RNI No. MAHBIL/2009/35827



महाराष्ट्र शासन राजपत्र

भाग दोन-संकीर्ण सूचना व जाहिराती

वर्ष ७, अंक ४४] गुरुवार ते बुधवार, नोव्हेंबर ४-१०, २०२१/कार्तिक १३-१९, शके १९४३ [पृष्ठे ८८, किंमत : रुपये १५.००

प्राधिकृत प्रकाशन

संकीर्ण सूचना व जाहिराती

राजापूर नगर परिषद, राजापूर

क्रमांक १२२१/२०२१-२०२२

(महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ अन्वये सूचना)

ज्याअर्थी, राजापूर शहराचा सुधारित विकास आराखडा महाराष्ट्र शासन नगरविकास विभाग, शासन निर्णय क्रमांक टीपीएस-१८०५/२५४१/सी.आर. ३४४/०५/युडी-१२, दिनांक १४ जुलै २००६ अन्वये भागश: मंजूर केला असून तो दिनांक १ सप्टेंबर २००६ पासून अंमलात आला आहे;

आणि ज्याअर्थी, सुधारित विकास आराखड्याचा उर्वरित भाग महाराष्ट्र शासन नगरविकास विभाग, शासन निर्णय क्रमांक टीपीएस-१८०७/१०१२/सी.आर. २४७/०७/युडी-१२, दिनांक २० मे २००८ अन्वये मंजूर केला असून तो दिनांक ९ जून २००८ पासून अंमलात आला आहे.

१. ज्याअर्थी, राजापूर शहराच्या सुधारित विकास आराखड्यात मौजे राजापूर येथील स.नं. ४८-अ, हि.नं. ११, क्षेत्र सुमारे १.५८.९० हेक्टर जागा **शेती वापर विभागासाठी** आरक्षित ठेवणेत आलेली आहे.

त्याअर्थी, मौजे राजापूर येथील स.नं. ४८-अ, हि.नं. ११ ही जागा शेती विभागात येत असून सदरची जागा राजापूर शहराच्या मध्यवस्तीत आहे. जागेच्या चारही बाजूला रहिवास वापर विभाग असल्यामुळे रहिवासी क्षेत्रात समाविष्ठ करणे असा किरकोळ बदल (महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ अन्वये) शहराच्या मंजूर विकास योजनेमध्ये करणेचा निर्णय नगरपरिषदचे कौन्सिल विशेष सभा ठराव क्र. ६३ (१), दिनांक २४ सप्टेंबर २०२१ ने घेतला आहे.

२. ज्याअर्थी, राजापूर शहराच्या सुधारित विकास आराखड्यात मौजे राजापूर येथील स. नं.४७-अ, हि. नं. २, क्षेत्र सुमारे ०.२४.६३ हेक्टर **जागा लघु उद्योग विभागासाठी** आरक्षित ठेवणेत आलेली आहे.

त्याअर्थी, राजापूर येथील स. नं. ४७-अ, हि. नं. २ ही जागा लघु उद्योग विभागात येत असून सदरची जागा राजापूर शहराच्या मध्यवस्तीत आहे. जागेच्या चारही बाजूला रहिवास वापर विभाग असल्यामुळे रहिवासी क्षेत्रात समाविष्ट करणे असा किरकोळ बदल (महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ अन्वये) शहराच्या मंजूर विकास योजनेमध्ये करणेचा निर्णय नगर परिषदेचे कौन्सिल विशेष सभा ठराव क्र. ६३ (२), दिनांक २४ सप्टेंबर २०२१ ने घेतला आहे.

त्याअर्थी, असे कळविणेत येते की, ज्यांना अशा किरकोळ बदलाबद्दल आपल्या सूचना व हरकती द्यावयाच्या असतील त्यांनी त्या सदरच्या सूचना **महाराष्ट्र शासन राजपत्रामध्ये** प्रसिद्ध झाल्यापासून तीस दिवसांचे मुदतीत लेखीस्वरुपात राजापूर नगर परिषदेच्या कार्यालयात सादर कराव्यात म्हणजे त्याचा विचार प्रस्तुत शासनाकडे अंतिम मंजूरीकरिता सादर करण्यापूर्वी करणेत येईल.

नियोजित किरकोळ बदल दर्शविणारा नकाशा नगरपरिषदेच्या कार्यालयात कार्यालयीन वेळेत जनतेच्या अवलोकनार्थ उपलब्ध करून ठेवणेत आला आहे.

राजापूर,
दिनांक २५ ऑक्टोबर २०२१.

तुषार बाबर,
मुख्याधिकारी,
राजापूर नगरपरिषद.

RAJAPUR MUNICIPAL COUNCIL, RAJAPUR

No. 1221/2021-2022

(Notice under Section 37 of Maharashtra Regional and Town Planning Act, 1966)

Whereas, the Revised Development Plan of Rajapur has been partly sanctioned by Government of Maharashtra Urban Development Department *vide* Government Resolution No. TPS-1805/2541/C.R.324/05/UD-12, dated 14th July 2006 which came into force with effect from 1st September 2006 ;

And whereas, the remaining portion of Revised Development Plan of Rajapur has been partly sanctioned by Government of Maharashtra Urban Development Department *vide* Notification No.TPS-1807/1012/C.R.247/07/UD-12, dated 20th May 2008 which came into force with effect from 9th June 2008.

1. Whereas, the bearing S. No.48-A, H. No.11, Mouje Rajapur area nearly 1.58.90 hectares has been reserved for Green Zone in revised Development Plan of Rajapur Town ;

Therefore the Rajapur Municipal Council has decided *vide* its resolution 63(1), dated 24th September 2021 to make minor modifications in sanction revised Department Plan under Section 37 of Maharashtra Regional and Town Planning Act, 1966 to release area nearly 1.58.90 from S. No. 48-A, H. No. 11 for residential purpose.

2. Whereas, the bearing S. No. 47-A, H. No.2, mouje Rajapur, area nearly 0.24.63 hectares has been reserved for Light Industries in revised Development Plan of Rajapur Town.

Therefore the Rajapur Municipal Council has decided *vide* its resolution 63(2), dated 24th September 2021 to make minor modifications in sanction revised Department Plan under Section 37 of Maharashtra Regional and Town Planning Act, 1966 to release area nearly 0.24.63 from S.No. 47-A, H. No. 2, for residential purpose.

Therefore it is hereby inform that those who want to give their suggestions or objections to the said proposed modification may submit the same office of Municipal Council Rajapur in writing within period of 30 days from the publication of this notice in of modification to Government for sanction.

A map showing proposed minor modification has been kept in office of Rajapur Municipal Council during office hours for inspection by public.

Rajapur,
Dated 25th October 2021.

TUSHAR BABAR,
Chief Officer,
Rajapur Municipal Council.

राजापूर नगर परिषद, राजापूर

क्रमांक १२२०/२०२१-२०२२

(महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ अन्वये सूचना)

ज्याअर्थी, राजापूर शहराचा सुधारित विकास आराखडा महाराष्ट्र शासन नगरविकास विभाग, शासन निर्णय क्रमांक टीपीएस-१८०५/२५४१/सी.आर. ३४४/०५/युडी-१२, दिनांक १४ जुलै २००६ अन्वये भागशः मंजूर केला असून तो दिनांक १ सप्टेंबर २००६ पासून अंमलात आला आहे;

आणि ज्याअर्थी, सुधारित विकास आराखड्याचा उर्वरित भाग महाराष्ट्र शासन, नगरविकास विभाग, शासन निर्णय क्रमांक टीपीएस-१८०७/१०१२/सी.आर. २४७/०७/युडी-१२, दिनांक २० मे २००८ अन्वये मंजूर केला असून तो दिनांक ९ जून २००८ पासून अंमलात आला आहे.

१. ज्याअर्थी, राजापूर शहराच्या सुधारित विकास आराखड्यात मौजे राजापूर येथील सं.नं. १४९-ब, क्षेत्र सुमारे ०.११.०० हेक्टर व स. नं. ४५/० क्षेत्र सुमारे ०.०३.०० या जागा **अग्निशमन व नगर परिषद गोडाऊनसाठी** आरक्षित ठेवणेत आलेली आहेत.

त्याअर्थी, मौजे राजापूर येथील स.नं. १४९-ब व स.नं. ४५/०, हि.नं. ११ या जागा अग्निशमन व नगर परिषद गोडाऊन या आरक्षणात येत असून सदरच्या जागा राजापूर शहराच्या मध्यवर्ती ठिकाणी आहेत. त्या ठिकाणी नवीन प्रशासकीय इमारत बांधणेचे प्रस्तावित असलेने सदरच्या जागा ***नगर परिषद वापरासाठी*** असा किरकोळ बदल (महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३७ अन्वये) शहराच्या मंजूर विकास योजनेमध्ये करणेचा निर्णय नगरपरिषदचे कौन्सिल विशेष सभा ठराव क्र. ६२, दिनांक २४ सप्टेंबर २०२१ ने घेतला आहे.

त्याअर्थी, असे कळविणेत येते की, ज्यांना अशा किरकोळ बदलाबद्दल आपल्या सूचना व हरकती द्यावयाच्या असतील त्यांनी त्या सदरच्या सूचना **महाराष्ट्र शासन राजपत्रामध्ये** प्रसिद्ध झाल्यापासून तीस दिवसांचे मुदतीत लेखी स्वरुपात राजापूर नगर परिषदेच्या कार्यालयात सादर कराव्यात म्हणजे त्याचा विचार प्रस्तुत शासनाकडे अंतिम मंजुरीकरिता सादर करण्यापूर्वी करणेत येईल.

नियोजित किरकोळ बदल दर्शविणारा नकाशा नगरपरिषदेच्या कार्यालयात कार्यालयीन वेळेत जनतेच्या अवलोकनार्थ उपलब्ध करून ठेवणेत आला आहे.

राजापूर,
दिनांक २५ ऑक्टोबर २०२१.

तुषार बाबर,
मुख्याधिकारी,
राजापूर नगरपरिषद.

RAJAPUR MUNICIPAL COUNCIL, RAJAPUR

No. 1220/2021-2022

(Notice under Section 37 of Maharashtra Regional and Town Planning Act, 1966)

Whereas, the Revised Development Plan of Rajapur has been partly sanctioned by Government of Maharashtra Urban Development Department *vide* Government Resolution No. TPS-1805/2541/C.R.324/05/UD-12, dated 14th July 2006 which came into force with effect from 1st September 2006 ;

And whereas, the remaining portion of Revised Development plan of Rajapur has been partly sanctioned by Government of Maharashtra Urban Development Department *vide* Notification No.TPS-1807/1012/C.R.247/07/UD-12, dated 20th May 2008 which came into force with effect from 9th June 2008.

1. Whereas, the bearing Mouje Rajapur S. No.149-b, area nearly 0.11.00 hectares and S.No. 45/0 hectares area nearly 0.03.00 hectares has been reserved for **Fire Brigade and Municipal Godown** in revised Development Plan of Rajapur Town.

Therefore the Rajapur Municipal Council has decided *vide* its resolution 62, dated 24th September 2021 to make minor modifications in sanction revised Department Plan under Section 37 of Maharashtra Regional and Town Planning Act, 1966 to release total area nearly 0.14.00 hectares from S. No. 149-b, and S. No. 45/0 for Municipal purpose.

Therefore it is hereby inform that those who want to give their suggestions or objections to the said proposed modification may submit the same office of Municipal Council, Rajapur in writing within period of 30 days from the publication of this notice in of modification to Government for sanction.

A map showing proposed minor modification has been kept in office of Rajapur Municipal Council during office hours for inspection by public.

Rajapur,
Dated 25th October 2021.

TUSHAR BABAR,
Chief Officer,
Rajapur Municipal Council.

DISTRICT COURT MAHESANA

(General From) Sch. 1. Notice to show Cause

App. Form 4. No. 586/2021

Applicant's Advocate : R. M. PATEL.

IN THE COURT OF 2ND ADDL. SESSIONS DISTRICT JUDGE & M.A.C.T. (AUXI.) MS. A.L. VYAS AT : MAHESANA.

M.A.C.P. 338/2015.

Plaintiff/Appellant

1. PATEL NITINKUMAR MAHENDRBHAI
   Res. Soneripura Ta.-Dist.-Mahesana.

V/s.

Defendant/Respondent

2. TRAK NUMBER M. H. 46 F 0864 ONER
   Shila Shivprsad Iadav At-Post.-Tlot-9, Sector-35, Kamodhi,
   Ta.-Panvel, Dist.-Raygadh Mharastr.

To,

Whereas the above named applicant had made Suit to the court that Exh. 1, you are hereby warned to appear in this court in person or by a pleader duly instructed on the 8th December 2021 at 11-00 O'clock in the forenoon, to show cause, against the suit failing wherein the said Suit will be heard/determined ex-party.

Also take notice that in default of your filing an address for service on or before the date mentioned you are liable to have your defence struck out.

Given under my hand and the seal of the court this 12th October 2021.

