensions:—The minimum dimension of such recreational space shall not be less than 7.5 m., and if the average width of such recreational space is less than 16.6 m., the length thereof shall not exceed 2½ times the average width.

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

(e) Ownership:—The ownership of such recreational space shall vest, by provision in a deed of conveyance, in all the property owners on account of whose holdings the recreational space is assigned.

(f) Tree growth:—Excepting for the area covered by the structures permissible under (g) below, the recreational space shall be kept permanently open to the sky and accessible to all owners and

occupants as a garden or a playground etc. and trees shall be grown as under :—

(a) at the rate of 5 trees per 100 sq.m. or part thereof of the said recreational space to be grown within the entire plot.

(b) at the rate of 1 tree per 80 sq.m. or part thereof to be grown in a plot for which a sub-division or layout is not necessary.

(g) Structures/uses permitted in recreational open spaces:—

(i) In a recreational open space exceeding 400 sq.m. in area (in one piece), elevated/underground water reservoirs, electric substations, pump houses may be built and shall not utilise more than 10 per cent of the open space in which they are located.

(ii) In a recreational open space or playground of 1000 sq.m. or more in area (in one piece and in one place), structures for pavilions, gymnasias, club houses and other structures for the purpose of sports and recreation activities may be permitted with built-up area not exceeding 15 per cent of the total recreational open spaces in one place. The area of the plinth of such a structure shall be restricted to 10 per cent of the areas of the total recreational open space. The height of any such structure which may be single storey shall not exceed 8 m. A swimming pool may also be permitted in such a recreational open space and shall be free of FSI. Structures for such sports and recreation activities shall conform to the following requirements:—

(a) 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 sub-division of the land.

(b) The proposal for construction of such structure should come as a proposal from the owner/owners/society/societies or federation of societies without any profit motive and shall be meant for the beneficial use of the owner/owners/members of such society/societies/federation of societies.

(c) Such structures shall not be used for any other purpose, except for recreational activities, for which a security deposit as decided by the Commissioner will have to be paid to the Corporation.

(d) The remaining area of the recreational open space or playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.

(e) The owner/owners/or society/or societies or federation of societies shall submit to the Commissioner a registered undertaking agreeing to the conditions in (a) to (d) above.

(2) Open spaces in industrial plots/layouts of industrial plots:—

(a) In any industrial plot admeasuring 10,000 sq.m. or more in area, 10 per cent of the total area shall be provided as an amenity open

space subject to a maximum of 2500 sq.m., and

(i) such open space shall have proper means of access and shall be so located that it can be conveniently utilised by the person working in the industry;

(ii) the parking and loading and unloading spaces as required under these Regulations shall be clearly shown on the plans;

(iii) such open spaces shall be kept permanently open to sky and accessible to all the owners and occupants and trees shall be grown therein at the rate of 5 trees for every 100 sq.m. of the said open space to be grown within the entire plot or at the rate of 1 tree for every 80 sq.m. to be grown in a plot for which a sub-division or layout is not necessary.

(b) In case of sub-division of land admeasuring 8000 sq.m. or more in area in an industrial zone, 5 per cent of the total area in addition to 10 per cent in (a) above shall be reserved as amenity open space, which shall also serve as general parking space. When the additional amenity open space exceeds 1500 sq.m. the excess area may be used for construction of buildings for banks, canteens, welfare centers, offices, crèches and other common purposes considered necessary for industrial users as approved by the Commissioner.

24. Minimum widths of Pathways:-

The approach to a building from a road/street/internal means of access shall be through a paved pathway of width specified in Table 8 hereunder, the length of pathway being determined by the distance from the farthest plot or building to the internal road proposed under Regulation 21 or to an existing road from which it takes off.

Table 8

Widths of Pathways

Types of Development (1)	Length of pathway in meters (2) (m)	Width in meters (3) (m)
(i) High Density Housing	upto 50	3.00
	upto 40	2.5
	upto 30	2.0
	upto 20	1.5
(ii) A building of any other type	upto 20	1.5

25. Shopping Centers/Departmental Stores:-

In layouts or sub-divisions of areas in excess of 2 ha. in residential and commercial zones, plots may be provided for shopping centres/departmental stores. Such centres/stores may have an aggregate area upto 5 per cent of the area of the plot. The conditions governing the layout of such a centre/store shall be as under:—

(i) The centre/store may be at one place or may be distributed within the layout to make it accessible from the different parts of the layout;

(ii) These centres/stores shall not abut any roads more than 31 m. wide;

(iii) Within a layout, the centre/stores may be provided on the ground and upper floors or on the ground floor and the upper floors may be used for residential purposes and conveniences like banks or places for medical or dental practitioners.

(iv) Uses shall be defined in clause (20) of sub-regulation (3) of Regulation 2. Additional uses may include—

(a) Stores or shops for the conduct of retail business. There will, however, be no storage or sale of combustible material except with the Commissioner's permission;

(b) Personal services' establishments only in the suburbs and extended suburbs;

(c) Hair dressing saloons and beauty parlours;

(d) Frozen food stores;

(e) Shoe shops, sports shops, shoe repairs and shoe shining shops;

(f) Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments;

(g) Tailoring, embroidery and button-hole making shops, each not employing more than 9 persons;

(h) Cleaning and pressing establishments for clothes, each occupying a floor area not more than 200 sq.m. and not employing solvents with a flash point lower than 59°C, machines with dry load capacity exceeding 30 kg and employing not more than 9 persons, with a total power requirements of not more than 4 KW;

(i) Shops for goldsmiths, lock-smiths, watch and clock shops and their repairs, bicycle shops and their rental and repairs, opticians shops and optical glass grinding and repairs shops, musical instruments shops and their repairs, picture framing, radio, television and household appliance shops and their repairs, umbrella shops and their repairs and upholstery work, each employing not more than 9 persons:

(j) Coffee selling shops and grinding establishments each with electric motive power not exceeding 0.75 KW (0.025 KW individual motor) each;

(k) Restaurants, eating houses, cafeterias, ice cream and milk bars each with area not exceeding 200 sq.m.;

(l) Bakeries with no floor above, not occupying for production an

area in excess of 75 sq.m. and not employing more than 9 persons, if the power requirement does not exceed 4 KW, where only electrical ovens are used and additional heating load upto 12 KW permitted;

(m) Confectioneries and establishments for the preparation and sale of eatables not occupying for production, an area in excess of 75 sq.m. per establishment and not employing more than 9 persons, or motive power exceeding 1.12 KW as well as sugarcane and fruit crushers each not employing more than 6 persons with motive power not exceeding 1.12 KW, in an area not more than 25 sq.m.;

(n) Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops;

(o) Photographic studios with laboratories, zexxing, photocopying, video and video taping establishments, etc. and their laboratories, each with an area not exceeding 50 sq.m. and not employing more than 9 persons and not using power more than 3.75 KW;

(p) Data processing unit with use of computers;

(q) Travel agencies, ticket booking and selling for air, surface or water travel or transport or other modes of travel or transport;

(r) Other uses permitted in the residential zone with shop line with permission of the Commissioner.

26. Electric Sub-station:-

In every case of development/redevelopment of any land, building or premises, provision for electric sub-stations may be permitted as under, if the requirement for the same is considered necessary by the concerned power supply authority :—

Sl. No.	Plot area(sq. m)	Maximum requirements depending on land
1.	Plot upto 500 sq.m. each	One single transformer sub-station of the size of 5 m. x 5 m. and height of not more than 5 m.
2.	Plots of 501 sq.m. to 1500 sq.m	One single transformer sub-station of the size of 8 m. x 5 m. and height of not more than 5 m.
3.	Plots of 1501 sq.m. to 3000 sq.m.	One or more transformer sub-stations of the size of 12 m. x 5.5 m. and height of not more than 5 m.
4.	Plots of 3001 sq.m. upto 2 ha.	wo numbers, single or two transformer sub-stations or combination thereof of the size stipulated in serial no. 3 above.
5.	Layout or sub-division of a plot measuring 2 ha. or more	A suitable site for an electric sub-station (11 KV/ 33KV/110 KV) as decided by the Commissioner.

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

27. Additional Amenities and Facilities in lay-outs exceeding 2 ha:-

In any layout exceeding two hectares in area in residential and commercial

zones, where the development plan has not provided for amenities and services or facilities, or if provided they are inadequate, 5 per cent of the total area shall be designated/reserved as amenity space for provision of primary schools, sub-post offices, police posts, etc. as directed and approved by the Commissioner, and such amenities or facilities shall be deemed to be designations or reservations in the development plan thereafter.

28. Setbacks and open Spaces within Building Plots:-

When different open spaces/widths are prescribed under these Regulations, the largest of them shall prevail, except when specifically provided otherwise. The general conditions governing open spaces shall be as under:—

(a) Buildings abutting more than one street:—When a building abuts two or more streets, the set-backs from each of them shall be such as if the building were fronting each such street.

(b) Open spaces separate for each building or wing:—The open spaces required under these Regulations shall be separate or distinct for each building, and where a building has two or more wings, each wing shall have separate or distinct open spaces as required under these Regulations :

Provided that if one of the wings does not depend for light and ventilation on the open space between the two wings, the said open space shall be the one required for the higher wing.

(c) Open spaces to be provided for the full consumption of FSI:—The open spaces to be left at the sides and rear shall relate to the height necessary to consume the full FSI permissible for the occupancy in the zone.

(d) Manner of computing from 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 because of the prescription of regular lines of streets under the Bombay Municipal Corporation Act, 1888, the front open/space road side set back shall be measured from the resulting road widening line or the centre line of the widened road as the case may be. Where there is any conflict between the width provided in the development plan and the width resulting from the prescription of a regular line of a street under the Bombay Municipal Corporation Act, 1888, the larger of the two shall prevail.

29. Open Space Requirements — side and rear open space in relation to the height of the building for light and ventilation:-

(1) Residential and Commercial zones:-

(a) Building having length/depth upto 40 m:—The open spaces on all sides except the front side of a building shall be of a width not less than a third of the height of that building above the ground level, rounded to the nearest decimeter subject to a maximum of 20 m., the minimum being 3.6 m. for a residential building and 4.5 m. for a commercial building.

(b) Building with length/depth exceeding 40 m:—(a) If the length of a building exceeds 40 m., an additional open space of 10 per cent of the dimension in excess of 40 m. shall be required on the side or rear open space as the case may be :

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

Provided further that:—

(i) the open space for separation between any building and a single storeyed accessory building need not exceed 1.5 m.

(ii) the minimum distance between any two ground floor structures in Public Housing/High Density Housing shall be 4.5 m. if habitable rooms derive light and ventilation from the intervening space; if not, the distance may be reduced to 1.5 m.

(iii) except where the plot size is less than 2500 m., the marginal open space in a plot abutting the amenity/recreational open space in the same lay-out shall not be less than 3 m.;

(iv) where the amenity open space being accessible from all the layout plots does not have an exclusive means of access, the rear marginal open space shall not be less than 3 m.

(c) Buildings existing on 1st January 1964 and those constructed thereafter—

(i) In respect of buildings existing on 1st January 1964, upper floors may be permitted with set-back at upper levels in the case of new development to make up for deficiencies in the open space as required under these Regulations.

(ii) With the permission of the Commissioner, set-backs as in clause (i) above may be allowed for the buildings constructed after 1st January, 1964 to avail of additional FSI that may become available due to road set-back, Transfer of Development Rights as in Appendix VII, FSI in lieu of staircase, staircase room/liftwells, or any change in Regulations whereby additional FSI may become available.

(d) Set back at upper level:—The Commissioner may permit smaller set backs at upper levels and also permit additional floor area upto a limit of 10 sq.m. over the permissible FSI to avoid structural difficulties or hardship but so as not to affect adversely the light and ventilation of an adjoining building or part thereof.

(e) Tower-like structures:—Notwithstanding any provision to the contrary, a tower-like structure may be permitted only with 6 m. open space at the ground level and one set-back at the upper levels provided that the total height does not exceed 24 m. If it exceeds 24 m but does not exceed 37.5 m., the minimum open space at ground level shall be 9 m. Beyond 37.5 m. the minimum open space at ground level shall be 12 m. with two set-backs at upper levels. The terrace created by the set back shall be accessible through a common passage and/or common staircase only.

(f) Where a room does not derive light and ventilation from an exterior open space; the width of the exterior open space as given in this Regulation may be reduced to one-fifth of the height of the building subject to a minimum of 3.6 m. in respect of residential building and 4.5 m. for a commercial building subject to a maximum of 12 m. For a building with height of 24 m. or more, such exterior open space shall be a minimum of 6 m. subject to the requirements of the fire brigade authorities.

(g) The open spaces for the above purposes would be deemed to be sufficient if their widths are not less than one-fourth of each dimension of the site of the building and the percentage of the building area does not exceed 25 per cent of the area of the site, when the least dimension of the site is not less than that specified in the following table for different floor space indices:

Floor space index (1)		Least dimension of site in meters (2)		
1.00	18
1.33	24

(2) Industrial Zone:—

(a) Buildings upto 4 storeys or 16 m. in height:—The minimum width of the open space around each building shall be 4.5 m. in the island city and 6 m. elsewhere.

(b) Buildings more than 4 storeys or 16 m. in height:—The open space dimension prescribed in (a) above shall be increased by at least 0.25 m. for every 1 m. of height or fraction thereof, above 4 storeys or 16 m.

Provided that no such increase in open space is necessary if (/) it is a front margin, or (ii) when only store rooms and stairways derive light and ventilation from the open space.

(3) Provisions in marginal open spaces if the height of the building is restricted:—Notwithstanding the provisions of sub-regulation (7) of this Regulation, the minimum open spaces in plots in residential and commercial zones may be relaxed to the values quoted in Table 9 below, if the number of storeys is restricted to two.

Table 9

Provisions in Open Spaces for Plots in Residential and Commercial Zones

Sr. No.	Plot area (Sq. m.)	Type of Development	Minimum open space (in meters)		
			Front	Reat	Side
(1)	(2)		(4)		
1.	21 and above but less than 30	Row	0.75 (ii)	1.5	...
2.	30 and above but less than 40	Row	0.75 (ii)	2.25	...
3.	40 and above but less than 60	Row/Semidetached	1.0 (ii)	2.25	1.0 (i)
4.	60 and above but less than 125	Row/Semidetached	1.5	3.0	1.0 (i)
5.	125 and above but less than 250	Row/Semidetached Detached	3.0	3.0	1.5 (i)

Explanations to Table 9:—

(i) Such side open space will not be required for row housing, a semi-detached structure will have open spaces around the entire structure. Such side open space shall not be reckoned as the main source of light and ventilation for habitable rooms of the structure.

(ii) In plots less than 40 sq.m. in area, no front open space need be provided if the means of access serving such plots is at least 3 m. in width.

(iii) A row housing scheme developed as a block shall not be more than 45 m. in length and the distance separating two such blocks shall not be less than 1.5 m.

(iv) Where the amenity open space is accessible from all the layout plots and has no exclusive means of access, the rear marginal open space in plots abutting such amenity open space shall not be less than 3 m.

(4) Provisions in open spaces for plots in Reconstruction/Redevelopment Schemes under the Maharashtra Housing and Area Development Authority Act, 1976:

Notwithstanding the provisions contained in sub-regulation (/) of this Regulation, the side and rear marginal open spaces may be reduced to 1.5 m., the distance between any two such buildings being not less than 1.5 m.

(5) Front Set-backs from the Street Centre Line/Plot, Boundary, and set-backs from the zonal boundary in the different zones shall be as in Table 10 hereunder.

Table 10**A. Front Set-back from Street Line/Plot Boundary (in meters)**

Serial No.	Location of plot	Residential Zone	Commercial Zone	Industrial Zone
(1)	(2)	(3)	(4)	(5)
1.	On express highways or roads wider than 52	7.5	7.5	22.5
2.	On roads wider than 21 m. other than those in (1)			
	— island city	3.0	4.5	**
	— elsewhere	6.0	6.0	**
3.	Away from road			
	— island city	4.5	4.5	4.5
	— elsewhere	4.5	4.5	6.0
4.	Plots in gaothans, in the suburbs/extended suburbs smaller than 250 sq.m.	1.5	...	Not applicable
5.	On island city roads listed below *	3.0	4.5	Not applicable
6.	Areas not listed above—			
	— island city	3.0	4.5	**
	— elsewher	4.5	4.5	**

** Refer to Sub-Regulation (2) of this Regulation.

* Gopalrao Deshmukh Marg (Pedder Road), Bhulabhai Desai Road. Babasaheb Dahanukar Marg (Carmichael Road), Salebhoy Karin Barodawalla Marg (Altamounl Road). Gamadia Road (Walkeshwar Road). Bal Gangadhar Kher Marg (Ridge Road), Laxmibai Jagmohandas Marg (Nepean Sea Road), Nyayamurti Sitaram Patkar Marg (Hughes Road). Chowpatty Sea-Face Road, Lala Lajpatrai Marg (Hornby Vellard), Dr. Annie Besant Road, Maulana Abdul Kalam Azad Road, Swatantrya Veer Sawarkar Marg (Cadell Road). Senapati Bapat Marg. Dr. Ambedkar Road from Byculla Bridge to Sion Causeway, Rafi Ahmed Kidwai Road.

With the approval of the Corporation, the Commissioner may add. alter or amend this list of roads.

B. Front Set-back from Street Lines (in meters)

Serial No.	Location of plot	Residential Zone	Commercial Zone	Industrial Zone
(1)	(2)	(3)	(4)	(5)
1.	On major streets ¹			
	— island city	7.5	7.5	10.5
	— elsewhere	9.0	9.0	12.0
2.	In gaothans in the	3.75	Not	Not

	suburbs/extended suburbs		applicable	applicable
3.	Areas not listed above			
	— island city	10.5	10.5	10.5
	— elsewhere	10.5	10.5	12.0

Footnotes:

1. A minor street in one less than 12 m. wide.

C. Set-back from Zonal Boundary in Industrial Zones (in meters)

Serial No.	Location of plants	Types of building	Set-back in zones
(1)	(2)	(3)	(4)
1.	Island city	Industrial building	I-1 : 6m. I-2 : 9m. I-3 : 9m.
2.	Island city	Residential building, if permitted, due to conversion of zone.	I-1 : 6m. I-2 : 9m. I-3 : 9m.
3.	Island city	Other permissible non-industrial user permitted in industrial zone.	(i) 4.5 m. upto 4 storeys or 16 m. in height. (ii) For heights more than 16 m., 4.5 m. plus 0.25 m. for every meter or part thereof,
4.	Suburbs, extended Industrial building— suburbs and new reclamation areas at Wadala Sale Plans.	a) If zone boundary coincides with the boundary of permanent open space such as RG. PC etc. (b) Otherwise.	I-1 : 6.0 m. I-2 : 10.5 m. I-3 : 22.5 m. I-1 : 10.0 m. I-2 : 22.5 m. I-3 : 52.5 m.
5.	—do—	Residential building if permitted due to conversion of zone.	-2 : 15 m. 1-3 : 22 m. 1-3m : 52 m. (For obnoxious or 1 Lazardous industries adjacent to residential development)
6.	—do—	Other non-industrial users permitted	(i) 6 m. upto 4 storeys or 16 m. in height. (ii) For height more than 16 m., 6 m. plus 0.25 m. for every meter or part thereof.

Explanation to Table C:—

(i) The minimum segregating distance between different zone shall be the distance as measured from the opposite edge of the road (existing or proposed) in which the zone happens to abut.

(ii) In the case of residential development and other non-industrial developments permitted in the industrial zone, the area within the segregating distance as provided in the Table 10-C shall be planted with trees at the rate of not less than 5 per 100 sq.m. of such area.

(6) Open spaces for various types of buildings:—

(a) Educational buildings, hospitals, mental hospitals, maternity homes, houses of correction, assembly buildings, mangal karyalaya, markets, stadia, petrol filling and service stations;

A minimum space 6 m. wide shall be left open on all sides from the boundaries of the plot.

(b) Cinemas/theatres :

(i) Front open space:—A minimum space 12 m. wide from the road or 37 m. from the centre of National Highway/State Highway/ Major District Road, whichever is more, is required.

(ii) Side and rear open space:—Subject to the provisions of sub-regulation (8) of Regulation 52, the side and rear marginal distances to be left open shall be less than 6 m. wide.

(7) Provisions regarding relaxation in open spaces in narrow plots:—

(a) Narrow plots in residential and commercial zones, viz. those less than 15 m. wide or deep, will be permitted the relaxations shown in column 3 of Table 1 hereunder subject to the restrictions in column 4 thereof.

Table 11

Space Relaxations in Narrow plots in Residential and Commercial Zones

Serial No.	Plot size/dimension	Relaxation	Restriction on Building
(1)	(2)	(3)	(4)
1.	Depth less than 15 m	Rear open space may be reduced to 3 m.	No room except store-room and staircase derives light and ventilation from reduced open space.
2.	Width less than 15 m. but more than 11.5 m	Side open space may be reduced to 3 m.	No room except store-room and staircase derives light and ventilation from reduced open space.
3.	Depth less than 11.5	Front open space may	(i) Depth of the

m. but more than 9 m. be reduced to 3 m. and rear building not to exceed 5.5 m.

Serial No.	Plot size/dimension	Relaxation	Restrictions on building
(1)	(2)	(3)	(4)
		space reduced to 1.8 m.	(i) Height not to exceed 3 storeys or 10 m.
4.	Width less than 11.5 m. but more than 9 m.	One side open space may be reduced to 3 m. and to exceed 5.5 m. 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 10 m.
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 to exceed 5.5 m. (ii) Height not to exceed 3 4 above.
6.	Depth or width less than 9 m.	Open space may be reduced to 1.5 m. all around.	Only ground floor structure,

Explanation to Table II:—

(i) No dimension of any building in a narrow plot shall exceed 30 m.

(ii) The relaxations in Table 1 1 shall not apply to any narrow plot wherein a reconstruction/redevelopment scheme under the Maharashtra Housing and Area Development Authority Act, 1976 is undertaken. In the case of such a plot, the regulations in Appendix III shall apply.

(iii) In areas when the majority of the plots is less than 11.5 meters in width or depth, the Commissioner may prescribe building lines in which row houses would be permissible.

(b) Narrow plots in industrial zones, viz. those having one dimension smaller than 16 m. will be allowed the relaxations subject to the restrictions in Table 12 hereunder.

Table 12

Open Space Relaxation in Narrow Plots in Industrial Zones

Serial No.	Relaxation granted No. in or condition imposed on	Width less than 10 m.	Depth less than 10.5 m.	Width between 10.5 in. upto 12 m.	Depth between 10.5. upto 12 m.	Width between 12 m. upto 18 m.	Depth between 12 m. upto 18 m.
(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. of storeys (v) Walls	6 m. 30 m. 4.5 in One Dead walls 40 cm. thick on both sides.	30 m. 6 m. 4.5 m. One Dead wall 40 cm. thick on the rear side.	6 m. 30 m. 8 m. Two Dead wall 40 cm. thick lacing 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 in. 30 m. 8 m. Two Dead wall 40 cm. thick facing the reduced open space	30 m. 6 m. 8 m. Two Dead wall 40cm thick facing the rear side.

(8) Additional restriction on construction/reconstruction:-

(i) Distance from electricity lines:—No verandah, balcony or the like shall be constructed/reconstructed or any additions or alterations shall be made to a building on a site within the distance stated below from any overhead electric supply line:

	Vertically	Horizontally
(a) Low and medium voltage lines and service lines	2.5 m.	1.2 m.
(b) High voltage lines upto and including 33,000 V.	3.7 m.	2.0 m.
(c) Extra High voltage beyond 33,000 V.	3.7 m. [Plus 0.3 m. for every additional 33,000 V. or part thereof)	2.0 m. (Plus 0.3 m. for every 33,000 V or part thereof.)

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

(ii) Building sites abutting railway track boundary.— Subject to the requirements of set-backs from roads and side and rear marginal open spaces under the relevant Regulations, no new construction of a building or reconstruction of an existing building shall be allowed within a distance of half the height of the said building from the railway track boundary, and in any case at least 3 m. away from such boundary.

(9) Interior open spaces (chowks):—

(a) Inner chowk:—Unless it abuts on a front, rear or side open space, the whole of one side of every room other than a habitable room shall abut on an interior open space, courtyard or chowk, whose minimum width shall be 3 m. Such interior space, courtyard or chowk shall be accessible at least on one side at ground floor level through a common passage or space. Further, the inner chowk shall have an area at all its levels of not less than the square of one-fifth of the height of the highest wall abutting the chowk:

Provided that when any room (excluding the stairway bay, the bathroom and water closet) depends for its light and ventilation on an inner chowk, the dimension shall be such as is required for each wing of the building.

(b) Outer chowk:—The minimum width of an outer chowk (as distinguished from its depth) shall be 2.4 m. but if the depth exceeds the width, the open space between the wings shall be regulated by clause (b) of sub-regulation (b) of this Regulation, when any habitable room depends or light and ventilation on such outer chowk. A recess less than 2.4 m. wide shall be treated as a notch and not as a chowk.

(10) Open spaces to be unencumbered:—

Every open space whether interior or exterior shall be kept free from any erection thereon and shall remain open to the sky except the features covered by the next Regulation.

30. Features permitted in open spaces:-

Certain features may be permitted in the prescribed open spaces as enumerated below:—

(1) Permitted in the side or rear marginal open spaces:—

(a) Where the facilities in an existing building are inadequate, a sanitary block (i) not exceeding 3 m. in height and 4 sq.m. in carpet area, (ii) at least 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries, and (iii) at least 1.5 m. away from the main building.

(b) Covered parking spaces at least 7.5 m. from any access road, subject to Regulation 36.

(c) Suction tank, pump room, electric meter room or substation, garbage shaft, space required for fire hydrants, electrical and water fittings, water tank, dust-bin, etc.

(2) Other features permitted in open space:—

(a) A rockery, well and well structures, plant nursery water pool, or fountain swimming pool (if uncovered and only beyond the required open spaces as required under these Regulations), platform around a tree, tank, bench, gate, slide, swing, ramp, compound wall;

(b) A cantilevered and unenclosed canopy over common entrance and each common staircase not more than 5.5 m. long and at least 2.2 m. above ground level. The outer edge of the canopy shall be at least 1.5 m. from the plot boundary. The Commissioner may permit canopies of larger size in public multistoried or high rise or special buildings;

(c) An unenclosed porch open on three sides, not more than 5.5 m. in length parallel to the main building in front of common entrance only and except rear open space. No part of such porch shall be less than 1.5 m. from the plot boundary;

(d) A balcony for a residential building constructed in conformity with clause (xxii) of sub-regulation (22) of Regulation 38, if it does not reduce the width or the clear required marginal open space to less than 3 m. at the rear and sides and 1.5 m. in the front. The width of a balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outer-most edge;

(e) A chajja, cornice, weather shade, sun-breaker and other ornamental projection projecting not more than 1.2 m. from the face of the building. No chajja, cornice, weather shade, sun-breaker or other ornamental projection, etc. shall be permissible, which will reduce the width of the required open space to less than 2.5 m.;

(f) A chajja, cornice, weather shade, and sun-breaker over a balcony or gallery, its projection not exceeding from the balcony or gallery face with level difference of 0.3 m. in relation to the floor level. However, an ornamental projection over a balcony or gallery may be

allowed to project upto 0.75 m.

(g) Watchman's booth not over 3 sq.m. in area.

31. Height of Buildings:-

(i) Height vis-a-vis the road width:—The height of a building shall not exceed one and a half times the total of the width of the street on which it abuts and the required front open space. For this purpose, the width of the street may be the prescribed width of the street, provided the height of the building does not exceed twice the sum of the width of the existing street and the width of the prescribed and required open space between the existing street and the building. The latter width shall be calculated by dividing the area of land between the street and the building by the length of the front face of the building.

Explanations:—

(i) "Prescribed width" here means the width prescribed in the development plan or the width resulting from the prescription of a regular line of the street under the Bombay Municipal Corporation Act, 1888, whichever is larger.

(ii) If a building abuts two or more streets of different widths, it shall be deemed for the purpose of this Regulation to abut the wider street; the height of the building shall be regulated by the width of that street and may be continued to this height to a depth of 24 m. along the narrower street, subject to conformity with Regulation 28.

(2) Buildings intended for hazardous godowns, storage of inflammable materials or storage of explosives shall be single-storeyed structures only.

(3) The height and character of an industrial chimney in the areas for which clearance of the Civil Aviation Authorities is required under these Regulations shall be prescribed by the Civil Aviation Authorities.