Prepared By	Checked By,	By order,
V. L. CHAUDHARY,	M. A. BABUDI,	P. H. PATEL,
Assistant	Superintendent	Registrar,
		District Court, Mahesana.

परभणी जिल्हा परिषद, परभणी

अधिसूचना

क्रमांक जि.प.साप्रवि.परिषद.कावि/४३४/२१.—महाराष्ट्र जिल्हा परिषद व पंचायत समिती अधिनियम, १९६१ चे कलम १४२ व महाराष्ट्र जिल्हा परिषद व पंचायत समिती (वार्षिक प्रशासन अहवाल) प्रसिद्ध करणे नियम १९६६ व १९८१ ला अधिन राहून परभणी जिल्हा परिषदेचा तिच्या कामकाजाचा वार्षिक प्रशासन अहवाल सन २०२०-२०२१ तयार केला असून सदरील अहवालास जिल्हा परिषदेच्या दिनांक २७ सप्टेंबर २०२१ रोजी झालेल्या विशेष सभेत ठराव क्र. (७६५) अन्वये मान्यता घेण्यात आलेली आहे.

याद्वारे परभणी जिल्हा परिषदेचा सन २०२०-२०२१ चा वार्षिक प्रशासन अहवाल मान्य झाल्याची अधिसूचना प्रसिद्ध करण्यात येत आहे.

परभणी,
दिनांक २० ऑक्टोबर २०२१.

शिवानंद टाकसाळे. (भा.प्र.से.),
मुख्य कार्यकारी अधिकारी,
जिल्हा परिषद परभणी.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सूचना

खोपटा नव नगर अधिसूचित क्षेत्रातील ६ गावांच्या मंजूर विकास योजनेची फेरतपासणी करून त्यात सुधारणा करणे व उर्वरित २६ गावांसाठी विकास योजना तयार करण्याचा इरादा जाहीर करणे [महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३८ च्या अनुषंगाने कलम २३(१) नुसार]

क्र. सिडको/खोपटा /नियोजन/बी.एन.१९

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख " उक्त अधिनियम" असा करण्यात आला आहे) च्या कलम ४० च्या उप कलम (१) खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभागाने अधिसूचना क्र. टीपीएस १२०८/१७३९/प्र.क्र.१४२/२००२/नवि-१२, दिनांक १३ नोव्हेंबर २००३ व सम संख्येची अधिसूचना दिनांक २२ नोव्हेंबर २००५, अन्वये त्यात नमूद केल्याप्रमाणे, खोपटा नव नगर अधिसूचित क्षेत्रासाठी ३२ गावे (रायगड जिल्ह्याच्या पनवेल तहसीलची ७ गावे आणि उरण तहसीलची २५ गावे) शहर व औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित म्हणजे सिडकोची विशेष नियोजन प्राधिकरण म्हणून नेमणूक केली आहे ;

आणि ज्याअर्थी, विभागीय आयुक्त, कोकण विभागाने दिनांक १८ मे २००६ रोजी महाराष्ट्र प्रकल्प बाधित व्यक्तींचे पुनर्वसन अधिनियम, १९९९ अंतर्गत उरण आणि पेण तालुक्यातील ४५ गावांमध्ये महामुंबई इंटिग्रेटेड एसईझेड (एमआयएसईझेड) घोषित केले. ज्या मध्ये खोपटा नव नगर अधिसूचित क्षेत्रातील २१ गावे समाविष्ट आहेत आणि एमआयएसईझेड सीमेमुळे वेगळे पडल्यामुळे खोपटा नव नगरातील इतर ५ गावांनी उर्वरित खोपटा नाव नगर, क्षेत्राशी संलग्नता गमावली आहे ;

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने उक्त अधिनियमांच्या कलम २६ अंतर्गत खोपटा नव नगरातील ६ गावांसाठी [बारापाडा, कर्नाळा (तारा), डोलघर, साई, कासारभट, दिघाटी] विकास योजना तयार करून दिनांक ३ एप्रिल २००८ रोजी प्रकाशित केली. महाराष्ट्र शासनाने नगरविकास विभागाची अधिसूचना क्र. टीपीएस १२०९/९३२/प्र.क्र. ३९०/०९/नवि-१२, दिनांक ४ एप्रिल २०१२ रोजी उक्त अधिनियमाच्या कलम ३१ अंतर्गत खोपटा नव नगरातील ६ गावांसाठी विकास नियंत्रण नियमावलीसह विकास योजना EPs वगळून मंजूर केली व सम संख्येची अधिसूचना दिनांक ४ फेब्रुवारी २०१५ द्वारे वगळलेल्या भागास (Excluded Parts-EP) मंजुरी दिली ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने दिनांक १३ नोव्हेंबर २०१७ आणि २ जून २०२१ रोजीच्या पत्रांद्वारे खोपटा नव नगर अधिसूचित क्षेत्रातील उर्वरित २६ गावांची विकास योजना तयार करून प्रकाशित करण्यासाठी सिडकोला निदेश दिले ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने शासन निर्णय क्र. टिपीएस-१८१८/प्र.क्र. २३६/१८/कलम ३६(१कक)/नवि-१३, दिनांक २ डिसेंबर २०२० द्वारा एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) खोपटा नव नगरासाठी लागू करण्याचे कलम १५४ अन्वये निदेश दिले. उक्त नियमावलीत नमूद जमीन वापर झोन हे खोपटा नव नगरतील ६ गावांच्या मंजूर विकास योजनेतील झोन तसेच उर्वरित २६ गावांच्या नव्याने तयार करण्यात येणाऱ्या विकास योजनेतील झोन यांसोबत सुसंगत असावेत यासाठी उर्वरित २६ गावांची विकास योजना तयार करीत असतांना उक्त अधिनियमाच्या कलम ३८ अन्वये ६ गावांच्या मंजूर विकास योजनेची फेरतपासणी करून त्यात सुधारणा करणेची आवश्यकता आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २३ च्या उप कलम (१) अन्वये "नियोजन प्राधिकरण, सर्व्हेक्षण करण्यापूर्वी आणि कलम २१ मधील तरतुदीनुसार क्षेत्राचा विद्यमान जमीन वापर नकाशा तयार करण्यापूर्वी ठरावाद्वारे, विकास योजना तयार करण्याचा त्यांचा उद्देश असल्याचे घोषित करील ;

आणि ज्याअर्थी, महामंडळाच्या संचालक मंडळाने दिनांक १६ ऑक्टोबर २०२१ रोजी झालेल्या बैठकीमध्ये ठराव क्र. १२४७३ खालीलप्रमाणे पारित केलेला आहे :—

(१) असा ठराव पारित करण्यात येतो की संचालक मंडळ याद्वारे **महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६** च्या कलम ३८ च्या अन्वये खोपटा नव नगर अधिसूचित क्षेत्रातील ६ गावांच्या मंजूर विकास योजनेची फेरतपासणी करून त्यात सुधारणा करण्याच्या प्रस्तावास मंजुरी देत आहे.

(२) पुढे असाही ठराव पारित करण्यात येतो की संचालक मंडळ याद्वारे **महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम. १९६६** च्या कलम २३ च्या उप कलम (१) अन्वये खोपटा नव नगर अधिसूचित क्षेत्रातील ३२ गावांसाठी विकास योजना तयार करण्याचा उद्देश घोषित करण्याच्या प्रस्तावास मंजुरी देत आहे.

(३) पुढे असाही ठराव पारित करण्यात येतो की मुख्य नियोजनकार(नैना) यांना याद्वारे विकास योजना तयार करण्याचा उद्देश घोषित करण्याविषयी व जनतेकडून सूचना व आक्षेप मागविण्यासंबंधी **शासन राजपत्रात** आणि विहित नमुन्यात वर्तमानपत्रात नोटीस प्रसिद्ध करण्यास प्राधिकृत करण्यात येत आहे.

म्हणून, महामंडळ, उक्त अधिनियमाच्या कलम २३ च्या उप कलम (१) अन्वये प्रदान करण्यात आलेल्या अधिकारांचा वापर करून याद्वारे खोपटा नव नगर अधिसूचित क्षेत्रातील, इरादा जाहीर करण्याच्या सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे, ६ गावांच्या मंजूर विकास योजनेची फेरतपासणी करून त्यात सुधारणा करणे व उर्वरित २६ गावांसाठी (अधिसूचित क्षेत्रातील विभाजित अथवा एकत्रित झालेली गावे समाविष्ट) विकास योजना तयार करण्याचा इरादा जाहीर करत असल्याची सूचना जारी करीत आहे.

ज्या नागरिकांच्या याबाबत सूचना व आक्षेप असतील त्यांनी ही सूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झालेच्या तारखेपासून साठ (६०) दिवसांच्या आत मुख्य नियोजनकार(नैना) यांचे कार्यालय, आठवा मजला, टॉवर क्र. १०, बेलापूर रेल्वे स्टेशन संकुल, सी. बी. डी. बेलापूर, नवी मुंबई ४०० ६१४ येथे लेखी स्वरूपात द्याव्यात. विकास योजना तयार करतांना त्या सूचना व आक्षेपांचा योग्य तो विचार करण्यात येईल. सदर सूचना व नकाशाची प्रत सिडकोचे संकेतस्थळ *http://cidco.maharashtra.gov.in/NAINA.aspx* येथे उपलब्ध करण्यात आली आहे.

शिवाय, उक्त अधिनियमाच्या कलम २३ च्या उप कलम (२) अन्वये, विकास योजनेमध्ये समाविष्ट असलेल्या क्षेत्राची हद्द दर्शवीणारा नकाशा खाली नमूद केलेल्या कार्यालयांमध्ये, कार्यालयीन कामकाजाच्या दिवशी, कार्यालयीन वेळेमध्ये नागरिकांच्या अवलोकनार्थ साठ दिवसांसाठी उपलब्ध राहील.

(१) आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.

(२) सिडकोचे नोंदणीकृत कार्यालय निर्मल, दुसरा मजला, नरिमन पॉईंट, मुंबई ४०००२१.

(३) मुख्य नियोजनकार(नैना), सिडको, आठवा मजला, टॉवर क्र. १०, बेलापूर रेल्वे स्टेशन संकुल, सी. बी. डी. बेलापूर, नवी मुंबई ४०० ६१४.

(४) रायगड जिल्हाधिकारी कार्यालय, अलिबाग.

(५) उप संचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

(६) सहायक संचालक, नगररचना, रायगड-अलिबाग.

(७) तहसीलदार कार्यालय, पनवेल/उरण.

महामंडळाच्या संचालक मंडळाच्या आदेशानुसार,

रविंद्रकुमार एम. मानकर,
मुख्य नियोजनकार(नैना).

नोंदणीकृत कार्यालय :
निर्मल, दुसरा मजला, नरिमन पॉईंट,
मुंबई ४०० ०२१,
दिनांक : २६ ऑक्टोबर २०२१.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Notice

Declaration of Intention for revision of sanctioned Development Plan of 6 villages and to prepare Development Plan of 26 villages of Khopta New Town Notified Area

(Under section 23(*1*) read with section 38 of the MR&TP Act, 1966)

No. CIDCO/KHOPTA/CP/BN-19/

Whereas, Government of Maharashtra in exercise of powers conferred under clause (b) of sub- section (*1*) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") *vide* Urban Development Department Notification No. TPS- 1208/ 1739/CR/142/02/UD-12 dated 13th November 2003 and notification dated 22nd November 2005, notified an area comprised of 32 villages (7 villages from Panvel Tehsil and 25 villages from Uran Tehsil of Raigad District) to be the site of Khopta New Town and appointed City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) to be the Special Planning Authority (hereinafter referred to as "the said Special Planning Authority") for the said notified area as specified therein;

And whereas, Divisional Commissioner, Konkan Division published notification dated 18th May 2006 under Maharashtra PAP Rehabilitation Act, 1999 declared the Maha Mumbai Integrated SEZ (MISEZ) in 45 villages of Uran and Pen Taluka. This comprised 21 villages of Khopta New Town and isolates other 5 villages of Khopta New Town due to boundary of MISEZ, losing contiguity with remaining Khopta New Town area;

And whereas, the said Special Planning Authority has prepared and published the Development Plan of 6 villages viz. Barapada, Karnala (Tara), Dolghar, Sai, Kasarbhat, Dighati dated 3rd April 2008 under section 26(*1*) of the said Act. The Government of Maharashtra, *vide* Urban Development Department Notification No. TPS-1209/932/CR390/09/UD-12 dated 4th April 2012 has sanctioned the said Development Plan along with Development Control Regulations of Khopta New Town for 6 villages under section 31 of the said Act excluding the part under EPs. And *vide* notification No. TPS-1209/932/CR390/09/UD-12 dated 4th February 2015 sanctioned the Excluded Portions (EP's);

And whereas, Government of Maharashtra *vide* letters dated 13th November 2017 and 2nd June 2021 issued directives to the said Special Planning Authority to prepare and publish the development plan of the remaining 26 villages of Khopta New Town notified area;

And whereas, Government of Maharashtra sanctioned UDCPR *vide* notification No. TPS-1818/CR-236/18/DP&RP/Sec.37(1AA)(c) & Sec.20(4)/UD-13 dated 2nd December 2020, and made applicable to Khopta New Town notified area. To have equivalency of land use zones in the UDCPR for Khopta New Town (32 villages), there is need for revision of sanctioned Development Plan for 6 villages under section 38 of the said Act along with preparation of new development plan for balance 26 villages;

And whereas, as per sub-section (*1*) of section 23 of the said Act "A Planning Authority shall, before carrying out a survey and preparing an existing-land-use map of the area as provided in section 21, by a resolution make a declaration of its intention to prepare a Development Plan";

And whereas, the Board of Directors of the Corporation has passed Resolution No.12473 in its meeting held on dated 16th October 2021 as follows:—

l. "RESOLVED THAT the Board do and hereby approve the proposal for revision of Sanctioned Development Plan for 6 villages under section 38 of MR&TP Act, 1966.