(4) Additional height and other restrictions in certain areas—

(a) In areas around the Nehru Centre:—Notwithstanding anything contained in these Regulations, the height of any building proposed for erection, re-erection or development in the area surrounding the Nehru Centre Complex bounded on the South and East by Keshavrao Khadye Mark (Clerk Road), from the east side of Haji Ali Junction, on the Northeast by Dr. E. Moses Road (extended to the north-east of the Race Course) (up to the east side of Dr. Annie Besant Road meeting its junction upto Haji Ali), shall not exceed a height of 18.3 m. above the average surrounding ground level.

(b) Preserving the view from the Phirozshah Mehta Garden:—Notwithstanding anything contained in these Regulations, to preserve the western view from the Phirozshah Mehta Garden on Malabar Hill, two funnels of vision have been marked on the sheet pertaining to Part II of the 'D' Ward Development Plan. No development will be permitted in the inner funnel of vision, and a building within the outer funnel of vision shall not be erected or raised above Reduced Level 75.44; with reference to Town Hall Datum.

(c) Preserving the eastern and southern view of the Back bay Area, Marine Drive:—Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Back bay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the sheet pertaining to Part II of the 'D' Ward Development Plan. No building shall in this funnel of vision be raised or erected to the height of more than 21.35 m. or such lesser height as the Commissioner may prescribe which would include the include

the terrace, staircase or lift room, elevated water storage tank or any other building feature;

Provided that the Commissioner may, with the prior approval of the Government, permit a building more than 21.35 m. high, after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision.

(d) The Commissioner may, for reasons to be recorded in writing, prescribe for any building or structure a maximum height, which may be less than that permissible otherwise under these Regulations.

(e) The height restriction as in clauses (b) and (c) above will apply only to a plot falling entirely within the lines of the funnel of vision as marked on the development plan.

(f) Height restrictions in the vicinity of aerodromes:—

(i) For structures, installations or buildings in the vicinity of aerodromes, the height shall be as shown in Table 13 hereunder or such greater height as may be permitted by the Civil Aviation Authorities.

Table 13

Building Height Restrictions in the vicinity of Aerodromes

Sl. No.	Distance of buildings, structures or installations, measured horizontally, from aerodrome reference point		Permissible height of structures or installations/ building above mean sea level.
	International civil & airports their alternates	Other Civil airports & Civil aerodromes.	
(1)	(2)	(3)	(4)
1.	Between 8535 m. and 22000 m.	Between 7925 m. and 22000 m.	152 m.
2.	Between 7315 m. and 8535	Between 6706 m. and 7925	122 m.
3.	Between 6096 m. and 7315 m.	Between 5486 m. and 6706 m.	91 m.
4.	Between 4877 m. and 6096 m.	Between 4267 m. and 5486 m.	61 m.
5.	Between 4267 m. and 4877 m.	Between 3658 m. and 4267 m.	45 m. ¹
6.	Between 3658 m. and 4267 m.	Between 3048 m. and 3658 m.	36 m. ¹
7.	Between 3048 m. and 3658 m.	Between 2438 m. and 3048 m.	24 m. ¹
8.	Between 2438 m. and 3048 m.	Between 1829 m. and 2438 m.	12 m. ¹
9.	Less than 243 m.	Less than 1825 m.	Nil, except with the concurrence of the Civil Aviation Authorities.

Footnotes:

1. Height limits shall also be applicable for tree heights.

Explanations:

(1) Irrespective of their distance from the aerodrome, even beyond the 22 km. limit from the aerodrome reference point, no radio masts or similar installation exceeding 152 m. in height shall be erected without the permission of the Civil Aviation authorities.

(ii) The location of a slaughter house/abattoir/butcher house or other areas for activities like depositing of garbage which may encourage the collection of high flying birds, like eagles and hawks, shall not be permitted within 10 km. from the aerodrome reference point.

(iii) Within a 5 km. radius of the aerodrome reference point, every structure/installation/building shall be so designed as to meet the pigeon/bird proofing requirement of the Civil Aviation Authorities. Such requirements 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 pigeons or other birds.

(g) Other restrictions in height:—For the purpose of operational requirements of buildings, structures or installations or for the purposes of telecommunications or other forms of communications of the Departments of the Government of India or the State Government or public sector undertakings, the Commissioner may, for reasons to be recorded in writing, restrict the height of any building in the vicinity of such buildings, structures or installation, and may also permit the prescribed heights to be exceeded for such buildings, structures or installations themselves or for any other statutory communication requirement.

(5) Structures not relevant to height:—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 communication 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 I.T. equipment wireless transmitting and receiving towers.

32. Floor Space Indices and Tenement Density:-

The maximum permissible Floor Space Indices and tenement densities for various occupancies and locations and for various use zones are given in Table 14 hereunder.

Table 14

Floor Space Indices in Residential, Commercial and Industrial Zones

Occupancy and location	Floor Space Index (F.S.I.)	Tenement	Density per net hectare
		Maximum	Minimum (applicable mil) 10 plots or 1 ha and above and subdivided plots each of 1 ha and above from larger layouts or subdivisions)
(1)	(2)	(3)	(4)
(1) Residential Zone (R-1) and Residential Zone with Shop Line (R-2)			
(A) Island City	1.33	600	267
(B) Suburbs and Extended Suburbs—			
(i) The area earmarked for BARC from 'M' Ward and the areas comprised in "N" ward bounded on the west by Eastern Express Highway; on the North by northern boundary of 'N' Ward on the East by Thane Creek and on the south by the northern boundary of N' Ward.	0.75 ¹	350	150
(ii) Area of the villages of Akse, Erangal and Marve in the P North Ward and Gorai and Manori in the R Ward excepting gaathan proper.	0.5	226	100
(id! The remaining area in Suburbs and Extended Suburbs including gaothans.	1.00	450	200

Footnotes:

1. In the Memorandum of Government Notification regarding ward 'M' the FSI is now raised To 1.00; but through over sight in the Schedule of the said Notification it is given as 0.75

(2) Local Commercial Zones (C-1)

	and District Commercial Zones (C-2)			
	(A) Island City			
	(5) Suburbs and Extended Suburbs			
		FSI as in the residential zone.		
		FSI as in the residential zone. In the 'M' Ward if any building in the Local Commercial Zone (C-1) or District Commercial Zone (C-2) is intended for a purely commercial user non-residential in character. FSI of 1.00 would be permissible.		
(3)	Service Industrial Zone (I-1) General Industrial Zone (1-2) Special Industrial Zone (1-3)			
	(a) For users permissible in the 1.00 zone in the Island City and in Suburbs and Extended Suburbs	1.00	....	....
	(b) Textile Mills-Island City and Suburbs 1.00 and Extended Suburbs. In the case of reconstruction, modernisation or renovation, where a textile activity is to be continued, the FSI shall not exceed 1.33 in the Island City and 1.00 in the Suburbs and Extended Suburbs :	1.00	....	....
	
	(c) Truck Terminal, Wadala	1.00	....	....
(5)	For Storage Building (Warehouses and Godowns) :			
	Island City and Suburbs and Extended Suburbs	0.5 or volume to plot area ratio of 4 m. whichever is less.	....	....
(6)	Educational Building, Medical Institutions and Institutional Building			
	(a) Island City	1.33	....	....
	(b) Suburbs and Extended	1.00	....	....

Suburbs			
(7) Government and Semi-Government Offices in			
(a) Island City	1.33	....	....
(b) Suburbs and Extended Suburbs	1.00	....	....

Notes:—(i) In sites allocated for Public Housing/High Density Housing (PH/HDH) no maximum tenement density is prescribed, but the minimum density will be 325 per net hectare for FSI of 1.00. However, in zones in which the FSI is less or more than 1.00, the minimum density of PH/HDH sites will be reduced or increased in proportion to the FSI permissible.

(ii) On Government lands and on lands in possession of residential co-operative housing societies on 31st December, 1983 which are allocated for Public Housing in the development plan, the condition in Note (() above shall not apply and the lands may be allowed to be developed for residential purposes under these Regulations either by Government or by Cooperative Housing Societies to which such land is allotted or who were in possession of the lands as aforesaid.

(iii) In Public Housing/High Density Housing, for which minimum density is prescribed as in Note (i) above, in the case of lay-outs developed by public agencies, the FSI calculation shall be made on the plot area of the entire lay-out, and any unutilised FSI on plots less than 60 sq.m. areas may be used in the remaining plots within the same layouts. Compliance with minimum density requirements will be ensured in the same manner.

(iv) For housing schemes approved by the Government under Section 20 and 21 of the Urban Land (Ceiling and Regulation) Act. 1976. the tenement density, etc. shall be that permissible according to the Regulations in Appendix V herein or as may be prescribed from time to time.

33. Additional Floor Space Index which may be allowed in certain categories:-

(1) Road Widening and Construction of new Roads: — The Commissioner may permit additional floor space index on 100 per cent of the area required for road widening or for construction of new roads proposed under the development plan or those proposed under the Bombay Municipal Corporation Act, I 888, excluding areas of internal means of access, if the owner (including the lessee) of such land surrenders such land for road widening or new road construction without claiming any compensation in lieu thereof and hands over the same to the Corporation free of encumbrances to the satisfaction of the Commissioner. Such 100 per cent of the F.S.I, on land so surrendered to the Corporation will be utilisable on the remainder of the land upto a limit of 40 per cent in respect of plot situated in Mumbai City and 80 percent in respect of plots situated in the suburbs and extended suburbs of the area of the plot remaining after such surrender and the balance F.S.I, remaining thereafter shall be allowed to be utilised as a Development Right in accordance with regulations governing Transfer of Development Rights (TDRs) in Appendix VII, or the full FSI on the land is surrendered to the Corporation may be allowed to be used as a Development Right in accordance with the regulations governing Transfer of Development Rights (TDRs) in Appendix VQ. Thereafter the road land shall be transferred in the city survey records in the name of the Corporation and shall vest it in becoming part of a public street as defined in sub-section (3) of Section 288 of the Bombay Municipal

Corporation Act, 1888.

(2) Building of Educational and Medical Institutions, Institutional Buildings:—The Commissioner may permit the floor space indices specified in Table 14 above to be exceeded in respect of buildings in independent plots of educational and medical institutions and institutional buildings of Government or public authorities or of registered public charitable Trusts by 100 per cent in the wards of the Island City and the suburbs or extended suburbs subject to any terms and conditions he may specify.

Provided that in the case of additional floor space index allowed in respect of educational and medical institutions and institutional buildings as aforesaid, premium, if any, as may be determined by Government shall be paid to the Government out of which 50 per cent shall be payable to the Corporation.

(3) Building of Government/Semi-Government offices and public sector undertakings:—The commissioner may permit the floor space indices specified in Table 14 above to be exceeded by 50 per cent in the case of buildings of Government and Semi-Government offices and public sector undertakings only in the suburbs and extended suburbs.

(4) Buildings of Starred Category Residential Hotels:—With the previous approval of Government and subject to payment of such premium as may be fixed by Government (out of which 50 percent shall be payable to the Corporation), and subject to such other terms and conditions as it may specify, the floor space indices in Table 14 may be permitted to be exceeded in the case of buildings of all starred category residential hotels in independent plots and under one establishment as approved by the Department of Tourism, by a maximum of 50 per cent over the normal permissible floor space index in the F and G wards of the Island City and by a maximum of 100 per cent over the normal permissible floor space index in wards of the suburbs and extended suburbs.

No condonation in the required open spaces, parking and other requirements as in these Regulations shall be allowed in the case of grant of such additional floor space index.

Note: The use of TDR will be permissible in case of starred category Residential Hotels in Suburbs & extended Suburbs only over & above additional FS1 granted under this regulation subject to following conditions.

1. Additional Floor Area to the extent of 0.5 FSI by way of utilisation of TDR will be permitted over & above the additional FSI granted in this regulation, provided overall FSI does not exceed 2.5
2. Such additional FSI (In the form of TDR) will be permitted only if additional FSI is availed under this regulation.
3. Such TDR may be irrespective of it being generated by way of reservation, road or Slum.

(5) Low cost housing schemes of the Maharashtra Housing and Area Development Authority.—The floor space index for low cost housing schemes for economically weaker sections and low income groups of the Maharashtra Housing and Area Development Authority, having at least 60 per cent of the tenements under Economically Weaker Sections (EWS) and Low Income Group (LIG) categories, shall be allowed to be increased by 20 per cent over and above the normally permissible FSI. For the purpose of calculating the FSI, the entire area of the layout shall be considered and under-utilised F.S.I, of the economically weaker section and low income group scheme areas may be permitted to be utilised for Higher Income Group (HIG), Middle Income Group (MIG) and other amenities in the Scheme. Sub-division of plots will be permissible on the basis of compulsory open spaces as in these Regulations. This F.S.I will be subject to the Regulations in Appendix I hereto.

(6) Reconstruction of buildings destroyed by fire which have collapsed or which have been demolished, etc:—Reconstruction in whole or in part of a building (not being a building wholly occupied by warehousing user and also not being a ground floor structure), which existed or after 10th June, 1977 which has ceased

to exist in consequence of an accidental fire, natural collapse or demolition for the reason of the same having been declared unsafe by or under a lawful order of the Corporation or the Bombay Housing and Area Development Board or is likely to be demolished for the reason of the same having been declared unsafe by or under a lawful order of the said Corporation or the said Board and duly certified by them, shall be allowed with an F.S.I, in the new building not exceeding that of the original building (or the F.S.I, permissible under these Regulations, whichever is more). This F.S.I, will be subject to the Regulations in Appendix II hereto.

(7) Reconstruction and redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation:— For reconstruction/redevelopment to be undertaken by Co-operative Housing Societies of existing tenants or by Co-operative Housing Societies of landlords and/or Occupiers of a cessed building of 'A' category in Island City, which attracts the provisions of MHADA Act, 1976, and for reconstruction/redevelopment of the buildings of the Corporation constructed prior to 1910, the floor space index shall be 2.5 on the gross plot area or the FSI required for Rehabilitation of existing tenants plus incentive FSI as specified in Appendix III, whichever is more.

Provided, however that with the previous approval of the Government, MHADA/Corporation shall be eligible to get additional incentive FSI over otherwise permissible FSI as specified in Annexure III of these Regulations.

Provided further that in cases of composite redevelopment scheme for plot having 'A' category as also 'B' category cessed buildings the above FSI shall be available.

Provided further that in cases of, reconstruction/redevelopment of buildings which have been declared as unsafe by the BHAD Board prior to monsoon of 1997. the above FSI will be available irrespective of category cessed building.