2. "RESOLVED FURTHER THAT the Board do and hereby approve the proposal for Declaration of intention for the preparation of Development plan of Khopta New Town (32 villages) as SPA under section 23 of MR&TP Act, 1966.

3. "RESOLVED FURTHER THAT, the CP(NAINA) be and hereby authorized to publish Notice in the prescribed manner about the Declaration of Intention for inviting suggestion/objection from the public in the *Government Gazette* and local Newspapers.

Now, therefore, in pursuance of the powers conferred by sub-section (*1*) of the section 23 of the said Act, the Corporation hereby issues and publishes notice declaring its intention for revision of the sanctioned Development Plan of 6 villages and to prepare Development Plan for 26 villages in the said notified area (including subdivided/amalgamated villages) within notified boundary as shown in declaration plan and inviting suggestions or objections from the public in writing within a period of not less than sixty days from the publication of this notice in the *Maharashtra Government Gazette*.

The suggestions or objections shall reach the office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614, as required under section 23(2) of the Maharashtra Regional and Town Planning Act, 1966. Copy of the notice and plan are also available on CIDCO's website http://cidco.maharashtra.gov.in/NAINA.aspx.

Further, in pursuance of sub-section (*2*) of the section 23 of the said Act, copy of aforesaid plan will be open to inspection of the public during office hours on all working days at the following offices for a period of sixty days:—

1. The Commissioner, Konkan Division, Konkan Bhavan, Navi Mumbai.
2. CIDCO's registered office Nirmal, 2nd floor, Nariman point, Mumbai 400 021
3. The Chief Planner (NAINA), 8th Floor, Tower No. l0, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614
4. Office of the Collector, Raigad District.
5. Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai
6. Assistant Director of Town Planning, Raigad Branch, Raigad-Alibag.
7. Office of the Tahasildar Panvel/Uran.

By the order of Board of Directors of the Corporation.

Regd. Office:
Nirmal, 2nd floor, Nariman point,
Mumbai 400 021.
Date : 26th October 2021.

RAVINDRAKUMAR M. MANKAR,
Chief Planner (NAINA),
CIDCO.

BEFORE THE ASSISTANT CHARITY COMMISSIONER-IX

Greater Mumbai Region, Dharmaday Ayukta Bhavan, Sasmira Bldg.,
Sasmira Marg, Worli, Mumbai 400 030.

Public Notice of Inquiry

Application No. ACCIX/138/2021.

[Under Section 50-A(2)(a) of the Maharashtra Public Trusts Act, 1950]

Mrs. Kolachina Seeta Prabhu & 6 Others. ..... *Applicants*

V/s.

NIL ..... *Opponents*

In the matter of amalgamation of :

Sai Prabhu Foundation [P.T.R. No. E-27632 (Mumbai)] and MBA Foundation [P.T.R. No. E-19863(Mumbai)]

To,

All cocerned having interest.

Take a notice that the Applicans abovenamed have filed an application under Section 50-A(2) of the Maharashtra Public Trusts Act, 1950 for amalgamation of SAI PRABHU TRUST P.T.R. No. E-27632 (Mumbai) and MBA FOUNDATION P.T.R. No. E-19863 (Mumbai) and an inquiry is to be made by the I/C ACC IX, GMR.

If any person is willing to file his objection in respect of the said enquiry application, he shall file it within 30 days from the date of publication of this notice with regard to the above matter and send it to the office address mentioned hereinabove. Any objection recieved by this office after expiry of 30 days shall not be entertained. If no person apperars/files any objection in the period mentioned above, it shall be deemed that there is no objection and the enquiry will be proceeded.

Given under my hand and the seal of the Hon'ble Charity Commissioner, Maharashtra State, Mumbai.

this 22nd day of the October 2021.

M. R. KANKANKAR,
Superintendent(J.),
Public Trusts Registration Office,
Greater Mumbai Region, Mumbai.

Serial No. M-2152

TATA STEEL LONG PRODUCTS LIMITED

(Formerly Tata Sponge Iron Limited)
CIN: L27102OR1982PLC001091
Registered Office: Post Joda Dist : Keonjhar, Odisha 758034, TEL: 916767278178
Email: investorcell@tatasteellp.com

NOTICE is hereby given that the certificate for the under mentioned securities of the Company has been lost and the holder of the said securities has applied to the Company to issue duplicate certificate.

Any person who has a claim in respect of the said securities should lodge such claim with the company at its Registered Office within 15 days from this date, else the Company will proceed to issue duplicate certificate without further intimation.

Name of the Shareholders	Kind of Securities and face value	No. of the Securities	Distinctive Number(s)
B. S. Sivanandam	Equity Share / Rs.10	50	6647201 to 6647250

Chennai,
Date : 28th October 2021.

B. S. SIVANANDAM,
Name of Holder.

Serial No. M-2153

TATA CHEMICALS LIMITED & TATA CONSUMER PRODUCTS LIMITED

Regd. Office : Bombay House, 24 Homi Mody Street, Fort,
Mumbai, Maharashtra, 400001, Tata Chemicals Ltd.
Regd. Office : 1, Bishop Lefroy Road, Kolkata,
West Bengal, 700020, Tata Consumer Products Ltd.

NOTICE is hereby given that the certificate(s) for the undermentioned securities of the Company have been lost/misplaced and the holder(s) of the said securities have applied to the Company to issue duplicate certificate(s).

Any person who has a claim in respect of the said securities should lodge such claim with the Company at its Registered Office within 15 days from this date, else the Company will proceed to issue duplicate certificate(s) without further intimation.

Name(s) of the holder(s) [and Jt.Holder(s), if any]	Kind of Securities and Face Value	No. of Securities and Company's Name	Distinctive Number(s)
Late Harish Kumar Mehta	Equity, FV – Rs.10/-	70 shares - TATA Chemicals Ltd.	21542768 – 21542795, 12542768 – 125476439
Jt. Holder Rekha Harish Mehta	Equity, FV – Rs. 10/-	127 shares – TATA Consumer Products Ltd.	632474284 -632474410

Mumbai,
Dated 22nd October 2021.

REKHA HARISH MEHTA,
[Name(s) of the holder(s)/ Applicant(s)].

शहर आणि औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सूचना

क्रमांक सिडको/नियोजन/बीएन- १२४७४

ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (महा. अधिनियम XXXVII, १९६६) यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.), च्या कलम ४० च्या उप-कलम (१) मधील खंड (ख) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाने दिनांक १० जानेवारी २०१३ रोजीच्या अधिसूचना क्रमांक टीपीएस. १७१२ / ४७५ / प्र.क्र. - ९८/१२/ नवी - १२ (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे.) अन्वये त्यात नमूद केल्याप्रमाणे नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र (नैना), (यापुढे ज्याचा उल्लेख "उक्त अधिसूचित क्षेत्र" असा करण्यात आला आहे.) साठी शहर आणि औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (यापुढे ज्याचा उल्लेख "उक्त महामंडळ" असा करण्यात आला आहे.) म्हणजे "सिडकोची" ची विशेष नियोजन प्राधिकरण (यापुढे ज्याचा उल्लेख "उक्त प्राधिकरण" असा करण्यात आला आहे.) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) नुसार प्रारूप विकास योजनेतील प्रस्तावासंदर्भात शासनाने योग्य ती चौकशी केल्यानंतर आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचार विनिमय करून शासन, नगर विकास विभागाने अधिसूचना क्र. टीपीएस-१७१७/ स.क्र.२७५०/प्र. क्र. ९१/२०१९/नवि -१२, दिनांक १६ सप्टेंबर २०१९ अन्वये उक्त प्राधिकरणाची उक्त क्षेत्रातील १५२ गावांसाठी प्रारूप विकास योजना भागशः मंजूर केलेली आहे आणि दिनांक १६ ऑक्टोबर २०१९ पासून अंमलात आली आहे. तसेच अधिसूचना क्र. टीपीएस-१२१५/२४५/ प्र. क्र. ३३२/२०१५/एसएम/नवि -१२, दिनांक २७ एप्रिल २०१७ अन्वये उक्त प्राधिकरणाची उक्त क्षेत्रातील २३ गावांसाठी प्रारूप अंतरिम विकास योजना भागशः मंजूर केलेली आहे. आणि दिनांक २७ मे २०१९ पासून अंमलात आली आहे.

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम १५४ अन्वये नगर विकास विभागाने पत्र क्र. टिपीएस १९१९/ २७५०/प्र.क्र. ९१/नवि-१२ दिनांक ६ जानेवारी २०२० रोजीच्या निर्देशानुसार कलम ३७ (१) अन्वये सुधारणेसह प्रसिध्द् केलेली १५२ गावांची विकास नियंत्रण नियमावली हि उक्त अधिसूचित क्षेत्रातील २३ गावे अंतरिम विकास योजनेस लागू करण्यात आली आहे. जेणेकरुन संपूर्ण नैना क्षेत्रास एकच विकास नियंत्रण नियमावली असेल.

आणि ज्याअर्थी, सिडको महामंडळास महाराष्ट्र शासनाने नुकत्याच मंजूर केलेल्या एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावली मध्ये "व्यवसाय करण्यास सुलभता" यास चालना देण्यात आलेली असल्याने नैना प्रकल्पाच्या विकासास उत्पेरक होऊ शकेल तसेच नैना प्रकल्प हा नवी मुंबई, पनवेल महानगर पालिका, ठाणे महानगर, महाराष्ट्र राज्य रस्ते विकास महामंडळ या एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावली लागू झालेल्या क्षेत्रालगत असल्याने एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावलीच्या धर्तीवर नैना विकासाच्या कल्पनेला बाधा न आणता जनतेच्या मोठया हितासाठी काही आवश्यक बदल करणे गरजेचे वाटते आणि त्या अनुषंगाने महामंडळाने दिनांक १८ ऑक्टोबर २०२१ रोजी संचालक मंडळाचा ठराव क्रमांक १२४७४ मंजूर केलेला आहे.

त्यामुळे, आता कलम ३७ च्या उप-कलम (१) नुसार महामंडळातर्फे सदर विकास नियंत्रण आणि प्रोत्साहन नियमावलीमध्ये सोबत जोडलेल्या सूचीनुसार फेरबदल करण्यासाठी सूचना जारी करण्यात येत आहे.

उक्त अधिनियमांच्या कलम ३७, उप कलम (१) अनुषंगाने **महाराष्ट्र शासनाच्या राजपत्रात** नोटीस प्रकाशित करण्याच्या तारखेपासून १ महिन्यापेक्षा अधिक नसेल अशा कालावधीत कोणत्याही व्यक्तिकडून प्रस्तावित फेरबदलाबाबतीत आक्षेप व सूचना मागविण्यासाठी सिडको महामंडळ सूचना प्रकाशित करत आहे. या सुचनेसंबंधी आक्षेप व सूचना महामंडळाच्या मुख्य नियोजनकार, टॉवर नं. १०, ८ वा मजला, नियोजन विभाग, बेलापूर रेल्वेस्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ यांच्याकडे पाठवाव्यात.

नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र विकास नियंत्रण आणि प्रोत्साहन नियमावलीमध्ये प्रस्तावित फेरबदल खाली नमूद कार्यालयातील फलकावर तसेच सिडकोच्या संकेतस्थळावर (https://cidco.maharashtra.gov.in) जनतेस बघता येईल :–

(१) सिडको महामंडळाच्या पंजिकृत कार्यालय, निर्मल, दुसरा मजला, नरिमन पॉईंट, मुंबई ४०० ०२१.

(२) मुख्य नियोजनकार, टॉवर नं १०, ८ वा मजला, नियोजन विभाग, बेलापूर रेल्वेस्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४.

(३) सह संचालक, नगररचना व मुल्य निर्धारण विभाग, कोकण विभाग, सीबीडी-बेलापूर, नवी मुंबई ४०० ६१४.

संचालक मंडळाच्या आदेशानुसार,

निर्मल, दुसरा मजला,
नरिमन पॉईंट, मुंबई ४०० ०२१.
दिनांक २६ ऑक्टोबर २०२१.

रविंद्रकुमार म. मानकर,
मुख्य नियोजनकार(नैना) सिडको.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

NOTICE

No. CIDCO/ Planning/ BN- 12474

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of sub-section (*1*) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS.1712/475/CR-98/12/ UD-12, dated 10th January, 2013 (hereinafter referred to as "the said Notification") City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the said Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "the said notified area") as specified therein ;

And whereas, in accordance with sub-section (*1*) of section 31 of the said Act, the Government, after making necessary enquiry and consulting the Director of Town Planning, Maharashtra State, Pune, has sanctioned Part of the draft Development Plan of 152 villages of said notified area of the said Corporation vide Urban Development Department, Notification No. TPS.1717/MIS 2750/ C.R. 91/2019/UD-12, dated 16th September 2019 which has come into force with effect from 16th October 2019; also vide Notification No.TPS-1215/245/CR-332/2016/SM/UD-12, dated 27th April 2017 sanctioned part of the Draft Interim Development Plan of 23 villages of said notified area which has come into force with effect from 27th May 2017;

And whereas, the Government of Maharashtra in the Urban Development, in exercise of the powers conferred under Section 154 of the said Act vide Notification No. TPS-1717/2750/Pr.Kr.91/ 19/UD-12, dated 6th January 2020, directed that the sanctioned Development Control & Promotion Regulations (hereinafter referred to as " the said DCPR") of 152 villages that are proposed to be modified and published under section 37(1AA) on 6th January 2020 be made applicable along with above modifications to the Interim Development Plan of 23 villages published in the *Maharashtra Govt. Gazette,* dated 27th May 2017, so that there is a single "DCPR" for the entire NAINA area;

And whereas, NAINA area is surrounded by Navi Mumbai, Panvel Municipal Corporation, Thane Municipal Corporation, MSRDC, where recently Government approved UDCPR is made applicable. The UDCPR provides greater consideration of 'Ease of doing Business' which can act as a catalyst in boosting developments in NAINA area. Thus in the larger public interest and to initiate necessary action the said Corporation considers it necessary to make modifications to certain regulations of sanctioned DCPR of NAINA, keeping the Development philosophy intact, for uniformity in interpretation and has approved the proposal vide Board Resolution No. 12474 dated. 18th October 2021;

Now, therefore, under sub-section (*1*) of the Section 37 of the said Act, the Corporation hereby issues and publishes notice declaring its intention to carry out the modifications to the said DCPR as specified in the Schedule attached:

In pursuance of sub-section (*1*) of the Section 37 of the said Act, the Corporation invites objections and suggestions from any person with respect to the proposed modifications to the said DCPR not later than one month from the date of the publication of this Notice in the *Maharashtra Govt. Gazette.* The objections and suggestions shall reach the Chief Planner (NAINA) of the Corporation having his office at 7th Floor, Tower No. 10, CBD-Belapur Railway station complex, CBD Belapur, Navi Mumbai-400 614.

A schedule showing the proposed modifications to the said DCPR of the said notified area is kept for inspection by public during office hours at following address along with the website (cidco.maharashtra.gov.in) :—

(i) Registered office of the corporation, 2nd Floor, Nirmal, Nariman Point, Mumbai 400021.

(ii) Office of Chief Planner, at 7th Floor, Tower No. 10, CBD-Belapur Railway station complex, CBD Belapur, Navi Mumbai-400 614.

(iii) Office of Joint Director of Town Planning, Konkan Bhavan, CBD Belapur, Navi Mumbai 400614.

By the order of Board of Directors of the Corporation,

Regd. Office: Nirmal, 2nd Floor,
Nariman Point, Mumbai 400 021.
Date : 26th October 2021.

RAVINDRAKUMAR M. MANKAR,
Chief Planner (NAINA).

SCHEDULE

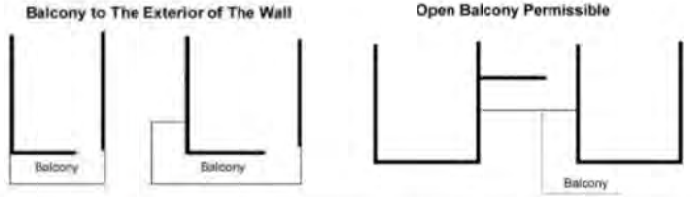
Proposed modifications to sanctioned Development Control & Promotion Regulations of Navi Mumbai Airport Influence Notified Area (NAINA)

Sr. No.	Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)		Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)		Remarks
	Reg. No.	Regulation	Reg. No.	Regulation	
1	1.4 Savings	Savings Notwithstanding anything contained herein, any development permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified. Provided further that, the words 'action taken' in this regulation shall also include the issuance of Demand note for granting the development permission. The proposals of amended development permissions wherein work has been commenced in terms of regulation number 6.8, the marginal distances shall be considered as per approval given by Competent Authority. All other provisions shall be followed as per these regulations.	1.4	Notwithstanding anything contained in these regulations, any development permission granted or any development proposal for which any action is taken under the erstwhile regulations shall be valid and continue to be so valid, unless otherwise specified in these regulations. Provided that, the words 'action taken' in this regulation shall also include the issuance of *letter for payment of Development and other Charges issued after approval of the proposal in principle.* *Provided further that if any development permission has been issued before the date of coming into force of these regulations and if work is not commenced within validity period and such permission is not renewed, then the said development permission shall be deemed to have been lapsed.* *Provided further that, it shall be permissible for the owner to -* *(a) Either continue to develop the project as approved under the erstwhile regulations in toto; and for that limited purpose erstwhile regulation shall remain in force, or* *(b) Apply for grant of revised permission under the new regulations, if the project is on-going and the occupation certificate has not been granted fully. In such cases, charges/ premium etc. paid earlier shall be adjusted against the revised charges/ premium under these regulations.* *(c) In case the development is started with due permission before these regulations have come into force, and if the owner/developer, at his option, thereafter seeks further development of plot/layout/buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings/part of buildings which are proposed to be retained as per approved plan shall be deducted to arrive Savings*	
2	2.2 Terms and expressions	Terms and expressions not defined in these Regulations shall have the same meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra. Act No. XXXVII of 1966) and the National Building Code of India 2005 (NBC), as amended from time to time, as the case may be, unless the context otherwise requires.	2.2	Terms and expressions not defined in these Regulations shall have the same meanings as in the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra. Act No. XXXVII of 1966), *Maharashtra Land Revenue Code, 1966 , Unified Development Control and Promotion Regulations for Maharashtra state 2020 (UDCPR)* and the National Building Code of India *2016* (NBC) as amended from time to time, as the case may be, unless the context otherwise requires	
3	2.7	"Addition and/or alteration" means change in existing authorized building or a structural change, such as an addition to the area or height, or the removal of any part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations.	2.7	Addition / Alteration– means any change in existing authorized building or *change from one occupancy to another,* or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. *However, modification in regards to gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.*	
4	2.9	"Amenity Space" means a statutory space kept in any layout to be used for any of the amenities such as open spaces, parks, recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, clinics, dispensaries, nursery, health club, sub post-office, police station, electric substation, ATM of Banks, electronic cyber library, open market, garbage bin, water supply installation, electricity supply installation, sewage treatment plant, indoor stadium, town hall and includes other utilities, services and conveniences.	2.9	Amenity Space - for the purpose of these regulations, amenity space means a statutory space kept in any layout to be used for any of the amenity such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, *Nursing Home, Hospital*, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, *assisted living and hospice together, senior citizen housing and orphanage together, project affected persons' housing, auditorium, conventional centre,* water supply, electricity supply and includes other utilities, services and conveniences.	
5	2.10	"Applicant" for development permission means, any person who is an owner /lessee or	2.10	Applicant–means any person who is an owner or a person having an irrevocable registered Power	

Proposed modifications are based on the relevant regulations of the Sanctioned UDCPR. The time to time amendments/changes in the relevant regulations of the Sanctioned UDCPR shall mutatis mutandis apply to NAINA DCPR.

SCHEDULE

Proposed modifications to sanctioned Development Control & Promotion Regulations of Navi Mumbai Airport Influence Notified Area (NAINA)

Sr. No.	Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)		Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)		Remarks
	Reg. No.	Regulation	Reg. No.	Regulation	
		a person claiming to be an owner /lessee through an irrevocable registered power of attorney/ registered development agreement or a lease.		of Attorney of an owner and any other document as acceptable to the Authority.	
6	2.12	"Atrium" means a sky lighted naturally artificially ventilated area in buildings, with no intermediate floors, often used as circulation space or an entrance foyer or a sit out place.	2.12	Atrium – means a sky lighted and naturally/mechanically ventilated area in a building, with no intermediate floors and used as circulation space or entrance foyer.	
7	2.13	"Balcony" means a horizontal cantilevered projection shown in the figure 2.1 below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.(French windows included)	2.13	Balcony – means a horizontal cantilever projection, including parapet, handrail or balustrade to serve as a passage or sitting out place with at least one side open, except for the railing or parapet wall for safety. *Also, non-cantilever balcony shown in the illustration below shall be treated as balcony.*  	
8	2.14	"Basement or cellar" means the lower storey of a building, below or partly below the ground level.	2.14	Basement/Cellar – means the lower storey of a building below or partly below the ground level *with one or more than one levels.*	
9	2.18	Building Height" means the vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by SPA-NAINA to the terrace of last liveable floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.	2.18	Building Height – means the vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. *Architectural features serving no other function except that of decoration, terrace water tank, staircase roof and parapet wall shall be excluded for the purpose of measuring heights.*	
10	2.19	"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.	2.19	Building Line – means the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. *It includes the lines prescribed, if any, in any scheme and / or development plan, or under any other law in force.*	
11	2.21	Cabin" means a non-residential enclosure constructed of non-load bearing, non-masonry partitions having an area not exceeding 3.00 m2.	2.21	Cabin – means a non-residential enclosure constructed of non-load bearing, non-masonry partitions.	
12	2.22	Canopy means a projection over any entrance.	2.22	Canopy – means a *cantilevered* projection over any entrance *to a building.*	

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Proposed modifications to sanctioned Development Control & Promotion Regulations of Navi Mumbai Airport Influence Notified Area (NAINA)

Sr. No.	Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)		Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)		Remarks
	Reg. No.	Regulation	Reg. No.	Regulation	
13	2.23	"Carpet area" means the net usable floor area within a building excluding that covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.	2.23	Carpet area – means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. *Explanation (1) -The expression "exclusive balcony or veranda area" means the area of the balcony or veranda, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee.* *Explanation (2) - If in any regulation of these regulations, carpet area is defined different than what is mentioned here, then carpet area as mentioned in that regulation, shall be applicable*	
14	2.26	"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.	2.26	Chimney – means *an upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.*	
15	2.27	"Chowk" or "Courtyard" means a space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building. Chowk, Inner — A chowk enclosed on all sides. Chowk, Outer — A chowk one of whose side is not enclosed. Further, if the depth of opening is less than 1.5 times width of opening, such opening shall be treated to be on outer face of the building.	2.27	Courtyard or Chowk – means a space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.	
16	2.29	"Combustible material" means that material which when burnt adds heat to a fire when tested for combustibility in accordance with "IS: 3808 1965" Method of test for Combustibility of Building Materials given in National Building Code.	2.29	Combustible Material – means a material which when burnt adds heat to a fire when tested for combustibility in accordance with IS *3808-1979*: Method of test for non-combustibility of building materials (first revision) given in the National Building Code.	
17	2.31	""Corridor" means a common passage or circulation space including a common entrance hall.	2.31	Corridor – means a common passage or circulation space including a common entrance *space.*	
18	2.32	Control Line" means a line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.	2.32	Control Line – means a line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority *from time to time.*	
19	2.35	"Detached Building" means a building whose walls and roofs are independent of any other building with open space on all sides as specified.	2.35	Detached Building – means a building whose walls and roofs are independent of any other building with *marginal distances* on all sides as may be specified..	
20	2.42	"Escalator" means a power driven, inclined, continuous stairway used for raising or lowering passengers.	2.42	Escalator – means a power-driven, inclined, continuous stairway used for *ascending or descending between floors or bridge over a road/ railway line.*	
21	2.49	"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.	2.49	Fire Proof Door – means a door or shutter fitted to a wall opening *made of fire resistant material to prevent* the transmission and spread of heat, smoke and fire for a specified period.	
22	2.55	"Floor" means the lower surface in a storey on which one normally walks in a building and does not include a mezzanine floor. Note:-The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level, the lowest floor in the building with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards.	2.55	Floor – means the lower surface in a storey on which one normally walks in a building. *The general term floor, unless otherwise specifically mentioned,* shall not refer to a mezzanine floor. Note - The sequential numbering of floors shall be determined by its relation to the determining entrance level. For floor at or above ground level, with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with the number increasing upwards. *The stilt shall be termed as stilt floor or Stilt floor 1, Stilt floor 2 etc. and floors above shall be numbered as Floor 1, Floor 2, etc.*	