Provided further, that reconstruction/redevelopment undertaken by proposed Co-operative Housing Societies of Landlords and/or Occupiers of a cessed building of 'B' category, and where composite development is undertaken by different owners of 5 or more plots the FSI required for Rehabilitation of existing tenants plus incentive FSI as specified in Appendix III will be available.

(8) Construction for Housing the Dishoused:—For the construction of the building by the Corporation in the category of "Housing the Dishoused" in the Island of City for the purpose of Housing those who are displaced by the projects undertaken by the Corporation for implementation of proposals of the developmental plan, the FSI shall be 1.00. Such additional FSI will not be available when owner undertakes development as in Sr. No. I(c) in Table. 1.

(9) Repairs and reconstruction of cessed buildings and Urban Renewal Schemes:— For repairs and reconstruction of cessed buildings and Urban Renewal Scheme undertaken by the Maharashtra Housing and Area Development Authority or the Mumbai Housing and Area Development Board or Corporation in the Island City, the FSI shall be 1.00 or the FSI required for rehabilitation of existing tenants/occupiers, whichever is more.

(10) Rehabilitation of slum dwellers through owners/developers/ co-operative housing societies:—For redevelopment or restructuring of censored slums or such slums whose structures and inhabitants whose names appear in the Legislative Assembly voters' list of 1985 by the owners/developers of the land on which such slums are located or by Co-operative Housing Societies of such slum dwellers a total floor space index of upto 2.5 may be granted in accordance with schemes to be approved by special permission of the Commissioner in each case. Each scheme shall provide inter-alia the size of tenements to be provided to the slum dwellers, the cost at which they are to be provided on the plot and additional tenements which the owner/developer can provide to accommodate/rehabilitate slum dwellers/project affected persons from other areas, etc. in accordance with the guidelines laid down in the Regulations in Appendix IV.

(11) Sites and Services, Small Size Tenements, under the Urban Land (Ceiling and Regulations) Act, 1976:—For development of sites and services and smaller size tenements for housing schemes under the Urban Land (Ceiling and Regulations) Act, 1976, approved in Appendix V hereto shall apply.

(12) Development by Maharashtra Housing and Area Development Authority with World Bank Assistance:—Development undertaken by the Maharashtra Housing and Area Development Authority, exclusively with the World Bank Assistance, will be permissible subject to the Regulations in Appendix VI.

(13) Development of sites reserved for Resettlement & Rehabilitation of Project Affected Persons:— For development of sites reserved for resettlement and rehabilitation for the purpose of housing Slum dwellers who are displaced by projects undertaken by the Corporation, the FSI shall be 2.5.

It is further directed under section 154 of the Maharashtra Regional & Town Planning Act. 1966 that pending completion of procedure under Section 37 as aforesaid, the above modification shall take immediate effect.

(14) Redevelopment of contravening structures included in the final plot of a town planning scheme:—1. For the redevelopment/reconstruction of contravening structures situated in the Town Planning Schemes, additional FSI over and above permissible FSI prescribed under these regulations shall be admissible as under :—

a) in the redevelopment scheme the number of tenants as recorded in the town planning scheme book and residing in the contravening structures shall be accommodated by giving alternative accommodation in the redevelopment schemes having carpet area of 20.90 sqmtr. (225 sft.) each, irrespective of their original holding provided the overall FSI consumption of the final plot shall not exceed 3.19 in the city and 2.5 in suburbs and extended suburbs.

b) The commercial user may be permitted in the redevelopment scheme to accommodate the existing commercial tenant, provided the commercial area in the redevelopment scheme shall not exceed the original commercial area.

c) The tenants not listed in the records of Town Planning Scheme but residing in contravening structure or such structures which have come up after Town Planning Scheme is finalized, but are existing before 1-1-1995 and where structures and inhabitants names are appeared in the Legislative Assembly Voter's List of 1995 shall also be eligible for being included in the Redevelopment Scheme. Such tenants shall also be granted accommodation at the rate of 20.90 sq.mts. of carpet per tenant provided the Total FSI of the plot does not exceed 3.19 in city x 2.5 in suburbs/extended suburbs.

d) Built up area equivalent to the area held by the tenant or 20.90 sq.mtr. whichever is less shall be handed over free of cost to the respective tenant by the Developer/Owner, while for the balance built up area, sum as may be mutually agreed to between tenant and owner/developer shall be paid by the tenant. Condition to this effect shall be prescribed by the Corporation while approving redevelopment proposal.

e) For the purpose of this redevelopment scheme, the owner/developer shall get further additional FSI to the extent of 50% of the area of the structures covered under Sr. No. (A), (b), (c) & (d) above provided further that the overall FSI of the final plot shall not exceed 6.19 in city and 2.5 in suburbs/extended suburbs.

Note: For the purpose of this regulations the contravening structures shall mean -

i) Structures situated outside the original plot but included fully or partly within the final plot allotted to a person in the Town Planning Scheme.

ii) Structures which are partly in the final plot allotted to a person and partly included in the roads sites reserved for public purpose/adjoining final plot.

iii) Structures which are included in the Town Planning Scheme area but situated outside the final plot allotted to a person and are affected by sites reserved for public purpose, provided the planning authority has no objection for rehabilitation of such structures.

iv) However, structures included in the common area comprising of original plots and final plot shall not be treated as contravening structures.

15. For the redevelopment/reconstruction of contravening structures situated in the Town Planning Schemes, additional ESI over and above permissible ESI prescribed under these regulations shall be admissible as under: —

a) in the development scheme the number of tenants as recorded in the town planning scheme book and residing in the contravening structures shall be accommodated by giving alternative accommodation in the redevelopment schemes having carpet area of 20.90 sq. mtr. (225 sft.) each, irrespective of their original holding provided the overall FSI consumption of the final plot shall not exceed 3.19 in the city and 2.5 in suburbs and extended suburbs.

b) The commercial user may be permitted in the redevelopment scheme to accommodate the existing commercial tenant, provided the commercial area in the redevelopment scheme shall not exceed the original commercial area.

c) The tenants not listed in the records of Town Planning Scheme but residing in contravening structure or such structures which have come up after Town Planning Scheme is finalized, but are existing before 1-1-1995 and where structures and inhabitants names are appeared in the Legislative Assembly Voter's List of 1995 shall also be eligible for being included in the Redevelopment Scheme. Such tenants shall also be granted accommodation at the rate of 20.90 sq.mts. of carpet per tenant provided the Total FSI of the plot does not exceed 3.19 in city x 2.5 in suburbs/ extended suburbs.

d) Built up area equivalent to the area held by the tenant or 20.90 sq.mtr. whichever is less shall be handed over free of cost to the respective tenant by the Developer/Owner, while for the balance built up area, sum as may be mutually agreed to between tenant and owner/ developer shall be paid by the tenant. Condition to this effect shall be prescribed by the Corporation while approving redevelopment proposal.

e) For the purpose of this redevelopment scheme, the owner/ developer shall get further additional FSI to the extent of 50% of the area of the structures covered under Sr. No. (A), (b), (c) & (d) above provided further that the overall FSI of the final plot shall not exceed 6.19 in city and 2.5 in suburbs/extended suburbs. Note : For the purpose of this regulations the contravening structures shall mean -

i) Structures situated outside the original plot but included fully or partly within the final plot allotted to a person in the Town Planning Scheme.

ii) Structures which are partly in the final plot allotted to a

person and partly included in the roads sites reserved for public purpose/adjoining final plot.

iii) Structures which are included in the Town Planning Scheme area but situated outside the final plot allotted to a person and are affected by sites reserved for public purpose, provided the planning authority has no objection for rehabilitation of such structures.

iv) However, structures included in the common area comprising of original plots and final plot shall not be treated as contravening structures.

Note:—With the previous approval of the Government, the Commissioner may after consultation with the concerned authority add, alter or amend only the conditions related to grant of additional floor space index (and not in any case the values of FSIs) which may be allowed in certain categories as referred to in these Regulations.

(16) Buildings of Information Technology Establishment (pertaining to software only) :— The Commissioner may permit the floor spaces indices specified in Table 14 above to be exceeded in respect of buildings in independent plots of Information Technology Establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, STP, or their joint venture, companies having more than 51% stake of these bodies (by 100%) or lessees of these Public Bodies having plots exclusively used for ITE in wards of Island City and suburbs and extended suburbs subject to terms and conditions as he may specify;

Provided in case of additional Floor Space Index allowed in respect of Information Technology Establishment, as aforesaid premium as may be determined by Government shall be paid to the Government out of which 50% shall be payable to the Corporation.

34. Transfer of Development Rights:-

In certain circumstances, the development potential of a plot of land may be separated from the land itself and may be made 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 Regulations in Appendix VII hereto.

35. Floor Space Index computation:-

(1) Floor Space Index/Built-up calculations.—The total area of a plot shall be reckoned in floor space index/built-up area calculations applicable only to new development to be undertaken hereafter as under:—

Plot size in sq. m. (1)	Area in sq. m. for FSI Completion (2)
	Zones
(1) Upto 1000 sq.m	Total Area
(2) 01 to 2500 sq.m.	Total Area subject to maximum of 2125 sq m
(3) 2501 to 10000 sq	Total area excluding 15 per cent out of the area for recreational/ amenity open space
Residential and Commercial	

vide item (ii) in clause (a) of sub-regulation (1) of Regulation 23.

(4) Above 10000 sq.m.

Residential and Commercial Zones.

Total area excluding 15 per cent of [his area for recreational open space under item (ii) of clause (a) of sub-regulation (1) of Regulation 23.

Industrial Plots— (1)
Upto 1000 sq.m.

Industrial Zones

Total Area is subject to maximum of 900 sq. m.

(2) More than 1000
sq.m.

Total area excluding 10 per cent out of the area for recreational/amenity open space vide clause (a) of sub-regulation (2) of Regulation 23.

Industrial Layouts—
(1) Plots of 8000 sq.m.
or more

Total area excluding area of construction permissible in open space over 1500 sq.m. according to clauses [a) and (b) of sub-regulation (2) of Regulation 23 and excluding 10 per cent out of the area for recreational/ amenity open space vide clause [a) of sub-regulation (2) of Regulation 23.

Note :—(i) The occupation certificate for buildings constructed for residential/commercial use shall be granted by the Commissioner only after recreational area is developed and structures for recreational activities are actually provided on site.

(ii) In case of Government/Semi-Government Departments and Organisations/Public Sector Authorities/Undertakings such as the Atomic Energy Department, the Civil Aviation Department, Airport Authority of India. Defence Authorities. Railway Authorities and the Bombay Port Trust, for computing the available floor space index, the areas of lands not designated/reserved but shown as such in the development plan for the following purposes shall be excluded—

- (a) Playgrounds, stadia, golf courses;
- (b) Parade grounds, training grounds, firing ranges;
- (c) Green areas within their complexes;
- (d) Lands kept open for operational purposes;
- (e) Lands under major internal roads;
- (f) Railway tracks and yards;
- (g) Lands unauthorisedly reclaimed; (h) Lands of air-fields and air-strips.

(2) Exclusion from FSI computation:—The following shall not be counted towards FSI:—

(a) Areas of structures permitted in recreational open space under clause (g) of sub-regulation (1) of Regulation 23.

(b) Areas covered by features permitted in open spaces as listed in Regulation 30.

(c) Areas covered by stair-case rooms, lift rooms above the topmost storey, lift-wells and stair-cases and passages thereto architectural features, chimneys and elevated tanks of permissible dimensions in respect of buildings in the Island City, Suburbs and extended Suburbs with the special permission of the Commissioner.

Provided that in the wards of the Island City such exclusion from FSI computation will be available in respect of buildings to be constructed or reconstructed only, the same being not available for existing buildings or proposals decided by the Corporation prior to the coming into force of these Regulations. But not for the Schemes of rehabilitation of slum dwellers through owners/Developers/co-operative societies undertaken under sub-regulation 10 of Regulation 33.

Provided further that where the permissible FSI has not been exhausted in the case of existing buildings and cases decided by the Corporation prior to coming into force of these Regulations, the exclusion from FSI computation as in these Regulations will be available for construction of the balance potential.

Provided further that for reconstruction scheme with FSI exceeding 2.00 under Development Control Regulation Nos. 33 (66) such exclusion will be permissible as per guidelines hereunder".

i) While working out total existing built up area the built-up area of existing staircase will be taken into account.

ii) In redevelopment/reconstruction schemes, the staircase and lift-well

areas as per the provisions of said regulations will be permitted free of FSI.

iii) The premium for the area of the staircase and lift-well be recovered after working out area of the staircase and lift-well in the proposed building minus area of the existing staircase, lift-well, etc. If any.

36. Parking Spaces:-

Wherever a properly is developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.

(1) General Space Requirements:—

(i) Types:—The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock-up garages.

(ii) Size of Parking Space:—The minimum sizes of parking spaces to be provided shall be as shown below:—

Type of Vehicle	Minimum size/area of parking space
(a) Motor vehicle	2.5 m. x 5.5 m
(b) Scooter, Motor Cycle	3 sq.m.
(c) Bicycle	1.4 sq. m.
(d) Transport vehicle	3.75 m. x 7.5 m.

Note:—In the case of parking spaces for motor vehicles, upto M) per cent of the prescribed space may be of the size of 2.3 m. x 4.5 m.

(iii) Marking of Parking Spaces.—Parking spaces shall be paved and clearly marked for different types of vehicles.

(iv) Manoeuvring and other ancillary Spaces.—Off-street parking space must have adequate vehicular access to a street, and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.

(v) Ramps for Basement Parking. —Ramps for parking in basements should conform to the requirements of sub-regulation (IK) of Regulation 38.

(2) Quantitative Requirements:—Four wheeled auto-vehicles.—Parking spaces for four wheeled auto vehicles shall be provided as in Table 15 below, any fractional space of more than half resulting from the ratios in column (.) thereof being rounded off upward to the nearest integer.

Table 15**Off Street Parking Spaces**

Serial No. (1)	Occupancy (2)	Parking Space required (3)
(I)	(i) Residential	<p>(A) In Malabar Hill, Cumballa Hill, Fort and Colaba areas in South Bombay. Pali Hill, Bandra, Juhu Vile Parle Development Scheme, Sassoon Dock and Jagmohandas Marg (Nepean Sea Road);</p> <p>One parking space for every—</p> <p>(a) Tenement with a carpet area upto 45 sq.m.</p> <p>(b) 2/3 tenement with carpet area exceeding 45 sq.m. but not exceeding 100 sq.m.</p> <p>(c) Vi tenement with carpet area exceeding 100 sq.m.</p> <p>In addition to parking spaces specified in (a), (b) and (c) above, parking spaces for visitors shall be provided to the extent of at least 25 per cent of the number stipulated above subject to a minimum of one.</p> <p>(B) In the rest of the Island City area. Suburbs and Extended Suburbs:</p> <p>One parking space for every—</p> <p>(a) 4 tenements having carpet area above 35 sq.m. each.</p> <p>(b) 2 tenements with carpet area exceeding 45 sq.m. but not exceeding 70 sq.m. each.</p> <p>(c) 1 tenement with carpel area exceeding 70 sq.m.</p> <p>In addition to the parking spaces specified in (a), (b) and (c) above, parking spaces for visitors parking shall be provided to the extent of 10 per cent of the number stipulated above, subject to minimum one.</p>

- (ii) For five, four and three starred Hotels One parking Space for every 1.00 sq. mtr. of total floor area.
- (iii) For one & Two Starred Hotels One parking space for every 120 sq. mtr. of total floor area.
- (iv) For Motels One Parking space for one guest room.
- (v) For lodging establishments One parking space for every 120 sq.m. of total floor area of a lodging establishment :
- (a) For Grade I hotels and eating houses, one parking space for every 25 sq.m. of area of restaurant including hall, dining room, pantry and bar.
- (b) For Grade II and III hotels and eating houses, one parking space tor every 80 sq.m. of restaurant including hall, dining room, pantry and bar.
2. Educational One parking space for 70 sq.m. carpet area of the administrative office area and public service area.
3. Assembly and assembly halls or auditoria (including those in educational uses and hostels).
- (a) One parking space for 25 seats/persons.
- (b) Without fixed seats, one parking space for every 30 sq.m. of floor area.
- (c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.
4. Government or semi-public or private office business buildings. One parking space for every 75 sq.m. of office space upto 1500 sq.m. and for every 150 sq.m. of additional space for areas exceeding 1500 sq.m. in other areas.
5. Mercantile (Markets, Department Stores, shops and other commercial users) One parking space for every 80 sq.m. of floor area upto 800 sq.m. and one parking space for every 160 sq.m. of space for areas exceeding 800 sq.m. provided that no parking space need be provided for floor area upto 100 sq.m.
6. Industrial One parking space for every 300 sq.m. thereof to a minimum of two spaces.

7. Storage	One parking space for every 300 sq.m. thereof to a minimum of two spaces.
8. Hospitals and Medical institutions	One parking space for every 300 sq.m. of total floor area, except that it would be one parking space for every 600 sq.m. of the total floor area in the case of Government and Municipal Hospitals and Medical Institutions. In addition, one parking space for ambulance parking measuring 10 m. x 4 m. for hospitals or medical institutions with bed strength of 100 or more.
9. Cinemas and theatres	Parking spaces equivalent to four per tent of the total number of seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/theatre.
10. Shopping (not included under Mercantile Occupancy)	One parking space for 300 sq.m. of total floor area in the case of shopping user with each shops upto 20 sq.m. in area (i.e. in convenience shopping) and one parking space for 100 sq.m. of total floor area for shops each over 20/30 sq.m. area.
11. Stadia and Clubs (included under Assembly Occupancy)	One parking space for every 200 seats plus additional parking as in these Regulations for occupancies like those of restaurants, etc. with such stadia or clubs.

Note: — In reconstruction schemes under the Maharashtra Housing and Area Development Act, 1976, not involving change of use in the Island City and in gaothan areas elsewhere, on narrow plots upto 9 m. in width, the requirement of parking spaces shall not be insisted upon.

Note: — 1. In addition to above, one parking space for every 2000 sq. mtr. (Maximum six in numbers) shall be provided for loading & unloading purpose.

Note: — 2. In case, additional FSI is granted to the started category Hotels under Regulation No. 33(4) parking standard shall be scrupulously observed. However, if due to physical constraints, it is not possible to provide adequate parking spaces, parking may be provided by way of parking towers or otherwise the land owners may provide required parking spaces or other plot within a periphery of 300 meters.

(3) Other vehicles:—For all non-residential, assembly and non-assembly occupancies, 10 per cent additional parking spaces, subject to a minimum of two spaces shall be provided in addition to what is prescribed in these Regulations.

(4) Transport vehicles:—In addition to the parking spaces provided for mercantile (commercial) buildings like offices, markets, department stores and for industrial and storage buildings, parking spaces for transport vehicles shall be provided at the rate of one space for each 2000 sq.m. of floor area or fraction thereof exceeding the first 400 sq.m. of floor area. The space shall not be less than 3.75 m. x 7.5 m. in size and more than 6 spaces need not be insisted upon.

(5) Parking spaces:—where to be accommodated:—The parking spaces may be provided—

(a) underneath the building, in basements within its stilted portion or on upper floors;

(b) in the side and rear open spaces, but not in the amenity open spaces if—

(i) they are unenclosed but uncovered except as provided in (d) below;

(ii) they do not consume more than 50 per cent of the open space;

(iii) a minimum distance of 3.0 m. around the building is kept free of parking for proper manoeuvrability of vehicles;

(iv) they are at least 7.5 m. from the road boundary in case of detached covered garages;

(v) the parking layouts meet the requirements of the Chief Fire Officer in the case of multi-storeyed, high rise and special buildings.

(c) in a residential zone, beyond the compulsory side and rear open spaces stipulated in sub-regulation 2 of Regulation 26, if other conditions under sub-rule (b) above are satisfied. Here the parking space may be an unenclosed covered space.

(d) in a residential zone and a residential zone with shop line, with covered parking garages with open type enclosures of a size of 2.5 m. x 5.5 m. with a height of 2.75 m. above ground level, at the rate of one covered garage for every 400 sq.m. or part thereof of plot area, in side or rear open spaces, at a distance of not less than 7.5 m. from any street line or the front boundary of the plot.

Provided that the same is 1.5 m. from the building and the condition in (b) (v) above is complied with.

(6) Cinemas, Theatres and Assembly Halls:—Subject to the provisions of sub-regulation (5) above, in sites of cinemas, theatres, auditoria and assembly halls, one row of uncovered parking may be allowed in the front margin space of 12 m. or more, if the clear vehicular access way is not reduced to less than 6 m.

(7) Common Parking Space:—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 requirements under these Regulations subject to the approval of the Commissioner. If such common parking space is proposed for a group of buildings, the owners of such buildings shall submit a layout therefor and also

a registered undertaking stating that the area earmarked for the parking space will not be built upon.

Part III

General Building Requirements

37. General:-

Space requirements of various parts of Buildings etc. This Part sets out the standard space requirements of various parts of a building and those of light and ventilation, the building services, fire safety, etc. Some of these items depend on the number of persons who would normally occupy the building, for which the occupant load should be worked out from Table 17 hereunder.

Table 17
Occupant Load

Serial No.	Type of Occupancy	Occupant load per 100 sq. m. of plinth or covered area 1.1)
(1)	(2)	(3)
1.	Residential	8
2.	Educational	25
3.	Institutional	6.6 ¹
4.	Assembly :	
	(a) With fixed or loose seats and dance floor	166.6 ²
	(b) Without seating facilities including dining rooms	66.6 ²
5.	Mercantile	
	(a) Street floor and sales basement	33.3
	(b) Upper sale floors	16.6
6.	Business and industrial	10
7.	Storage	3.3
8.	Hazardous	10

Footnotes:

1. The occupant load in dormitory portions of homes for the aged, orphanages or mental hospitals, etc. where sleeping accommodation is provided, shall be calculated at not less than 13.3 persons per 100 sq. m.

2. The plinth or uncovered area shall include, in addition to the main assembly room or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. No deductions shall be made in the plinth/covered area for corridors, closets and other subdivisions, (that area shall include all space serving the particular assembly occupancy).

38. Requirements of parts of buildings:-

(1) Plinth:—The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured.

(i) Main Building:—The height of the plinth shall not be less than 30 cm above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 60 cm above the high flood level.

(ii) Interior courtyards, covered parking spaces and garages:—These shall be raised at least 15 cm above the surrounding ground level and shall be satisfactorily drained.

(2) Habitable Rooms:—

(i) Size and Width:—The minimum size and width shall be as given in the Table 18 hereunder:—

Table 18

Minimum size and width of Habitable Rooms

Serial No.	Occupancy	Minimum size in sq.m.	Minimum width in m.
(1)	(2)	(3)	(14)
1.	Any habitable room	9.5	2.4
2.	Rooms in a two-room tenement—		
	(a) one of the rooms	9.6	2.4
	(b) other room	7.5	2.4
3.	Rooms in a two-room tenement of a site and services project—		
	(a) one of the rooms	9.3	2.4
	(b) other room	5.6	2.3
4.	Single bedded-room in a hostel of a recognised educational institution	7.5	2.4
5.	Shop	6.0	...
6.	Class room in an educational building	38.0 Or are at the rate of 0.8 sq.m. per student whichever is more	5.5
7.	Institutional building—		
	(a) special room	9.5	3.0
	(b) general ward	40.0	5.5
8.	Cinema hall, theatre, auditorium, I assembly hall, etc.	In conformity with the Maharashtra Cinema Rules.	

Provided that in sites and services projects, a room of 5.6 sq.m. with a toilet arrangement may be allowed in the first phase, and in the second phase, another room of 9.3 sq.m. may be added. Provided further that an additional bedroom for occupancy of a single person with a size of 5.5 sq.m with a minimum width of 1.8 m., may be permitted.

(ii) Height:—The minimum and maximum height of a habitable room shall be as given in Table 19 hereunder.

Notwithstanding the above restriction as stated in Table 19, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

Table 19**Height of Habitable Room**

Serial No	Occupancy	Minimum height (in meters)	Maximum height (in meters)
(1)	(2)	(3)	(4)
1.	roof—		
	(a) Any habitable room	2.75	4.2
	(b) Habitable room in High Density Housing	2.6	4.2
	(c) Air-conditioned habitable room	2.4	4.2
	(d) Assembly halls, residential hotels of 3 Star category and above, institutional, educational, industrial, hazardous or storage occupancies and department stores, including entrance halls and lobbies of all the aforesaid categories.	3.6	4.2 subject to the written permission of the Commissioner, greater height may be permitted.
2.	Pitched roof—		
	(a) Any habitable room	2.75 (Average with 2.1 m. at the lowest point)	4.2 (Average with 3.2 m. at the lowest point)
	(b) Habitable room in High Density Housing	2.6 (Average with 2.0 m. at the lowest point)	4.2 (Average with 3.2 m. at the lowest point)

(3) Kitchen:—

(i) Size:—

(a) General:—The area of a kitchen shall not be less than 5.5 sq.m. with a minimum width of 1.8 m. but in a two room tenement the minimum area of the room to be used as a kitchen shall be 7.5 sq.m. with minimum width of 2.1 m.

(b) High Density Housing:—No kitchen need be provided. An alcove (cooking space with direct access from the main room without a communicating door) will suffice; its size shall not be less than 2.4 sq.m. with a minimum width of 1.2 m. If a separate kitchen is provided, it shall be at least 4 sq.m. in area with a minimum width of 1.5 m.

(ii) Height:—The height of a kitchen shall be the same as that of a habitable room as stipulated in clause (ii) of sub-regulation (2) of this Regulation.

(iii) Other requirements:—Every room to be used as kitchen shall have—

(a) unless separately provided in a pantry, means for the washing of kitchen utensils which shall lead directly or through a sink to a grated and trapped connection to the waste pipe;

(b) on an upper floor, an impermeable floor;

(c) at least a window not less than 1 sq.m. in area, opening directly on to an interior or exterior open space, but not into a shaft [see sub-regulation (2) of Regulation 42], and

(d) in residential buildings more than 24 m. high, refuse chutes.

(4) Bathroom and water closets:—Bathrooms and water closets shall be provided at the following scale—

(i) Size:—

(a) General:—The area and floor dimension of a bathroom or water closet shall not be less than the values given below:

Type	Area (in sq.m.)	Side (in sq.m)
(i) Bathroom	1.5	1.1
(ii) Water closet (WC)	1.1	0.9
(iii) Combined bathroom and water closet (W.C.)	2.2	1.1

A sanitary block consisting of a bathroom and water closet for each wing of each floor at each staircase level of the building for the use of domestic servants engaged on the premises may be permitted by the Commissioner.

(ii) High Density Housing and Low Cost Housing:—The minimum dimensions of an independent bathroom shall be 1.3 m. x 1.1 m. and for combined bathroom and water closet (W.C.) the size shall be 2 sq.m. with minimum width of 1.1 m.

(iii) Height:—The height of a bathroom or a water closet measured from the surface of the floor to the lowest point of the ceiling (bottom of slab)

shall be not less than 2.2 m.

(iv) Other Requirements:—

(a) Every bathroom or water closet shall be so situated that at least one of its walls shall abut on to an exterior open space or an interior/exterior chowk of the size specified in clause (a) of sub-regulation (3) of Regulation 29 or a ventilation shaft of the size specified in sub-regulation (2) of Regulation 42 with the openings (windows, ventilators, louvers) not less than 0.3 sq.m. in area or 0.3 m. in width.

(b) No bathroom or water closet shall be situated directly over any room other than another water closet, washing place, bathroom or terrace unless the said floor is made impervious with adequate water proofing treatment. However, in no case shall a water closet or bathroom be provided over a kitchen.

(c) Every bathroom or water closet shall have the platform or seat or flooring made of water-tight non-absorbant material.

(d) It shall 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.

(e) It shall be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards a verandah or any other room.

(f) No room containing water closets shall be used for any purpose except as a lavatory.

(g) Every water closet and/or a set of urinals shall have a flushing cistern of adequate capacity attached to it. In High Density Housing, however, no such flushing cistern need be provided.

(h) In High Density Housing, pour flush water seal latrines (NEERI type) may be permitted when the municipal sewerage system is not available and the water table in the area is not high.

(i) All the sewerage outlets shall be connected to the municipal sewerage system. Where no such system exists, a septic tank shall be provided within the plot conforming to the requirement of sub-regulation 30 of Regulation 38.