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SCHEDULE

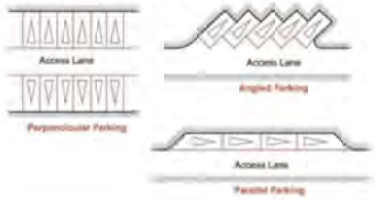
Proposed modifications to sanctioned Development Control & Promotion Regulations of Navi Mumbai Airport Influence Notified Area (NAINA)

Sr. No.	Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)		Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)		Remarks
	Reg. No.	Regulation	Reg. No.	Regulation	
23	2.56	Floor space index (FSI)" means the quotient obtained by dividirg the total built-up area on all floors, excluding areas specifically exempted under these Regulations Floor Space Index (FSI) = Total built-up area on all floors /Net Plot Area	2.56	Floor space index (F. S. I) – means the quotient obtained by dividing the area covered by P line as mentioned in this regulation by the net area of the plot. F.S.I. = *Area covered by P line as mentioned in this regulation on all floors /Net Plot area "Premium FSI" means the FSI that may be available on payment of premium as may be prescribed under these regulations.*	
24	2.57	"Footing" means a foundation unit constructed in brickwork, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.	2.57	Footing – means a foundation unit constructed in brick work, masonry or concrete, *steel or any other material permissible as per IS Code* under the base of a wall or column for the purpose of distributing the load over a large area.	
25	2.63	"Garage - Private" means a building or portion thereof, designed and used for parking of privately owned motor driven or other vehicles.	2.63	Garage -A) Private Garage – means a building or portion there of *having a roof and walls on three sides,* designed and used for parking of privately owned motor driven or other vehicles within a project. *A private garage is not operated for gain and not designed or used for repairing, servicing, hiring, selling etc. of such vehicles. It does not include an unenclosed or uncovered parking space such as open parking areas.*	
26	2.68	Height of a room" means the vertical distance measured from the finished floor surface to the finished ceiling surface. The height of a room with a pitched roof means the height measured from finished floor level to the point where internal surface of wall intersects the internal finished surface of the sloping roof.	2.68	Room Height – means the vertical distance measured from the finished floor surface to the *finished slab surface of a room.* In case of pitched roofs, the room height *shall be the average height between bottom of the eaves and bottom of the ridge from the finished floor surface.*	
27	2.70	"High-rise Building" means the buildings 15 m or above in height, excluding chimneys, cooling towers, boiler, rooms / lift machine rooms, parapet walls and architectural features not exceeding 1.2 m in height and other nonworking areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings.	2.70	High-rise Building – means a building having a height of *24 m.* or more *above the average surrounding ground level.* Excluding chimneys, cooling towers, boiler, rooms / lift machine rooms, *cold storage and* other non-working areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings.	
28	2.71	"Home occupation" means customary home occupation, excluding paying guests and part leased cases, other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighborhood and provided that no mechanical equipment is used except for what 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 CEO subject to such terms and conditions as may be prescribed.	2.71	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 neighbourhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and/or employing licensable goods. *Home Occupation may also include such similar occupations as may be specified by the Authority.*	
29	2.75	"Ledge or Tand" means a shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half a meter.	2.75	Ledge or Tand – means a shelf like projection, supported in any manner whatsoever, except by vertical supports within a room.	
30	2.82	"Mall" means a large enclosed shopping area at any floor level other than basement floor.	2.82	Mall – means a large enclosed area comprising of shopping, *entertainment and eating facilities and facilities incidental thereto.*	

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SCHEDULE

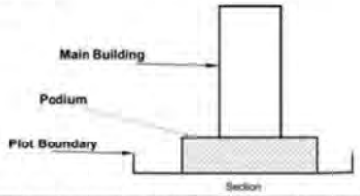
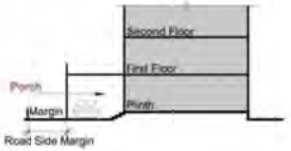
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	Reg. No.	Regulation	Reg. No.	Regulation	
31	2.93	"Occupancy" or "Use Group" means the principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given as below unless otherwise spelt out in the Development Plan.	2.93	Occupancy or Use Group – means the principal occupancy or use for which a building or a part of a building is used, or intended to be used. Occupancy shall be deemed to include subsidiary occupancies which are contingent upon principal occupancy or use. Buildings with mixed occupancies are those in which, more than one, occupancy is present in different portions of the building. The occupancy classification shall have the meaning given in this regulation, unless otherwise spelt out in any plan under the Act.	
32	2.93.3	"Institutional Building" means a building constructed or used by Government, Semi - Government organization or registered trusts or registered societies or registered companies or any juridical person and used for medical or other treatment, a hostel for working women or for hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abanconed women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.	2.93.3	Institutional Building means a building constructed or used for research in education, health and other activities, for medical or other treatment, hostel for working women/ persons/ students but not for lodging, an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses for correctional detention and reformatories;	
33	2.93.6	"Office Building / Premises" means the premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.	2.93.6	Office Building / Premises means the premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/telegraph/ computer operations; and 'clerical work' shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication *and such other activities;*	
34	2.93.7	"Mercantile Building" means any building or part of a building, which is used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.	2.93.7	Mercantile (Commercial) Building means any building or part of a building which is used as shops, stores, market, malls for display and sale of merchandise, either wholesale or retail, including office, storage and service facilities incidental to the sale of merchandise *and located in the same building;*	
35	2.96	"Parking space" means enclosed or unenclosed, covered or open area sufficient in size to park vehicles having access by a driveway connecting it with a street or alley and permitting ingress or egress of vehicles.	2.96	Parking Space – means an enclosed or unenclosed, covered or open area or area provided by mechanical means sufficient in size to park vehicle. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.  	

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36	2.101	"Podium" means raised platform like structure wider than the main building.	2.101	Podium – means a floor of a building extending beyond building line/s and used for parking, recreational open space, recreation, fire and building services/ utilities and incidental purposes, as specified in these regulations. 	
37	2.102	"Porch" means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.	2.102	Porch – means a covered surface supported on pillars or otherwise, for the purpose of pedestrian or vehicular approach to an entrance in a building. 	
38	2.110	"Semi-detached Building" means a building detached on three sides with open spaces as specified.	2.110	Semi Detached Building – means a building detached on three sides with marginal distances as specified and *on the fourth side attached to a building in an adjoining plot.*	
39	2.111	"Service Floor" means a floor provided for facilitating maintenance and / or termination / diversion of services like water supply, drainage, electricity supply, telecommunication lines and accommodating mechanical / electrical devices, apparatus like air handling units, air conditioning ducts etc.	2.111	Service Floor – means a non-habitable floor with a height not more than 1.8 m. from floor level to soffit of beam, generally provided in special buildings, wherever required, wherefrom services like water supply, sewage disposal system, electricity etc. are co-coordinated/ maintained.	
40	2.120	"Stilts or Stilt Floor" means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.	2.120	Stilts or Stilt Floor – means the portion of a building above ground level consisting of structural columns supporting the super-structure with at least two sides open and without any enclosures and used for the purpose of parking vehicles like cars, scooters, cycles, etc. and *other services as may be permitted under these Regulations.*	
41	2.132	"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.	2.132	Water Course – means a natural channel meant for carrying storm water and includes an artificial one formed by training or diversion of a natural channel; i) "Major Water Course" means a river. ii) "Minor Water Course" means a nallah.	
42			2.135	***Annual Statements of Rates*** *– means the Annual Statements of Rates (ASR) published by the Inspector General of Registration, Maharashtra State, Pune.*	to be added
43			2.136	***Architectural projection*** *–means a chajja, cornice etc. which is a protrusion from the building facade or line of the building only for aesthetic purpose and not used for any habitable purpose.*	to be added
44			2.137	***Access*** *– means a clear approach to a plot or a building.*	to be added

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45			2.138	***Development Rights*** *– means right to carryout development or to develop the land or building or both and shall include the transferable development right in the form of right to utilize the floor space index of land utilizable either on the reminder of the land partially reserved for public purpose or elsewhere as the development control& promotion regulations in this behalf provide.*	to be added
46			2.139	***Energy Efficient Building*** *– means a building compliant with the provisions of Energy Conservation Building Code (ECBC).*	to be added
47			2.140	***Fire Pump*** *– means a machine driven by external power of 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 multi-storied or highrise building.*	to be added
48			2.141	***Grey Water*** *– means waste water from kitchen sink, bathrooms, tubs, showers, wash basins, washing machines and dish washers excluding the waste water from water closets (W.C.).*	to be added
49			2.142	***Hazardous Material means*** *-* *i) Radioactive 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, explosives, poisonous irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.*	to be added
50			2.143	***Lift Lobby*** *– means a space from which people directly enter lift car(s) and in to which people directly enter upon exiting lift car(s).*	to be added
51			2.144	***Noise Barrier*** *– means an exterior structure/part of structure designed to protect inhabitants of sensitive land use areas from noise pollution.*	to be added
52			2.145	***Reconstruction*** *– means a reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition after having been declared unsafe by the Authority, or which is likely to be demolished by or under the order of the Authority/ Other Competent Municipal Officer.*	to be added
53			2.146	***Public/ Semi-public Building*** *means a building used or intended to be used, either ordinarily or occasionally by the public such as (a) offices of State or Central Government, any public sector undertaking or statutory or local Authority or Semi Government Organization (b) a place for public worship, etc.;*	to be added
54			2.147	***Special Building means-*** *i. any multi-storeyed building which is more than 24 m. in height measured from ground level, or* *ii. buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building , or* *iii. any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500sq.m.or more on any floor irrespective of height of such building.*	to be added
55			2.148	***Service Apartment*** *– means premises other than a lodge or hotel, in which furnished rooms or a suite of rooms are let out on short/long term basis.*	to be added

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56			2.149	***Service Road*** *– means a local road on a continuous alignment that normally runs adjacent and parallel to main roads like National or State Highways and provides access to properties bordering it.*	to be added
57			2.150	***Stall*** *– means a small shop, floor area of which does not exceed 5.0 sq.m.*	to be added
58			2.151	***Sub-station (Electric)*** *– means a station for transforming or converting electricity for the transmission or distribution thereof and includes transformers, converters, switchgears, capacitors, synchronous condensers, structures, cables and other appurtenant equipment and any buildings used for that purpose and the site thereof.*	to be added
59			2.152	***Supported Double Height Terraces*** *– means open terraces, unenclosed on at-least one side with railing and lying wholly within building line with supports underneath and having minimum height of two floors.*	to be added
60			2.153	***Wing of a Building*** *– means a part of a building with independent access, staircase and lift connected to other parts with common basement/ stilt/ podium/ terrace/ common wall and connecting passages.*	to be added

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61	3 Applicability of Regulations 3.1.1, 3.1.2, 3.1.3	**3.1** These regulations shall apply to all development, redevelopment, demolition, 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 alteration to a building. These regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further these Regulations shall apply to development work defined in Regulations No. 3.1.1 to 3.1.3. **3.1.1 Part Construction**: Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved. 3.1.2 **Change of Occupancy / User**: Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change. 3.1.3 **Reconstruction**: The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of SPANAINA and for which the necessary certificate has been given by SPA NAINA, shall be allowed subject to the provisions in these Regulations	3.1	i. **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, additions and alterations to a building. ii. **Part Construction**: Where the whole or part of a building is demolished or altered or reconstructed or removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved. iii. **Change of Occupancy/ Use**: Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these regulations shall apply to all parts of the building affected by the change. iv. **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 Authority and for which the necessary certificate has been given by the Authority shall be allowed subject to the provisions in these regulations. v. ***Development of sites or/and subdivision or amalgamation of land**: Where land is to be developed, subdivided, or two or more plots are to be amalgamated, or a lay-out is to be prepared; these Regulations shall apply to the entire area under development, sub-division, amalgamation and layout. Provided that, where a developed land, an existing lay-out / subdivision plan is being altered, these Regulations shall apply only to that part which is being altered.* vi. ***Revised permission:** Any development permission granted earlier may be revised provided that, third party interest established in pursuance of such permissions, if any, are not adversely affected. In such case, consent of the adversely affected persons shall be necessary, if required under RERA. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with office, shall be stamped as 'SUPERSEDED' by the Authority.* vii. ***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 Authority, such a building is unsafe or constitutes a hazard to the safety of adjacent property.*	
62	5.4.1	As per the provisions of Section 58 of The Maharashtra Regional and Town Planning Act, 1966, the office in-charge of the Government Department shall inform in writing to the CEO of the intention to carry out its development along with details of such development or construction as specified below:	5.4.1	As per the provisions of Section 58 of the Maharashtra Regional and Town Planning Act, 1966 the office in-charge of the Government Department shall inform in writing to the Authority of the intention to carry out its purpose along with details of such development or construction as specified below *and as certified by the Government Architect/Architect/Technical personnel:-*	

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63	5.4.2	The operational construction of the Government, whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services shall be exempted from the provisions of these Regulations: i. Railways; ii. National Highways; iii. National Waterways; iv. Airways and Aerodromes; v. Major Ports vi. Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communication, excluding mobile towers; vii. Regional grid for electricity; viii. Defence Authorities; ix. Any other essential public service as may be notified by the Central and/ or State Government. All such constructions shall however, conform to the prescribed requirements for the provision of essential services, water supply connection, sewerage, drains, etc. to the satisfaction of the CEO.	5.4.2	No permission shall be necessary for operational construction of the Government or Government undertaking, whether of temporary or permanent nature, which is necessary for the operation, maintenance, development or execution of any of the following services : a) Railways; b) National Highway; c) National Waterway; d) Airway and Aerodromes and Major Ports; e) Posts and Telegraphs, Telephones, Wireless, Broadcasting and other like forms of Communication excluding Mobile Towers; f) Regional grids, towers, gantries, switchyards, control room, relay room for transmission, distribution, etc. of electricity; g) Defence Authorities; h) Any other essential public service as may be notified by the State/ Central Government; *i) The following constructions for operational purposes of new railway lines or tracks by the Metro Rail Administration (MRA) / Project Implementing Agency designated by the Government for the Metro rail and Mono rail / light Rail Transit (LRT) Project. "Operation Control Centre, Playback Training Room. Administration Building, Stabling Yards, Maintenance Workshop and Training Centre, Auto Car Wash Plant and Auto Wash Plant, Auxiliary Rail Vehicle Building, Under Floor Wheel Lathe and Blow Down Plant, Cooling Tower, Generator Area, Auxiliary Sub-station, Traction Sub-station, Transformer Area, Water Treatment Plant, Waste Water Treatment Plant, Deport Control Centre, sump Area, Parking, Check Post, Loading and unloading areas, Fouling Points, DG set Rooms, Metro and Mono stations (underground and elevated), Viaduct and tunnel, Ventilation shaft, Entry/ Exit Blocks, Passages, Underground passage to Station box, Lifts, Staircases, Escalators, Transit accommodation / Guest rooms, Metro Stations/ Depots on property owned by it in all Use Zones, Air Handling Unit, Fire staircase, Fire lift and fire passages, Refuge area, thereto."* *j) Facilities & services such as Roads, Water Supply, Sewerage, Storm Water Disposal and any other essential public services carried out by State/ Central Government or its undertakings / Bodies or the Local Bodies including: -* *a. maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; or* *b. inspecting, repairing or renewing any drains, sewers mains, pipes including gas pipes, telephone and electric cables, or other apparatus including the breaking open of any street, or other land for the purpose.* *Provided that the concerned authority shall inform the Planning* Authority in writing at the earliest anc pay the necessary restoration charges to the Planning Authority within a month. The restoration charges shall not be more than the expenditure to be incurred by the Authority to restore the road etc. along with supervision charges, if any. 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 Authority.	
64	5.4.3. (ii)	New building, new construction or new installation or any extension thereof, in case of any other services.	5.4.3. (ii)	New building, new construction or new installation or any extension thereof, in case of any other services. *Other than those mentioned in these regulations.*	

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65	5.4.4	However, no permission shall be necessary for the following types of works: i. The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force. ii. The carrying out of work by any Authority in exercise of its powers under any law for the time being in force. iii. The carrying out of any works by the Central or State Government or any local authority: a. Required for the maintenance or improvement of highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; or b. Required for the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or other apparatus including the breaking open of any street, or other land for the purpose. Provided that the concerned authority shall inform the SPA-NAINA, in writing, one month before carrying out such development iv. The excavation (including excavation of wells) made in the ordinary course of agricultural operation. v. The construction of a road intended to give access to land solely for agricultural purpose. vi. Normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and vii. In case of land normally used for one purpose and occasionally	5.4.4	However, no permission shall be necessary for the following types of works: i. carrying out of works in compliance with any order or direction made by any Authority under any law for the time being in force. ii. carrying out of works by any Authority in exercise of its powers under any law for the time being in force. iii. the excavation (including excavation of wells) made in the ordinary course of agricultural operation. iv. the construction of a road intended to give access to land solely for agricultural purpose. v. normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions etc. on private land; *vi. provision of safety grills to window/ventilator,* *vii. distribution/receiving substation of the electric supply company.* *viii. installation of solar panels having base of solar panel at height upto 1.8m. from terrace, ensuring structural stability from the Licensed Structural Engineer.* *ix. providing internal lightweight partitions/cabins in the commercial building/ establishment with certificate of structural stability from the Licensed Structural Engineer.* *x. temporary structures for godowns/storage of construction materials within the site.* *xi. temporary site offices, sample flats and watchman chowkys within the site only during the phase of construction of the main building.* *xii. temporary structures for storage of machinery before installation for factories in industrial lands within the site.* *xiii. labour camps for construction sites, provided adequate water supply and sanitation facilities are provided and safety is ensured;* xiv. *construction of temporary sets for film / TV serial / advertisement shooting and like activities for a period not more than one year, subject to intimation to the authority.*	
66	6.5.1 Discretionary Powers	In conformity with the intent and spirit of these regulations, the CEO, may, i. decide on matters where it is alleged that there is an error in any order, decision, determination or interpretation made by him in the application of these Regulations; ii. determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy; Provided that, the area going to be included in project boundary due to change in the Eco Sensitive Zone boundary shall have deemed provisions of adjoining major zone of NAINA. The forest area shall dealt in accordance with provision of clause No.31.3 of these regulations. iii. interpret the provisions of these regulations where the street layout actually on ground varies from the street layout as shown on the Interim Development Plan ; iv. modify the limit of a zone where the boundary line of the zone divides a plot; and v. authorise erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification.	6.5.1	In conformity with the intent and spirit of these Regulations, the Authority may by order in writing i. Decide on matters where it is observed that there is an error in any order, requirement decision, and determination of interpretation made by him or *by an Officer authorized by him* in the application of these Regulations. *ii. Decide the extent of the proposal of Development Plan with respect to S. No. / Gut No. / CTS No., where boundaries shown on Development Plan varies with the boundaries as per revenue record / measurement plan / City Survey sheets etc.* iii. Determine and establish the location of zonal boundaries in cases of doubt or controversy; Provided that, the area going to be included in project boundary due to change in the Eco Sensitive Zone boundary shall have deemed provisions of adjoining major zone of NAINA. The forest area shall dealt in accordance with provision of clause No.31.3 of these regulations. *iv. Decide the alignment of Development Plan road where the street layout actually on the ground varies from the street layout as shown on the Development Plan;* *v. Correct the alignment of Blue and Red flood line on Development Plan where it varies with the said lines given by the Irrigation Department or any other Govt. institutions dealing with the subject, from time to time;* vi. Modify the limit of a zone where the boundary line of the zone divides a plot. *In such cases, the zone covering area more than 50% shall be considered;* vii. Authorize the erection of a building or use of premises for a public service undertaking for public utility propose only, where he finds such an authorization to be reasonably	

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				necessary for the public convenience and welfare even if it is not permitted in any Land Use Classification. viii. *Interpret the provisions of these Regulations where there is clerical, grammatical mistake, if any.*	
67	6.5.2 (iii) Discretionary Powers	While granting permission under (i) conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for non-compliance.	6.5.2 (iii)	While granting permission under (i) conditions*/ restrictions / limitations* may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for non-compliance *and payment of premium, as may be prescribed by the Authority.*	
68	6.5.3 Temporary permission	CEO may grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding for a period of one year, such permission may be given by him for the construction of the following, viz. i. Temporary Structures for protection from the rain or covering of the terraces during the monsoon only ii. Pandals for fairs, ceremonies, religious function, public or private functions, events etc iii. Structures for godowns/storage of construction materials within the site iv. Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building v. Structures of exhibitions/ circuses etc vi. Structures for storage of machinery, before installation for factories in industrial lands within the site vii. Structures for ancillary works for quarrying operations in conforming zones viii. Transit accommodation for persons to be rehabilitated in a new construction ix. Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings x. Ready mix concrete plant/ Batching Plant xi. Labour camps for construction sites, provided, adequate water supply and sanitation facilities are provided Provided that, necessary documents and report such as building design, structural safety etc along with necessary scrutiny fees shall be submitted by the applicant along with the application for temporary construction. Provided further that, temporary constructions for structures etc. mentioned at (iii), (iv), (vi), (vii), (viii), (ix) (x) and (xi) may be permitted to be continued temporarily by the CEO but in any case, not beyond completion of construction of the main structure or building and that structure in (vii) may be continued on annual renewal basis by the CEO beyond a period of one year	6.5.3 Temporary permission	Permission shall be necessary for carrying out temporary construction. The Authority may grant permission for temporary construction for a period not exceeding six months at a time and in the aggregate not exceeding a period of one year. Such permission may be given by him for the construction of the following, viz.:- i. Structures for protection from the rain or covering of the terraces during monsoon only. ii. Pandals for fairs, ceremonies, religious functions, etc. on public land. iii. Structures of exhibitions/ circuses etc. iv. Structures for ancillary works for quarrying operations in conforming zones. v. Government milk booths, telephone booths, MAFFCO stall and ATM Centres. vi. Transit accommodation for persons to be rehabilitated in a new construction. vii. Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings. viii. Ready mix concrete plant. Provided that, necessary documents along with necessary scrutiny fees shall be submitted by the applicant along with the application for temporary construction. Provided that, temporary constructions for structures etc. mentioned at (vi), (vii) and (viii) may be permitted to be continued temporarily by the Authority, but in any case not beyond completion of construction of the main structure or building and that, structure in (iv) and (v) may be continued on annual renewal basis by the Authority beyond a period of one year. Provided further that approval of the Chief Fire Officer of the authority shall be obtained, wherever necessary.	
69	6.8.2 Table 6.2 (a)	Table 6.2: Meaning of the term "Commencement" (a) | For a building work including additions and alterations- | Up to plinth level for individual building	6.8.2 Table 6.2 (a)	Table 6.2: Meaning of the term "Commencement" (a) | For a building work including additions and alterations- | Up to plinth level *or where there is no plinth up to upper level of lower basement or stilt as the case may be.*	

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70			6.10	*Drafting error:* *Drafting errors in Development plan which are required to be corrected as per actual situation on site or as per the city survey record or sanctioned layout etc. may be corrected by the Authority, after due verification.*	To be added
71	7.1 Procedure during construction	Owner"s liability :Neither the grant of permission nor approval of the drawing nor inspection by the CEO during erection of the building, shall in any way relieve the owner of such building / developer from full responsibility for carrying out the work in accordance with these Regulations and safety norms as prescribed by the Bureau of Indian Standards.	7.1	Owner */ Developer / Architect / Town Planner / Engineer / Structural Engineer / Supervisor or any licensed technical person's Responsibilities in their respective domain.* i. Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Authority during erection of the building shall, in any way relieve *the Owner / Developer /Architect / Town Planner / Engineer / Structural Engineer / Supervisor or any licensed technical person,* of such building/ development from full responsibility for carrying out the work in accordance with the *requirements* of these regulations and safety norms as prescribed by the bureau of Indian Standards. *ii. Every owner / developer shall:* *a) permit the Authority or his representative to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Regulations.* *b) submit the certificate for execution of work as per structural safety requirements and give written notice to the Authority regarding completion of work.* *c) give written notice to the Authority in case of termination of services of a Technical professional engaged by him.*	
72	7.2 (iii) Documents at site:	Display board: Display board mentioning name, addresses & contact numbers of the owner, name of architects, name of structural engineer, for all plot holcers.	7.2 (iii)	As soon as the development / building permission is obtained the owner / developer shall installed "Display Board" on conspicuous place on site indicating following details: i. Name and address of owner, developer, all concerned licensed persons. *ii. Survey number / city survey number of land under reference.* *iii. Order number and date of grant of development / building permission /redevelopment permission issued by the Authority.* *iv. Built up area permitted.* *v. RERA registration no.* *Such Display Board shall not be required for individual plot holder's individual building.*	
73			7.3 a.	*While applying for grant of Plinth Completion certificate, applicant shall submit the plan showing global coordinates of the plinth constructed; obtained from empanelled surveyor of CIDCO.*	To be added

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74	7.4 Deviation during constructions:	If during construction of a building any departure of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the CEO, shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the CEO, shall be deemed as unauthorised	7.4	Deviation during constructions: If during construction of a building, any deviation of a substantial nature from the sanctioned plans is intended by way of internal or external additions, *sanction of the Authority* shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the *Authority*, shall be deemed as un-authorised. *However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate.*	
75	7.5 Completion Certificate	The owner through his licensed architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the CEO, in the form in Appendix-H. This certificate shall be accompanied by three sets of plans of the completed development.	7.5	Completion Certificate: The owner through his Architect */ licensed engineer / town planner / supervisor,* as the case may be, who has supervised the construction, shall furnish a building completion certificate to the *Authority* in the form in Appendix-H. This certificate shall be accompanied by three sets of plans of the completed development, *the certificate about the operation of the lift from consultant and certificate of structural stability, wherever necessary. In case of special buildings, the Completion Certificate shall also be accompanied with the NOC from Chief Fire Officer, CIDCO as the case may be.*	
76	7.6 Occupancy certificate:	The CEO, after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix-I or refuse to sanction the occupancy certificate in Appendix-J 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 CEO, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.	7.6	Occupancy certificate: The *Authority* after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix-I. or refuse to sanction the occupancy certificate in Appendix-J 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 *Authority*, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal. *The applicant may request for Deemed Occupancy Certificate, if eligible, as above. The Authority shall issue the Deemed Occupancy Certificate within 15 (fifteen) days of the application. In case of Special buildings, the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire Officer regarding the completion of work from fire protection point of view.*	
77	9.1 unsafe buildings	All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by SPA-NAINA. The procedure of actions to be taken by CEO for unsafe buildings shall be as below.	9.1	All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the *Authority. The relevant provisions of the regulations / Act shall apply for procedure of actions to be taken by the Authority for unsafe buildings.*	
78	9.2 to 9.7	**9.2 Examination of Unsafe Buildings**: The SPA-NAINA shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make a written record of such examination. **9.3 Notice to Owners / Occupier**: Whenever the SPA-NAINA finds any building or portion thereof to be unsafe, it shall, in accordance with established procedure for Legal notice, give to the owner and occupier of such building written notices stating the defects thereof. This notice shall require the owner or the occupier within a stated time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof. **9.4** The SPA-NAINA may direct in writing that the building which in its opinion is dangerous, or has no provision for exit if the building catches fire, shall be vacated immediately or within the period specified for the purpose, provided that the SPA-			to be deleted.