(5) Loft:—

(1) Location and extent:—Lofts may be provided over kitchens, habitable rooms, bathrooms, water closets and corridors within a tenement in residential buildings, over shops, and in industrial buildings, subject to the following restrictions :—

Serial No. below)	Rooms over with permitted	Coverage (Percentage la area of mom
(1)	(2)	(3)
1.	Kitchen/habitable room	25
2.	Bathroom, water closet, corridor	100
3.	Shops with width upto 3 m.	331/3
4.	Shops with width exceeding 3 m.	50

Provided that (a) lofts in commercial or industrial buildings shall be located at least 2 m. away from the entrance; and (b) loft area shall not be counted towards F.S.I, subject to (ii) below.

(ii) Height:—The clear head-room under a loft shall not be less than 2.2 m. and that above it shall not be more than 1.5 m. if it exceeds 1.5 m. it shall be counted towards F.S.I.

(6) Mezzanine Floor:—

(i) Size:—The aggregate area of a mezzanine floor in any room shall not exceed 50 per cent of the built-up area of that room. The size of a mezzanine floor shall not be less than 9.5 sq.m. if it is used as a living room. The area of the mezzanine floor shall be counted towards F.S.I.

(ii) Height:—The minimum height/head-room above a mezzanine floor shall be 2.2 m. The head-room under a mezzanine floor shall not be less than 2.2 m.

(iii) Other Requirements:—A mezzanine floor may be permitted over a room or a compartment, if—

(a) it conforms to the standards of living rooms in regard to lighting and ventilation in case its size is 9.5 sq.m. or more;

(b) it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;

(c) no part of it is put to use as a kitchen;

(d) it is not closed, so that it could be converted into an unventilated compartment;

(e) it is at least 1.8 m. away from the front wall of such room;

(f) access to the mezzanine floor is from within the respective room below only;

(g) where it is in an industrial building, a no objection certificate from the relevant authorities of the Industries Department is obtained for the additional floor area.

(7) Store Room:—

(i) Size:—The area of a store room where provided in residential buildings shall not be more than 3 sq.m.

(ii) Height:—The store room shall not be less than 2.2 m. high.

(8) Garage:—

(i) Size:—The size of a private garage shall be not less than 2.5 m. x 5.5 m. or 2.3 m. x 4.5 m. as provided in clause (ii) and the note under it in sub-regulation (1) of Regulation 36.

(ii) Location:—If not within the building, the garage may be located at its side or rear, but at least 7.5 m. away from any access road.

Explanation:—For purposes of this Regulation, the term "garage" means a detached ground floor structure in the open space of the plot or on the ground floor or on upper floor of a building, and intended for

parking or shelter of mechanically controlled vehicles but not for their repairs.

(iii) Other Requirements:—Lockup garages when within the building shall be of such construction as will give fire resistance of 2 hours.

(9) Basement:—

(i) Area and Extent:—The total area of any basement shall not exceed twice the plinth area of the building or the area of the plot, whichever is less. It may be in one level or two.

(ii) Height:—The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam shall not be less than 2.4 m.

(iii) Ventilation:—The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz. blowers, exhaust fans, air-conditioning system, according to the standards in Part VIII Building Services Section I — Lighting and Ventilation, National Building Code.

(iv) Uses Permitted:—A basement may be put to the following uses only :—

- (a) storage of household or other non-hazardous goods;
- (b) store rooms, bank lockers or safe-deposit vaults;
- (c) air-conditioning equipment and other machines used for services and utilities of the building;
- (d) parking spaces.
- (e) Electric sub-station (which will conform to required safety requirements);

Provided that user strictly ancillary to the principal user may also be permitted in a basement.

(v) Other Requirements:—Every basement shall meet the following specifications:—

- (a) The ceiling of an upper basement shall be at least 0.9 m. and not more than 1.2 m. above the average surrounding ground level.
- (b) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement.
- (c) The walls and floors of the basement shall be water-tight and the effect of the surrounding soil and moisture, if any, should be taken into account in design and adequate damp-proofing treatment shall be given.
- (d) Any access to the basement through a staircase or pedestrian ramp shall meet the requirements of clause (18) of this Regulation. Open ramps may be permitted in the open spaces except in the front open space subject to (b) above and the fire protection requirements.
- (e) Any access to the basement through vehicular ramps shall meet the requirements of item, (ii) of clause (18) of this Regulation.

(10) Cabin:—Where cabins are provided, a clear passage not less than 0.9 m. wide will be maintained. The size of a cabin shall not be less than 3 sq. m. and the distance from the farthest space of a cabin to the nearest exit shall not be more than 18.5 m. If the cabin does not derive direct light and ventilation from any open spaces/mechanical means, its maximum height shall be 2.2 m.

(11) Office Room:—In every residential building, constructed or proposed to be constructed for the use of a co-operative housing society or an apartment owners' association, an office room will be permitted on the ground floor or floor 1. In an already developed property, it may be on an upper floor. The area of the room shall be limited to 12 sq. m., if the number of tenements in the building does not exceed 20 and to 20 sq.m. otherwise.

(12) Letter Box:—A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings with five and more storeys to the satisfaction of the Commissioner.

(13) Meter Room:—An independent and ventilated meter (service) room directly accessible from the outside shall be provided on ground floor and/or on upper floors, according to the requirements of the electric supply undertaking. The door to the room shall have fire resistances of not less than two hours.

(14) Refuse Chute:—In all multi-storeyed or high rise residential buildings, a refuse chute shall be provided with openings on each floor.

(15) Corridor:—The minimum width of a common corridor shall be as shown in Table 20 hereunder. Provided that any corridor identified as an exit (vide Regulation 43) shall also conform to the requirements therein.

(16) Door:—Doors shall conform to the undermentioned provisions. In addition, in order to satisfy fire-fighting requirements, any doorway identified as an exit shall conform to the requirements stipulated in Regulation 43,

(i) Width:—A door shall be at least 0.9 m. wide, except that doors to bathrooms, water-closets or stores may at least be 0.7 m. wide.

(ii) Height:—The minimum height of a doorway shall be 2 m.

(17) Stairway:—Stairways shall conform to the following provisions in addition to items (i) to (vii) below. In addition, in order to satisfy fire-fighting requirements, any stairway identified as an exit stairway shall conform to the requirements stipulated in Regulation 43.

(i) Width:—The minimum width of a staircase other than a fire escape shall be as given in Table 20 hereunder.

Table 20
Minimum Width of Common Stairways/Corridors
for various Occupancies

Serial No.	Type of occupancy	Minimum width of staircase/stairway/corridor (in meters)
(1)	(2)	(3)
1.	Residential Buildings—	
	(a) General	1.2

	(b) Row Housing (2	0.75
	(c) Hotels	1.5
2.	Educational buildings—	
	(a) Upto 24 m. high	1.5
	(b) Over 24 m. high	2.0
3.	Institutional buildings— (i.e. hospitals)	
	(a) Upto 10 beds	1.5
	(b) Over 10 beds	2.0
4.	Assembly buildings	2.0
5.	Mercantile, business, industrial, storage, hazardous buildings	1.5

(ii) Flight:—No flight shall contain more than 12 risers, but in residential buildings, in narrow plots and in High Density Housing a single flight staircase may be permitted.

(iii) Risers:—The maximum height of a riser shall be 19 cm. in a residential building, and 16 cm. in any other occupancy. However, on an internal stairway within a dwelling unit a riser may be 25 cm. high.

(iv) Treads:—The minimum width of the tread without nosing shall be 25 cm. for staircases of a residential building, other than fire escapes. In other occupancies, the minimum width of the tread shall be 30 cm. It shall have a non-slippery finish and shall be maintained in that fashion.

(v) Head-room:—The minimum head-room in a passage under the landing of a staircase and under the staircase shall be 2.2 m.

(vi) Floor Indicator:—The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.

(vii) Hand Rail.—Hand rails with a minimum height of 0.9 m. from the centre of the treads shall be provided.

(18) Ramps:—

(i) Ramps for pedestrians:—

(a) General:—The provision applicable to stairways shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 m. wide. In addition, to satisfy the fire-fighting requirements, a ramp shall conform to sub-regulation (6) of Regulation 43.

(b) Slope:—A ramp shall have a slope of not more than 1 in 10. It shall be of non-slippery material.

(c) Handrail:—A handrail shall be provided on both the sides of the ramp.

(ii) Ramps for basement or storeyed parking:—For parking spaces in a basement and upper floors, at least two ramps of adequate width and slope shall be provided preferably at the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving

sufficient space for movement of fire-fighting vehicles subject to the provision of sub-regulation (6) of Regulation 43.

(19) Lifts:—Lifts shall conform to the provisions given below and to the provisions of sub-regulation (2) of Regulation 46.

(i) At least one lift shall be provided in every building more than 16 m. in height. In case of buildings more than 24 m. high at least two lifts shall be provided. However, in the case of a proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor. Provided that in the case of an existing building with height of 16 m. or above one additional floor may be permitted without insisting on a lift in the case of chawl like structures. The same concession would be available for buildings with apartment accommodation provided the additional floor space is limited to 120 sq. m. The total height shall not exceed 16 m. or ground and five upper floors.

(ii) In the case of buildings more than 24 m. high at least two lifts shall be provided for every dwelling except those situated on the ground and first floor without having to climb or to go down more than one floor.

Provided that in the case of a building with ground floor stilts for parking facilities and serving upper floors not exceeding 22.5 m. in height (measured from the ground floor to the top floors), the provision of a second lift may not be insisted upon.

(iii) Other requirements:—

(a) The number, type and capacity of lifts shall satisfy the requirements of Section 5 Installation of Lifts and Escalators, National Building Code of India.

(b) At ground floor level, a grounding switch shall be provided to enable grounding the lift cars in an emergency.

(c) The lift machine room shall be separate and no other machinery shall be installed therein.

(d) The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall opposite the lift/lifts opening or on other suitable surface so as to be distinctly visible from the lift cage.

(e) In multi-storeyed and high rise residential buildings, one of the lifts installed shall be a freight lift.

(iv) A new lift with passage thereto in an existing building with height upto 16 m. in the Island City may be permitted with the permission of the Commissioner.

(20) Porch:—A porch, if any, shall be at least 1.5 m. clear of the plot boundary; the area of a porch upto 5.5 m. in length (parallel to the main building) shall not be counted towards FSI. A parapet wall 0.23 m. in height is permissible over a porch. The Commissioner may permit larger porches for mercantile, hotel and public buildings.

(21) Canopy:—A cantilevered and un-enclosed canopy may be permitted over each entrance and staircase, if a clear distance of at least 1.5 m. is maintained between the plot boundary and the outer edge of the canopy. The minimum clear height of the canopy shall be 2.2 m.

(22) Balcony:—In any residential zone (R-1) and residential zone with shop line (R-2), or in a purely residential building in any other zone, balconies may be permitted free of FSI at each floor, excluding the ground and terrace floors, of an area not more than 10 per cent of the area of the floor from which such balcony projects subject to the following conditions :—

(i) No balcony shall reduce the minimum marginal open space to less than 3 m. at the rear and sides and 1.5 m. in the front. The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge.

(ii) Balconies may be allowed to be enclosed with written permission of the Commissioner. When balconies are enclosed, one-third of the area of their faces shall have louvres glass shutters or grills on the top and the rest of the area except the parapet shall have glazed shutters.

(23) Revas Projection:—

(i) A revas projection 1.20 m. in width may be permitted in the front open space when it faces a street 12.20 m. or more in width. To facilitate the construction of a staircase, such revas projection may be permitted in the side or rear open space provided that such open space is at least 4.5 m. and the revas projection is limited to a width of 0.75 m. and the length of the staircase landing. No revas projection shall be at a height less than 2.1 m. above the ground level.

(ii) A revas projection shall not be permissible in the side or rear open spaces of a tower-like structure.

(iii) The areas of all revas projections shall be taken into account for the computation of F.S.I.

(24) Roof:—

(i) Effective drainage of rain water:—The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water therefrom by means of rain water pipes at the scale of at least one pipe of 10 cm. diameter for every 40 sq. m. of roof area. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building.

(ii) Connecting rain water to drain or sewer:—The Commissioner may require rain water pipes to be connected to a drain or sewer through a covered channel formed beneath the public footpath to connect the rain water pipes to the road gutter or in any other approved manner.

(iii) Manner of fixing rain water pipes:—Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Commissioner.

(25) Terrace:—Terraces shall not be sub-divided and shall be accessible by a common staircase.

(26) Parapet:—Parapet walls and hand-rails provided on the edges of the roof terrace, balcony, etc. shall not be less than 1.15 m. from the finished floor level and not more than 1.30 m. in height above the unfinished floor level.

(27) Boundary wall and main entrance:—

(i) Boundary Wall:—

(a) Except with the permission of the Commissioner, the maximum height of a boundary wall shall be 2.0 m. above the level of the centre line of the front street. A boundary wall upto 2.4 m. height may be permitted if the top 0.9 m. is of open type construction, to facilitate through vision.

(b) At a corner plot, the height of the boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the inter-section and the balance height of 0.75 m. if required in accordance with (i) above may be made up of open type construction (through railings).

(c) The provisions of (a) and (b) above will not apply to the boundary walls of jails,

(d) In electric sub-stations, transformer stations, institutional buildings like sanatoria, hospitals, educational buildings like schools, colleges, including hostels, industrial buildings and other uses of public utility undertakings, a height upto 2.4 m. may be permitted by the Commissioner.

(ii) Main Entrance:—The main entrance to a plot accommodating a multi-storeyed high rise or a special building shall be at least 4.5 m. wide and shall be so designed as not to obstruct easy movement of a fire-engine or truck. The entrance gate to it shall open inside and fold back against the compound wall.

(28) Wells:—

(i) Location:—No well shall be located—

(a) less than 12 m. from any ash pit, refuse pit, sub-soil dispersion (soak pit), earth closet or privy, or on a site lower than the said earth closet or privy;

(b) under a tree, unless it has a canopy over it so that leaves and twigs do not fall into it and rot.

(ii) Other Requirements:—The well shall—

(a) have a minimum internal diameter of 1 m.;

(b) be constructed to a height not less than 1 m. above the surroundings ground level, to form a parapet or kerb and to prevent surface water from flowing into it and shall be surrounded with 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. A temporary or exposed (kutchra) well shall be permitted only in fields or gardens for purposes of irrigation;

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

(29) Overhead Tanks:—Every overhead water storage tank shall be maintained in a perfectly mosquito-proof condition by providing a properly fitting hinged cover and every tank more than 1.5 m. in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.

(30) Septic Tanks:—

(i) Location and sub-soil dispersion:—A sub-soil dispersion system shall not be closer than 12 m. to any source of drinking water, such as a well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 2 m. to avoid damage to the structure.