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		NAINA shall keep a record of the reasons for such action. **9.5 Disregard of Notice**: In case the owner or occupier fails, neglect or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the SPA-NAINA shall cause the danger to be removed whether by demolition or repair of the building or portion thereof or otherwise. **9.6 Cause of Emergency:** In case of emergency, which in the opinion of the SPA-NAINA involves imminent danger to human life or health, the SPANAINA shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe or removed. For this purpose, the SPA-NAINA may at once enter such structure or land on which it stands, or abutting land or structure with such assistance and at such cost as may be deemed necessary. The SPA-NAINA may also get the adjacent structure vacated and protect the public by an appropriate fence or such other means as may be necessary. The decision of the SPA-NAINA shall be final. **9.7 Costs**: Costs incurred under regulation no 9.5 and regulation no 9.6 shall be charged to the owner of the premises involved. Such costs shall be charged on the premises in respect of which or for the benefit of which the same have been incurred and shall be recoverable as arrears of Land Revenue.			
79	10.1 Offences and penalties	Any person who contravenes any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall: i. be punished with a fine as fixed by the CEO, and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966; ii. further the SPA-NAINA may take suitable actions including demolition of unauthorised works as decided by the SPA-NAINA as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act, 1966; iii. in case of Licensed Engineer / Structural Engineer / Supervisor the CEO, may take suitable action against him which may include cancellation of license and debarring him from further practice / business for a period as decided by the CEO, iv. in case of registered architects, the CEO, may report to the Council of Architecture to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972.	10.1	Offences and penalties: i. Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of the Act or these regulations, shall: - a) be guilty of an offence and upon conviction, shall be punished as stipulated in Section 52 of the Act; b) be subject to further suitable actions including demolition of unauthorised works, as stipulated under Section 53 and 54 of the Act; c) where such person is a Licensed Engineer / Structural Engineer / Town Planner / Supervisor, be subject to suitable action against him which may include cancellation of license and debarring him from further practice/ business for a period as may be decided by the *Authority*; d) where such person is a registered Architect, be subject to action of the Council of Architecture as per the provisions of the Architects Act, 1972 *based on the report of the Authority and debarring him from further practice/ business for a period as may be decided by the Authority.* *ii. Any person who neglects any requirements or obligations imposed on him including the maintenance of fire protection services, appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence as specified in Section 36 of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 and, upon conviction, shall be subject to penalties and other consequences spelt out in said Act*	

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80	15.1 The permissible FSI. Notes below table no. 15.1		15.1 The permissible FSI. Notes below table no. 15.1	*11. In addition to above, ancillary area FSI up to the extent of 60% of the proposed FSI in the development permission (including Basic FSI, Premium FSI, TDR but excluding the area covered in Regulation No.22.6) shall be allowed with the payment of premium at the rate 10% of NA land rate in Annual Statement of Rates. This shall be applicable to all buildings in all zones.* *Provided that in case of non-residential use, the extent of ancillary area FSI shall be upto 80%. No separate calculation shall be required to be done for this ancillary area FSI. Entire FSI in the development permission shall be calculated and shall be measured with reference to permissible FSI, premium FSI, TDR, additional FSI including ancillary area FSI added therein. Provided further that, this ancillary area FSI shall be applicable to all other schemes like TOD, PMAY, ITP, IT, MHADA, etc. except SRA. In the result, free of FSI items in the said schemes, if any, other than mentioned in DCPR, shall stand deleted* *12. Maximum permissible building potential on plot mentioned above shall be exclusive of FSI allowed for Inclusive Housing as per Annexure 4. There is no priority fixed to utilise premium FSI or TDR. Other conditions of TDR utilisation shall be applicable as per the TDR Regulations No 43 In respect of service road, shown on development plan or in approved layout, or plots facing on major road, however deriving access from other roads, the width of highway or major road shall be considered for entitlement of building potential.* *13. The maximum limits of FSI prescribed above shall be applicable to (a) fresh permission (viz., green-field development (i.e. building on a vacant plot of land) and brown-field development (i.e., cases of addition to existing building where a permissible FSI has not been exhausted.) and also to (b) an existing building which has not been granted full occupation certificate. The cases of existing buildings shall be subject to production of stability certificate from structural engineer.* *14. Entire area of plot may be considered for calculating the potential of plot in respect of premium FSI +TDR, but not the basic FSI. Basic FSI shall be calculated on area of the plot remaining with the owner after deducting area under D.P. road and amenity space. This shall be applicable in cases where reservation area or amenity space is handed over to the authority.*	To be added
81	16.5	Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government. The Development/redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules/regulations of respective schemes/project, irrespective of zone provision in NAINA, subject to the directives issued under the MRTP Act, 1966 by the Urban Development Department to do so.	16.5	Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government. The Development/redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules/regulations of respective schemes/project, irrespective of zone provision in NAINA, subject to the directives issued under the MRTP Act, 1966 by the Urban Development Department to do so and *amendments in Sanctioned UDCPR from time to time*	

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82			17.3	*Entitlement of FSI for Road Widening or Construction of New Roads / Surrender of Reserved Land* *The Authority may permit on the same plot, additional FSI of the area required for road widening or for construction of a new road proposed under the Development Plan and also service road proposed to NH/ SH/ MDR/ ODR whether shown on plan or not, if the owner (including the lessee) of such land surrenders such land without claiming any monetary compensation in lieu thereof and hands over the same free from encumbrances to the satisfaction of the Authority. FSI generated against the surrender of land, shall be in proportion to the provisions mentioned in Regulation of TDR and may be utilised on the remaining land. If desired by the owner, TDR, wherever applicable, may be granted against such surrendered land instead of utilizing FSI on remaining land. Such TDR shall be allowed to be utilised as a Development Right in accordance with the provisions regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records/ revenue records in the name of the Authority and shall vest in it becoming part of a public street. Provided further that, this concession shall not be granted in respect of: -* *a) Roads in the areas of Town Planning Scheme which are the proposals of the scheme.* *b) Cases mentioned in provision of TDR as mentioned in Regulation No. 43.3*	To be added
83	18.1 (ii)	If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the IDP or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO; In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable subject to minimum 4.5 m. Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.	18.1 (ii)	If the site is within a distance of *6 m* from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the IDP or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO; In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable subject to minimum 4.5 m. Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.	

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	Reg. No.	Regulation	Reg. No.	Regulation	
84	18.3 Construction within blue and red flood line	Construction within blue and red flood line: Construction will not be permitted within blue flood line of the river. The construction between blue and red flood line along the river side may be permitted at a height of 0.60 m above the red flood line level	18.3	**Construction within Blue and Red Flood Line** *i. Where Blue and Red flood line are marked on the Development Plan or received from the Irrigation Department.* a) *The Red Flood Line and Blue Flood Line shall be considered as per the plan prepared by the Irrigation Department.* The area between the river bank and blue flood line(Flood line near the river bank) shall be prohibited zone *for any construction except parking, open vegetable market, garden, lawns, open space, cremation and burial ground, sewage treatment plant, water / gas / drainage pipe lines, public toilet or like uses, provided the land is feasible for such utilization. Provided that, redevelopment of the existing authorised properties, within river bank and blue flood line, may be permitted at a plinth height of 0.45 m. above red flood line level.* b) *Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction.* The construction within this area may be permitted at a height of *0.45* m. above the red flood line level. *c) If the area between the river bank and blue flood line forms part of the entire plot in Development Zone, then, FSI of such part of land may be allowed to be utilised on the remaining land* *Or, construction between the river bank and blue flood line may be allowed on receipt of NOC from Irrigation department* *d) The red and blue flood line, if shown on the Development plan shall stand modified as and when it is modified by the Irrigation Department.* *ii. Where Blue and Red flood line is not marked on the Development Plan or not received from the Irrigation Department.* *Where Blue and Red flood line is not marked on the Development Plan or not received from the Irrigation Department, the tentative Blue line shall be earmarked taking into consideration maximum observed flood level records available locally and also interacting with the residence in the area. The plan showing such tentative Blue line shall be got approved from Chief Engineer, Irrigation Department. The distance of 50 m. on landward side from this tentative Blue line shall be treated as No Construction Zone. In such cases, provisions of Regulation No. 18.3 (i) (a,b,c,d) shall be applicable to that extent. Till such tentative Blue line is prepared and marked on the plan, the development permission shall be governed by the provisions of Regulation No. 18.1 (ii).*	
85			19.1.1	*In case of plot not abutting on a public means of access like street/roads etc., the plot shall have access from spaces directly connected from the street by a hard surface approach as given below:-* *(a) The width of such access ways in shall be as follows:* *Min width of access ways* / *Max. Length of such access ways* *6m* / *75 m* *9m* / *150 m* *(b) In Gaothan, the width of such access ways shall not be less than 4.5m.*	to be added

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	Reg. No.	Regulation	Reg. No.	Regulation	
86	19.3.1 Width of Means of Access	For Residential Development if width of means of access is not specified in Regulation No. 31.4: The plots shall abut a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal /subdivision/ group housing shall be as given in Table 19.1. Table 19.1: Length and width of means of access Length in m | Width in m Upto 75 | 9.00 Above 75 and upto 150 | 12.00 Above 150 and upto 300 | 15.00 Above 300 | 18.00	19.3.1	For Residential Development if width of means of access is not specified in Regulation No. 31.4: The plots shall abut a public means of access like street / road. The minimum width of internal road in any layout or subdivision of land shall be as given in Table No.19.1. Table 19.1: Length and width of means of access *Length of Internal Road in Layout / Sub division (m)* | *Width of Internal Road in Layout /Sub Division (m)* *Upto 150* | *9.00* *Above 150 and upto 300* | *12.00* *Above 300* | *15.00* ***Note** - For layout or part of layout where plots of 100 sq.m. or less are proposed for Economical weaker Sections (EWS), 4.5 m. wide road of length upto 60 m. and 6 m. wide road of length upto 100 m. may be permitted so that EWS plots shall abut on both sides of such roads.*	
87	19.3.2	Buildings within a plot/ layout can be accessed by a pathway 4.5 m wide up to 60m length. If the length of such pathway exceeds 60 m then, the provisions of Table 19.1 shall apply.	19.3.2	*In case of Group Housing Scheme / Campus planning / Layout of Buildings, a pedestrian approach to the buildings from road / street / internal means of access, wherever necessary, shall be through paved pathway of width not less than 2.0 m., 3.0 & 4.5m. provided its length measured from exit way of the building is not more than 40 m., 60 m. and 100 m. respectively from the main / internal means of access. If the length is more than 100m., then width of the road as provided in Table No. 19.1 shall be necessary. The marginal distances shall not be required from such pathways. However, distance between two buildings shall be maintained which will include width of such pathway*	
88	19.3.3	For Non-Residential Development if width of means of access is not specified in Regulation No. 31.4: The minimum width of access / layout road / internal road in any development proposal other than residential (for public & semi-public, commercial and industrial use) shall be as given in Table 19.2. Table 19.2: Length and width of access for non-residential use Length in m | Width in m Upto 75 | 12.00 Above 75 and upto 150 | 15.00 Above 150 | 18.00 or more	19.3.3	For Non-Residential Development if width of means of access is not specified in Regulation No. 31.4: The minimum width of access / layout road / internal road in any development proposal other than residential (for public & semi-public, commercial and industrial use) shall be as given in Table 19.2. Table 19.2: Length and width of access for non-residential use *Length of Internal Road in Layout / Sub division (m)* | *Width of Internal Road in Layout /Sub Division (m)* *Upto 150* | *12.00* *Above 150 and upto 300* | *15.00* *Above 300* | *18.00 or more*	
89			19.3.3.1	*In case of group housing schemes, minimum width of internal roads shall be as given in Table No. 19.2.1* *Table 19.2.1: Length and width of access for group housing schemes* *Length of Internal Road in Layout / Sub division (m)* | *Width of Internal Road in Layout /Sub Division (m)* *Upto 150* | *7.50* *Above 150 and upto 300* | *9.00* *Above 300 and upto 600* | *12.00* *Above 600* | *15.00* ***Note** : It shall be necessary to provide through roads in group housing scheme of area more than 2 Hectares, so as to coordinate the adjoining major road links (15 m. and above) or give way to new road link for adjoining area. The width required for such road link shall be as per Table No. 19.1. This*	to be added