(ii) Dimensions etc:—

(a) Septic tanks shall have a minimum inner width of 75 cm. a minimum depth of one metre below the water level and a per capital minimum liquid capacity of 85 litres. The length of the tanks shall be at least twice the width.

(b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by the Commissioner.

(c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.

(d) The minimum nominal diameter of the pipe shall be 100 mm. Further, at junctions of pipes in manholes, the 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 a ventilating pipe of at least 50 mm. diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 m.

(g) When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90 cm. and not less than 100 cm. in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint 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 R.C.C. cover slabs. Where no lining is used, specially near trees the entire pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90 cm. from the top as an anti-mosquito measure.

(h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. wide excavated to a slight gradient and shall be provided with a layer of washed gravel or crushed stones 15 to 25 cm. deep. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a

minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m. to each other.

39. Common antenna for Television Transmission Reception:-

A common conventional antenna for receipt of television transmission shall be provided for every residential building with more than ten tenements.

Further 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.

40. Requirements of Educational Building:-

In addition to the class-rooms and other areas, every educational building shall be provided with—

- (a) a tiffin room with a minimum area of 18.0 sq. m. of every 800 students or part thereof;
- (b) a separate tiffin room for teachers where strength of students exceeds 1000;
- (c) a room with drinking water facilities for every 300 students or less on each of the floors.

These requirements may be amended by the Commissioner in consultation with the Education Department of the State Government.

41. Special Amenities for Physically Handicapped Persons:-

Special amenities for physically handicapped persons as specified below shall be provided in buildings to be used for public offices, commercial occupancy or public purposes like cinema or drama theatres, hospitals, maternity homes, telephone offices, educational purposes—

- (a) A 90 cm. high hand-rail and an additional one at a height of 75 cm. above the finished level of the steps for staircase and for steps to the ground floor plinth even if they are enclosed on their sides by walls.
- (b) A ramp with a slope not exceeding 1:12 from the ground level of open spaces or road level to the entrance door of the lift or staircases.
- (c) One of the wash basins in the toilet block on each floor fixed at a height of 80 cm. with a tap at 100 cm. above the finished floor level.

42. Lighting and Ventilation:-

(1) Adequacy and manner of provision:—All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have—

- (a) one or more apertures, excluding doors, with area not less than one-sixth of the floor area of the room, with no part of any habitable room being more than 7.5 m. away from the source of light and ventilation. However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings their area taken together measuring not less than 1 sq. m. per landing on the external wall;
- (b) an opening with a minimum area of 1 sq.m. in any habitable room including a kitchen, and 0.3 sq.m. with one dimensions of 0.3 m. for any bathroom, water closet or store;

(c) all the walls, containing the openings for light and ventilation fully exposed to an exterior open space either directly or through a verandah not

exceeding 2.4 m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m.

(2) Artificial ventilation shaft:—A bathroom, water closet, staircase or store may abut on the ventilation shaft, the size of which shall not less than the values given below:—

Height of building in m.			Cross section of ventilation Shaft in sq. ft.	Side Shaft in meters
Upto 12	...	...	2.8	1.2
Upto 18	...	...	4.0	1.5
Upto 24	...	...	5.4	1.8
Upto 30	...	...	8.0	2.4
Above 30	...	...	9.0	3.0

In such ventilation shafts, mechanical ventilation system shall be installed. Further, such ventilation shaft shall be adequately accessible for maintenance.

(3) Artificial lighting and mechanical ventilation.—Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part VIII, Building Service Section I, Lighting and Ventilation. National Building Code.

(4) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation may be suitable relaxed by the Commissioner.

43. Fire Protection Requirements:-

(1) General:—The planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of Part-IV; Fire Protection Chapter. National Building Code shall apply.

For multi-storeyed, high rise and special buildings, additional provisions relating to fire protection contained in Appendix VIII shall also apply. The approach to the building and open spaces on all sides upto 6 m. width and their layout shall conform to the requirements of the Chief Fire Officer. They shall be capable of taking the weight of a fire engine weighing upto 18 tonnes. These open spaces shall be free of any obstruction and shall be motorable.

(2) Exits:—Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of its occupants in case of fire or other emergency for which the exits shall conform to the followings :—

(i) Types:—Exits should be horizontal or vertical. A horizontal exit may be a door-way, a corridor, a passage-way to an internal or external stairway or to an adjoining building, a ramp, a verandah, or a terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.

(ii) General requirements.—Exits from all the parts of the building. except those not accessible for general public use, shall—

(a) provide continuous egress to the exterior of the building or to an exterior open space leading to the street;

(b) be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;

(c) be free of obstruction; id) be adequately illuminated;

(e) be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;

(f) be fitted, if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;

(g) be fitted with a fire alarm device, if it is either a multi-storeyed, high-use or a special building so as to ensure its prompt evacuation;

(h) remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;

(i) be so located that the travel distance on the floor does not exceed the following limits :—

(i) Residential, educational, institutional and hazardous occupancies: 22.5 m.

(ii) Assembly, business, mercantile, industrial and storage buildings: 30 m.

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

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.

(iii) Number and width of Exits:—The width of an exit, stairway/corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in columns 3 and 5 of Table 21 hereunder. Their number shall be calculated by applying to every 100 sq.m. of the plinth or covered area of the occupancy, the relevant multiplier in columns 4 and 6 of the said Table, fractions being rounded off upward to the nearest whole number.

Table 21**Width and number of Exits for various Occupancies**

Serial No.	Type of Occupancy	Stairway/Corridor Minimum width in meters	Door Multiplier	Exit Minimum width in meters	Multiplier
(1)	(2)	(3)	(4)	(5)	(6)
1.	Residential Dwellings—	1.2	0.145	...	
	—row housing (2 storeys)	0.75	0.213	...	.053
	—hotels	1.5	0.107	...	
2.	Educational—	1.5	.333	...	.667
	—upto 24 m. high				
	—over 24 m. high	2.0	.250	...	
3.	Institutional i.e. Hospitals	105	.89 ¹	...	
	—upto 10 beds				.044
	—over 10 beds	2.0	.667 ¹	...	
4.	Assembly ²	...	...	1.0	...
	—fixed seats or loose seats and dance floor	2.0	.694	...	.926
	— no seating facilities and dining rooms.	2.0	.278	...	.370
5.	Mercantile—				
	—street floor and basement	1.5	.222	...	.222
	—upper sales floors	1.5	.111	...	.111
6.	Business	1.5	.067	...	0.67
	Industrial				
7.	Storage	1.5	.022	...	.022
8.	Hazardous	1.5	.133	...	.125

Footnotes:

1. For the dormitory portions of homes for the aged, orphanages, mental hospitals, etc. these multipliers will be doubled

2. The plinth or covered area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storey above or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.

No deductions shall be made in the gross area of the corridors, closets or other sub-divisions; all space serving the particular assembly occupancy shall be reckoned.

44. Requirements of Individual Exits at each Floor

The detailed requirements of individual exits at each floor are given below:—

(1) **Corridors:—**

(a) Exit corridors shall be of a width not less than the total required width of exit doorways leading from them in the direction of travel to the exterior/stairway.

(b) Where stairways discharge through corridors, the height of the corridors shall not be less than 2.4 m.

(c) Where there is more than one staircase serving a building, there shall be at least one smokestop door in the space between the staircases.

(2) **Doorways:—**

(a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passageway providing continuous and protected means of egress;

(b) An exit doorway shall open outwards i.e. away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of a stairway or landing to less than 90 cms.

(c) An exit door shall not open immediately upon a flight or stairs; a landing equal to atleast the width of the door shall be provided in the stairway at each doorway; the level of the landing shall be the same as that of the floor which it serves.

(d) Exit doorways shall be openable from the side which they serve, without the use of a key.

(3) **Revolving doors:—**

(a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies; they shall not constitute more than half the total required door width.

(b) When revolving doors are considered as required exit ways—

(i) the multiplier in Table 21 shall be increased by 33.1/3 per cent 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.

(4) **Internal stairways:—**

(a) Stairways shall be constructed of non-combustible materials throughout.

(b) Any interior staircase shall be constructed as a self-contained unit with atleast one side adjacent to an external wall and shall be completely closed.

(c) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For multi-storeyed, high rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.

(d) In multi-storeyed, high rise and special buildings, access to main

staircases shall be gained through atleast 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 escape.

(e) No living space, store or other space, involving fire risk, shall open directly into a staircase.

(f) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.

(g) In multi-storeyed high rise and special buildings, exit signs with arrows indicating the escape route shall be provided at a height of 1.5 m. 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 so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.

(h) Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase. Where the building is served by more than one staircase, one of the staircases may lead to the basement level, by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut off from the basement area at various basement levels by a protected and ventilated lobby/lobbies,

(5) Fire escape or external stairs:—Multi-storeyed, high rise and special buildings shall be provided with fire escape stairs, which will be free of F.S.I., and they should conform to the following :—

(a) They shall not be taken into account in calculating the evacuation time of a building.

(b) All of them shall be directly connected to the ground.

(c) Entrance to them shall be separate and remote from the internal staircase.

(d) Routes to the fire escape shall be free of obstruction at all times, except for a doorway leading to the fire escape, which shall have the required fire resistance.

(e) They shall be constructed of non-combustible materials.

(f) They shall have a straight flight not less than 75 cm. wide with 15 cm. treads and risers.

(g) They shall be provided with handrails at a height not less than 90 cm. above the tread.

(6) Ramp:—

(a) All the requirements of sub-regulation (4) of this Regulation shall apply to any ramps they apply to a staircase.

(b) Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places.

(c) In a multistoreyed, high rise and special building, access to ramps from any floor shall be through a smoke-stop door.

(7) Refuge Area:—

(a) In multi-storeyed and high rise buildings, at least one refuge area shall be provided on the floor immediately above 24 m.

(b) It shall be on the external walls as a cantilevered projection or in any other manner.

(c) It shall have a minimum area of 15 sq.m. and a minimum width of 3.0 m.

(d) It shall not be counted in F.S.I.

45. Structural Safety and Services:-

(1) Structural design:—The structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, prestressed concrete and structural steel shall conform to the provisions of Part VI Structural Design Section 1 — Loads, Section 2 — Foundation, Section 3 — Wood. Section 4 — Masonry, Section 5 — Concrete, Section 6 — Steel. National Building Code of India.

(2) Quality of materials and workmanship:—

(i) The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety, National Building Code of India.

(ii) All burrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated burrow pit which is likely to cause accumulation of water that may breed mosquitoes.

(iii) Alternative materials, method of design and construction and tests:—The provisions of the Regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these Regulations is intended to prevent the adoption of architectural planning and layout conceived as an integrated development scheme. The Commissioner may approve any such alternative if it conforms to the provisions of the relevant parts of the National Building Code, regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, atleast equivalent to that prescribed in these Regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

46. Tests:-

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

Commissioner may require tests, sufficiently in advance, as proof of compliance. These tests shall be made by an approved agency at the expense of the owner as follows:—

(1) Test Methods:—Test methods shall be as specified by the Regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the Regulations, the Commissioner shall determine the test procedure. For methods of tests for building materials, reference shall be made to the relevant Indian Standards as given in the National Building Code of India published by the Bureau of Indian Standards.

(2) Test results to be preserved:—Copies of the results of all such tests shall be retained by the Commissioner for not less than two years after the acceptance of the alternative material.

47. Building Services:-

(1) Electrical installations:—The planning, design and installation of electrical installation, air-conditioning and heating work shall conform to the provisions of Part VIII Building Services, Section 2 — Electrical Installations. Section 3 — Air-conditioning and Heating, National Building Code of India.

(2) Lifts:—

(a) Planning and Design:—The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population on each floor based on the occupant load and the building height shall be in accordance with Section 5 — Installation of Lifts and Escalators, National Building Code of India.

(b) Maintenance:—

(i) The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorised competent persons at such intervals as the type of equipment and frequency of service demand. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed. A log book to record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the competent authority (Lift Inspector of the Government of Maharashtra).

(ii) Any accident arising out of operation or maintenance of the lifts shall be duly reported to the competent authority, i.e. Lift Inspector of the Government of Maharashtra.

48. Signs and Outdoor Display Structures:-

(1) National Building Code to apply:—The display of advertising signs and outdoor display structures on buildings and land shall be in accordance with Part X — Signs and Outdoor Display Structures, National Building Code of India.

(2) Additional conditions:—In addition to sub-regulation (/) above, the following provisions shall apply to advertising signs in different land use zone:—

(i) Residential Zone (R-1):—The following non-flashing and neon signs with illumination not exceeding 40 Watt light—

(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 10 sq.m. provided the height of the sign does not exceed 1.5 m.

(c) "For Sale" or "For Rent" signs for real estate, not exceeding 2 sq. m. in area provided they are located on the premises offered for sale or rent.

(ii) Residential Zones with shop lines (R-2):—Non-flashing business signs placed parallel to the wall and not exceeding 1 m. in height per establishment.

(iii) Commercial Zones (C-1) and (C-2):—Flashing or non-flashing business signs placed parallel to the wall not exceeding 1 m. in height provided such signs do not face residential buildings.

(3) Prohibition of advertising signs and outdoor display structures in certain cases:—Notwithstanding the provisions of sub-regulations (1) and (2), no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner, or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programmes.

(4) The Commissioner may, with the approval of the Corporation, add, alter or amend the provisions in sub-regulation (2) above.

Part IV

Land Use Classification & Uses Permitted

49. Uses and Ancillary Uses:-

The uses and specified ancillary uses as indicated in these Regulations will be permitted in each of the predominant use zones as shown in the development plan. Such ancillary uses will be subject to fulfillment of the prescribed conditions.

50. Power of Granting Permission:-

Where it is specified that a particular use is to be allowed only with the Commissioner's special permission, the power of granting such permission shall be exercised by the Commissioner or an Officer not below the rank of Deputy Municipal Commissioner.

51. Purely Residential Zone (R-1 Zone)—Ancillary uses permitted:-

Apart from residential use, the following uses and specified ancillary

uses to the extent of 50 per cent of the floor space of the principal use shall be permitted in buildings, premises or plots in the purely residential zone:—

(i) Customary home occupations.

(i) Medical and dental practitioners' dispensaries or clinics, including pathological or diagnostic clinics with a restriction of one dispensary or clinic per building to be permitted on the ground floor, on the floor just above the stilts or on the first floor.

(iii) Nursing homes, polyclinics maternity homes and medical practitioners/consultants in different disciplines of medical sciences in independent buildings or independent parts of buildings on the ground floor, floor I and floor 2 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 the Commissioner.

(iv) Professional offices and studies of a resident of the premises and incidental to such residential use, or medical and dental practitioners dispensaries or clinics of a resident of the building with only out patient treatment facilities without any indoor work, each not occupying a floor area exceeding 30 sq.m.

(v) Educational buildings, excluding building of trade schools but including students' hostels in independent buildings, religious buildings, community halls, welfare centres and gymnasia :

Provided that the Commissioner may, by order, permit Montessori schools, kindergarten classes or bal-mandirs in a part of a residential building on the ground floor or on the floor above the stilts if the area thereof is not less than 40 sq.m. and no nuisance is likely to be caused to the residents of the building:

Provided further that in congested localities where it is not possible to provide a separate building for a school, the Commissioner may allow a primary school in any part of or on any separate floor of a residential building. In doing so, he shall take into account the location, room sizes, means of access, water and sanitary arrangements and other relevant factors. He shall also ensure that a staircase is easily accessible from the entrance and serves the classrooms. The school shall also conform to other requirements of educational buildings stipulated in Regulation 40.

(w) Public libraries on the ground floor and floor I or on two consecutive floors immediately above the stilts in a building constructed on stilts, and museums in part or entire building.

(vii) Club houses, or gymkhanas not conducted as a business, on independent plots, which may have an extension counter or only branch of a bank, in such club-houses or gymkhanas.

(viii) Public or private parks, gardens and playfield in independent plots not utilised for business purposes, but not amusement parks.

(ix) Bus shelters, bus stations, bus depots, railway stations, taxi-stands and heliports, on independent plots.

(x) Radio broadcasting and television studios and sound recording and dubbing studios in independent buildings or part of, building or in independent plots, with the permission of the Commissioner.

(xi) Places for the disposal of human bodies, subject to the

Corporation's approval.

(xii) Police stations, telephone exchanges. Government sub-office only in the suburbs and extended suburbs municipal sub-office sub-offices of Bombay Electric Supply and Transport Undertaking or the concerned electric company, consulate offices, post and telegraph offices, branches of banks including safe deposit vaults electrical sub-stations, receiving stations, fire stations, civil defence warden posts and first aid posts, home guards and civil defence centres, pumping stations, sewage disposal works and water supply installations and ancillary structures thereof required to cater to the local area on roads of width of not less than 12 m. However, a branch of a bank with a safe deposit vault may be permitted on roads of less than 12 m.

(xiii) Storage of liquified petroleum gas cylinders (bottled gas) for domestic consumption not exceeding 300 kg. in a residential building and not exceeding 8000 kg. in an independent ground floor structure (except a garage) at any one time, with the special permission of the Commissioner and subject to compliance with statutory safety requirements.

(xiv) General agriculture, horticulture and poultry farming (but not dairy farming) in the areas comprised in suburbs, they are extended suburbs, poultry farming being permitted at the rate of 0.25 sq.m. built-up area per bird in an independent plot measuring not less than 1 ha.; provided that no offensive odours, dirt and/or dust are created, that there is no sale of products not produced on the premises, and the accessory buildings are not located within from any of 9 m. the boundaries or 6 m. from the main buildings or the plot :

Provided further that the above restriction on space shall not apply to any poultry kept for domestic consumption only.

(xv) Where the commercial zone boundary or a street of and between 18.3 m. and 31 m. wide in the suburbs and extended suburbs and of 24 m. and 31 m. wide in Island City (with shops) is at least 400 m. away, convenience shops at the rate of one shop per 15 tenements on ground floor or in semi-detached ground floor building, with no other use over it, may be permitted provided that the remaining area on the ground floor is used for parking purposes in conformity with these Regulations. Such shopping uses will not be permissible in more than two adjoining plots in any locality and shall not cover more than 5 per cent of the plot area.

(xvi) Flour Mills, with the special permission of the Commissioner, if (a) they are in a single-storeyed detached or semi-detached structure, and (b) their power requirement does not exceed 7.5 KW. each.

(xvii) Research, experimental and testing laboratories not involving any danger of fire or explosion or of any obnoxious nature and located on a plot not less than 4 ha. in area, provided that the laboratory is at least 30 m. from any of the boundaries of the site and the accessory residential building 30 m. from the laboratory.

(xviii) Notwithstanding anything contained in these regulations, Information Technology Establishment (pertaining to software only) on the plots/premises fronting on roads having width more than 12.0 metre.

52. Residential Zone with Shop Line (R-2 Zone):-

(1) The residential zone with shop line (R-2 Zone) in which shopping will be permissible as indicated herein will comprise:—

(a) Plots in a residential zone along roads on which the shop line is marked on the development plan.

(b) Plots in a residential zone along roads having existing or prescribed width of and between 18.3 m. and 31 m. in the suburbs and extended suburbs.

(c) Plots in a residential zone along roads having existing or prescribed width of and between 24 m. and 31 m. in the Island City.

(2) No new shops will, however, be permitted on plots in the residential zone with a shop line (R-2 Zone) which abut and are along the following roads, even if a shop line is marked on such roads in the development plan except what is permitted by way of convenience shopping—

(a) Western Corridor:—From Regal Cinema junction to Vithalbai Patel Road, Khar covering Madam Cama Road, Netaji Subhash Road, Dr. N. A. Purandare Marg, Babulnath Road, Justice Patkar Marg, Bhulabhai Desai Road, Lala Lajpatrai Road, Dr. Annie Besant Road, Veer Savarkar Marg, Mahim Causeway, Vithalbai Road upto its junction with Chitrakar Dhurandhar Marg, Khar.

(b) (i) Mahim Causeway from General Arun Kumar Vaidya Marg upto its junction with Swami Vivekanand Road and further upto the latter road's junction with Chitrakar Dhurandhar Marg.

(ii) Juhu Tara Road, Shri Mathuradas Visanji Marg, (Kurla Andheri Road) and Jai Prakash Road

(c) Central Corridor.—From Regal Cinema junction to V N. Purav Marg, Trombay, covering Mahatma Gandhi Road, Dadabhai Navroji Road, Lokmanya Tilak Road, Mohamed Ali Road, Ibrahim Rahimtulla Road, Jamsetji Jeejeebhoy Road, Dr. B. Ambedkar Marg, Sion Road, Tatyia Tope Road, V. N. Purav Marg upto Anushakti Nagar.

(d) Other roads viz. Shahid Bhagatsing Road, Lokmanya Tilak Road, L. Jagmohandas Road (Napean Sea Road), Bhulabhai Desai Road (Warden Road), August Kranti Marg, Walkeshwar Road, S. K. Barodawala Marg (Altamount Road), Dahanukar Marg (Carmichael Road), Nepean Sea Road, Manav Mandir Road.

(e) All Express Highways/Freeways :

Provided that where the above-mentioned roads intersect other roads, shopping will be permissible on plots on the latter roads in the residential zone with a shop line (R-2 zone) only on the side of the building facing such roads and with access only on such roads.

Provided further that the above restrictions on shopping will not apply to areas falling in the Local Commercial Zone (C-I zone) and in the case of reconstruction or redevelopment of an existing building having existing shopping users.

(3) Notwithstanding anything contained in this Regulation, for reasons of congestion, traffic or nuisance, new shopping or convenience shopping, even if otherwise permissible, the Commissioner may not, for reasons to be recorded in writing, permit such shopping.

(4) Uses permitted in the Residential Zone with Shop Line (R-2 zone):—The following uses shall be permitted in buildings, premises or plots

in a residential zone with shop line:—

- (i) All uses permitted in the purely residential zone (R-1 zone).
- (ii) Stores or shops for conduct of retail business, including department stores. There will, however, be no storage or sale of combustible materials except with the Commissioners special permission.
- (iii) Personal services' establishments, only in the suburbs and extended suburbs.
- (iv) Hair dressing saloons and beauty parlours,
- (v) Frozen food stores,
- (vi) Shoe repair and sports shops.
- (vii) Professional offices each not exceeding 100 sq.m. in area.
- (viii) Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments.
- (ix) Tailoring, embroidery and button-hole making shops, each employing not more than 9 persons.
- (x) Cleaning and pressing establishments for clothes, each occupying a floor area not in e than 200 sq. m. and not employing solvents with a flash point lower than 59°C, machine with dry-load capacity not exceeding 30 kg. and employing not more than 9 persons:
Provided that the total power requirements does not exceed 4 KW.
- (xi) Shops for goldsmiths, lock-smiths, watches and clocks and their repairs, bicycles and their rental and repairs, optical glass grinding and repairs, musical instruments, and their repairs, picture-framing, radio, television and household appliances and their repairs, umbrellas and their repairs and upholstery work, each employing not more than 9 persons.
- (xii) Coffee grinding establishments with electric motive power not exceeding 0.75 KW. (0.025 KW. individual motor each).
- (xiii) Restaurants, eating houses, cafeterias, ice-cream and milk bars under one establishment with total area not exceeding 200 sq.m. on the ground and/or floor I of a building with the special permission of the Commissioner.
- (xiv) Bakeries, with no floor above, each not occupying for production an area more than 75 sq.m. and not employing more than 9 persons, if the power requirements does not exceed 4 KW. where only electrical ovens are used, an additional heating load upto 12 KVA being permitted.
- (AT) Confectioneries and establishments for the preparation and sale of eatables each not occupying for production an area more than of 75 sq.m. per establishment and employing not more than 9 persons, motive power not exceeding 1.12 KW, as well as sugarcane and fruit juice crusher each employing not more than 6 persons with motive power not exceeding 1.12 KW. and area not more than 25 sq. m.
- (xvi) Printing presses with aggregate motive power each not exceeding 3.75 KW and not employing more than 9 persons and individual electric motors of not more than 1.5 KW.
- (xvii) Trade and other similar schools, not involving any danger of fire or explosion, or offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable features.

(xviii) Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops.

(xix) Battery charging and repairing establishments each not employing more than 6 person with an area not more than 25 sq.m. and not more than 2 charges with power not exceeding 5 KW.

(xv) Photographic studios with laboratories, zexing, photo-copying, video-copying establishments etc. and their laboratories, each with an area not exceeding 50 sq.m. and employing not more than 9 persons and not using power more than 3.75 KW.

(xxi) Coal or fire-wood shops.

(xxii) Local sub-offices fany public utility.

(xxiii) Electronic industry of assembly, but not of manufacturing type, with the Commissioner's special permission, subject to following restrictions:—

(a) Only on the ground floor each with an area not exceeding 50 sq.m.

(b) Total electric power inclusive of motive power and heating load not to exceed 3.75 KW.

(c) Employing not more than 9 persons each.

(xxiv) Pawn Shops.

(xxv) Art galleries i.e. display shops.

(xxvi) Undertakers' premises.

(xxvii) Establishments using power only for heating, refrigeration or air-conditioning purposes.

(xxviii) Private lockers. In the Island City, the total area shall not exceed 400 sq.m. each.

(xxix) Data-processing unit, with use of computers.

(xxx) Repairing garages, without activities of body-building and spray painting, each employing not more than 9 persons or using 1.5 KW motive power with no floor above, with the permission of the Commissioner to be allowed to function only between 08 and 20 hours.

(xxxi) Motor driving schools, with the permission of the Commissioner.

(xxxii) Travel agencies, ticket booking and selling agencies for air, surface or water travel or transport of any other modes of travel or transport.

(xxxiii) Accessory uses customarily incidental to any permitted principal use, including storage upto 50 per cent of the floor area of the principal use.

(5) Conditions governing additional uses permitted in the R-2 zone:—

The uses permissible in the R-2 zone shall be restricted and subject to the conditions below:—

(i) A depth of 12 m. measured from the building line along the front portion abutting the street only provided.

(ii) 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.

(iii) Shops shall be permitted only on the ground floor of a building unless specified otherwise.

(iv) Area of each shop will not exceed 100 sq.m. unless otherwise specified.

(v) Motive power, unless otherwise specifically indicated, shall not exceed 2.25 KW per shop, with no individual motor exceeding 0.75 KW, no power being allowed to be sub-let.

(vi) Power may be discontinued if the Commissioner is satisfied that the particular use is a nuisance to the residents.

(6) With the special permission of the Commissioner, shopping uses and departmental stores may be permitted on the entire ground floor of the building, subject to the following conditions :—

(i) The side and rear marginal open spaces shall not be less than 9 m. in width.

(ii) No back-to-back shops would be permitted unless they are separated by a corridor at least 1.8 m. in width 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.

Provided that such shopping users and department stores may be permitted in the entire building where the whole building is in occupation of one establishment or of a co-operative society only and subject to the above conditions.

(7) Notwithstanding anything contained in these Regulations, convenience shops as defined in item (20) of sub-regulation (3) of Regulation 3 may be permitted on all roads having width of 12 m. and above. In gaothan and koliwada areas, however, these users will be permitted on roads having width of 9 m. and above.

(8) Uses permitted in independent premises/buildings in the Residential Zone with Shop Line (R-2 Zone):—The following uses may be permitted in independent premises/buildings/plots 3 in the R-2 zone:—

(i) Drive-in-theatres, theatres, cinemas, club-houses, assembly or concert halls, dance and music studios and such other places of entertainment on roads with width not exceeding 25 m. These uses may be permitted in combination with permissible non-residential uses except that of petrol pump, with the special permission of the Commissioner:

Provided, however, in the case of a cinema/theatre the front open space shall be minimum 12 m. and the side and rear open spaces shall not be less than 6 m.:

Provided further that in the case of development and/or re-development of a cinema/theatre, the user for a cinema/theatre may be permitted in combination with the permissible users in a residential zone with a shop-line (R-2 zone) excluding the users for bakery, confectionery, trade and other similar schools and coal or fire wood shops, with a cinema/theatre being permitted underneath or above any

building subject to compliance with fire and safety requirements specified by and to the satisfaction of the Chief Fire Officer. However, residential user in combination with that of a cinema/theatre may not be allowed in the same building.

Provided further that the redevelopment of a plot allocated for a cinema/theatre shall be subject to such conditions as may be prescribed by the Government.

In accordance with the provision contained in the second and thirds proviso to the regulation No. 52 (8) (i) of the said Regulation, following condition are prescribed and shall apply in the case of redevelopment of an existing cinema/theatre:-

(I) seating Capacity:- In case of redevelopment of an existing cinema/ theatre on a designated/allocated plot, in addition to other user which are to be permitted, a cinema/theatre having seating capacity as specified below shall have to be provided;