<table>
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<tr><th>Reg. No.</th><th>Regulation</th><th>Reg. No.</th><th>Regulation</th></tr>
<tr><td></td><td></td><td></td><td></td><td>shall not bar coordination of smaller width roads approaching from adjoining area, if owners so desire. Further the Authority may insist on coordination of smaller width roads from adjoining area, if required from planning point of view.</td><td></td></tr>
<tr><td>90</td><td>19.5
Access from the Highways/classified roads:</td><td>Access from the Highways/classified roads: Generally the plot / building along Highway and classified roads shall derive access from service road. However, highway amenities like petrol pump; hotel, food courts along highways etc. may have an access direct from Highways and such other roads having a width of 30 m or more. The above shall be subject to the provisions of State Highways Act, 1965, Bombay Highway Act 1955 and National Highway Act 1956. Provided that in suitable cases, the SPA-NAINA may suspend the operation of this rule till service roads are provided.</td><td>19.5</td><td>Access from the Highways/classified roads:
a) Generally, plots/ buildings along Highways and classified roads shall derive access from service roads. However, highway amenities like petrol pump, fuel station, hotel, etc. may have a direct access from Highways and this shall be subject to the provisions of National Highway Act, 1965 and State Highways Act, 1955.
b) Width of roads to be considered while granting development permissions, unless indicated otherwise in Development Plan/ Regional Plan/ Planning Proposal / T.P. Scheme shall be as mentioned in table no 19.4:-
Table no. 19.4
<table>
<tr><th>Sr.no</th><th>Category of Road</th><th>Width of Right of way of Road (m)</th><th>Remarks</th></tr>
<tr><td>1</td><td>National Highway</td><td>60</td><td>Width inclusive of 12m. service roads on both sides</td></tr>
<tr><td>2</td><td>State Highway</td><td>45</td><td>Width inclusive of 9m. service roads on both sides</td></tr>
<tr><td>3</td><td>Major Dist Road</td><td>24</td><td>No Service road required.</td></tr>
<tr><td>4</td><td>Other Dist Road</td><td>18</td><td>No Service road required.</td></tr>
<tr><td>5</td><td>Village Road</td><td>15</td><td>No Service road required.</td></tr>
</table>
Notes :
1. If the width of any existing road is more than what is specified in above table then the greater width shall prevail.
2. If the service roads are provided beyond, the right of way in permission, granted earlier then such service roads may be continued further in adjoining land.
3. The above widths of roads may vary according to guidelines or circulars issued by the respective department</td><td></td></tr>
<tr><td>91</td><td>19.6
19.6.1, 19.6.2, 19.6.3</td><td>For building identified in Annexure 2, 6.1, the following additional provisions of means of access shall be ensured

19.6.1 The width of the main street on which the building abuts shall not be less than 12m or as specified in Regulation No. 31.4 whichever is more and one end of this street shall join another street of width not less than 12 m in width subject to Regulation No. 19.3.

19.6.2 The approach to the building and open spaces on its all sides(see Regulation No. 22) shall be 6 m and the layout for the same shall be approved in consultation with the Chief Fire Officer, CIDCO and the same shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tones. The said open space shall be kept free of obstructions and shall be motorable.</td><td>19.6</td><td>For building identified in Annexure 2, 6.1, the following additional provisions of means of access shall be ensured
(a) The width of the main street on which the plot abuts shall not be less than 12m. in non Gaothan area and shall not be less than 9m. In Gaothan area, and one end of this street shall join another street of width not less than at least 9 m.
(b) The marginal distances on all its sides shall be minimum 6m. and the layout for the same shall be approved taking into consideration the requirements of fire services, and the margins shall be of hard surface capable of taking the weight of fire engine, weighing up to 45 tonnes. The said marginal distances shall be kept free of obstructions and shall be motorable.
(c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 6 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance (headroom) shall be 4.5 m</td><td></td></tr>
</table>

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		19.6.3 Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 6 m The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire engine / fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 6 m.			
92			20.2.7	***Co-ordination of Roads in adjoining lands*** *While granting the development permission for land sub-division or group housing/ campus Planning, it shall be necessary to co-ordinate the roads in the adjoining lands subject to provisions mentioned in Regulation No. 19.3.3.1– Note. Also, proper hierarchy of roads shall be maintained while deciding width of road.*	To be added
93			20.2.8	***Development of Street*** *Means of access / internal road shall be levelled, metalled, flagged, paved, sewered, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary), free of encroachment and shall be maintained in proper condition.*	To be added
94			20.2.9	***Development of Private Street, if neglected*** *If any private street or any other means of access to a building is not constructed & maintained as specified above, the authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the authority shall direct. If the owner or owners fail to comply with this direction, the authority may arrange for its execution and recover the expenses incurred from the owner/ owners.*	To be added
95			20.2.10	***Land-locked Plot*** *In case of a plot surrounded on all sides by other plots or reservation, if any, i.e. a land locked plot which has no access to any street or road, the Authority may require access through an adjoining plot or plots and 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 & such other conditions as the Authority may specify. If the Plot is land locked by any reservation, then access may be made available by adjusting reservation within owners land without reduction in area. Such land locked plot, upto 100 mt. shall be considered as fronting on the main road from which the access of minimum 9 mt. width is made available.*	To be added
96			20.2.11	***Approach by underpass or Over Bridge for adjoining properties.*** *In case adjoining properties of an owner or different owner are separated by road, river, nallah etc. then the Authority may allow the owner to construct underpass or over bridge or foot over bridge of required size at his cost so as to ease the movement of people/vehicle across the properties.*	To be added
97			20.3.1.a)	*Not more than 50% of such recreational open space may be provided on the terrace of a podium subject to Regulation No.22.3.10.* *Notwithstanding anything contained in the definition of "Recreational Open Space" in these regulations, such recreational open space to the extent of 100% may be allowed to be provided on the terrace of a podium if owner/developer provides 1.5 m. strip of land along plot boundary, exclusive of marginal distances, for plantation of trees.*	To be added

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98	20.3.2	In case of development of land for educaticnal purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground, which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground. However provided further if layout open space has been used for school playground such playground will be availab e for use by layout residents during non-school hours.	20.3.2	In the case of development of land for educational purpose, *in lieu of 10% recreational open space, following percentage of the gross area* (or as decided by the Government from time to time), *excluding the area under Development/ Regional Plan road and Development Plan reservations*, shall be earmarked for playground. Notwithstanding anything contained in this regulation, the shape and location of such open space shall be such that it can be properly used as a playground. *The area of such playground shall not be deducted for computation of FSI.* *Provided that, in case of area more than 1ha. such area to be earmarked for playground shall be as under:-* *Sr. No. | Gross Area of Land | Percentage of Playground* *1 | Upto 1 ha. | 40%* *2 | Above 1 ha. and upto 2 ha. | area as per 1 + 35% of remaining area* *3 | Above 2 ha. and upto 3 ha. | area as per 2 + 30% of remaining area* *4 | Above 3 ha. and upto 4 ha. | area as per 3 + 25% of remaining area* *5 | Above 4 ha. | area as per 4 + 20% of remaining area* *Provided further that, in cases where space for such playground is not available because of development permissions already granted by the Authority for education purpose and work is completed, such space for playground may not be insisted.*	
99	20.3.3	The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit. i. On sanction of the development permission, the recreational open space shall deem to have vested in the society / association of the residents / occupants. In case such society or association is to be formed, the possession / custody of recreational open space shall remain with the Developer until such association / society is formed. The recreational open space shall not be sold to any other person and it shall not be put to any other user except for the common use of residents / occupants. ii. If the authority is convinced that there is misuse of open spaces; in such case the authority shall take over the land of recreational open space.	20.3.3	The owner shall give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout/ building unit. i. On sanction of the development permission, the recreational open space shall be deemed to have been vested in the society / association of the residents / occupants *of the layout/ building unit except as specified otherwise. In case such society or association is yet to be formed, the owner shall give undertaking to the Authority at the time of occupation certificate in case of Group Housing Scheme and at the time of final approval in case of plotted layout, that he will transfer the recreational open space at a nominal cost of Re.1/- to the society/ association whenever it is formed.* The recreational open space shall not be sold/ *leased out / allotted/ transferred for any purpose,* to any other person and it shall not be put to any other use except for the common use of society / association of the residents/ occupants as mentioned in Regulation No.20.3.9. *ii.* If the Authority is convinced that, either the owner has failed to abide by the undertaking or such open space is being used in violation of the provisions as prescribed in these regulations, then the Authority shall take over possession of such land of recreational open space *for maintaining it for the uses permissible in these regulations, subject to condition that it shall not be further handed over or allotted to any person/ institute/ authority other than the society/ association of the residents/ occupants.* *Provided that, it shall not bar the return of the possession of such open space to the original society/ association of plot owners, after taking due undertaking to that effect.* *Provided further that the cost incurred by the Planning Authority on maintenance of such Recreational Open Space shall be recovered as arrears of dues to the Authority from the owner/ society / association of the residents / occupants till reversion of the possession.*	
100	20.3.4	No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these regulations with the majority	20.3.4	No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout/ subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these Regulations with the consent of plot/ tenement holders/ co-owners, but such revision of recreational open space shall	

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		consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.		ordinarily not be allowed after a period of 4 years from first sanction. *However, such revision of open spaces may be allowed after 4 year also, where plots in the layout are not sold or transferred.*	
101	20.3.10	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.	20.3.10	Every plot meant for a recreational open space shall have an independent means of access. *In case of group housing scheme, if such recreational open space is surrounded by or located along buildings and is meant for use by the occupants of those buildings, then independent means of access may not be insisted upon.*	
102			20.3.13	*In case of development/re-development of any land, building or premises mentioned below, provision for electric sub-station shall be made as under, if the requirement for the same is considered necessary by the concerned power supply authority.* *Sr.no* / ***Plot Area*** / ***Maximum requirements*** *1* / *Plot above 2000 sq.m.* / *One single transformer sub-station of the size of 5m.x 5m. and height of not more than 5m.* *2* / *Layout or sub-division of a plot measuring 2 .0 ha. or more.* / *A suitable site for an electric sub-station as required by the Power Supply Company* *Provided that the transformer is constructed in such a manner that it is away from the building at a distance of at least 3 M clear marginal distance shall be left from the single transformer and the building for the building height below 24 M.* *Provided also that the sub-station is constructed in such a manner that it is away from main building at a distance of at least 3 m. and in general does not affect the required side marginal distances or prescribed width of internal access or recreational open space.*	to be added

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<tr><th>Reg. No.</th><th>Regulation</th><th>Reg. No.</th><th>Regulation</th></tr>
<tr><td>103</td><td>Table 20.1</td><td>
Table 20.1: Minimum Plot Area, Plot Width for Various Uses
<table>
<tr><th>Sr. No.</th><th>Uses</th><th>Plot area (in m²)</th><th>Min. Plot Width</th><th>Type of Development</th></tr>
<tr><td>1</td><td>Residential and Commercial (except those in 2, 3&4 below)</td><td>i) 30 and above but upto 125</td><td>3.5 m</td><td>Row*</td></tr>
<tr><td></td><td></td><td>ii) Above 125 but less upto 250</td><td>10 m</td><td>Semi-detached / Detached</td></tr>
<tr><td></td><td></td><td>iii) above 250</td><td>12 m</td><td>Detached</td></tr>
<tr><td>2</td><td>Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by public authority</td><td>25 and above but upto 125</td><td>3 m</td><td>Row*</td></tr>
<tr><td>3</td><td colspan="4">Petrol Filling station</td></tr>
<tr><td></td><td>(a) Without service bay</td><td>545</td><td>16.75 m</td><td>Detached</td></tr>
<tr><td></td><td>(b) With service bay</td><td>1100</td><td>30.5 m</td><td>Detached.</td></tr>
<tr><td>4</td><td>Industrial</td><td>300</td><td>10 m</td><td>Detached.</td></tr>
</table>
Notes-
i. not more than 8 and not less than 4 plots shall be allowed in each block of row housing. Each block will be separated from other by at least a 6 m road or 6 m rear margin distance of the plot. However this will not be applicable for inclusive housing
ii. The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible.
iii. In Public Housing Schemes for E.W.S. undertaken by government or semi government organizations, marginal spaces shall be as per their respective schemes and rules.
iv. The front setback for already existing layouts / roads shall be as per existing schemes
</td><td>20.1</td><td>
Table 20.1: Minimum Plot area, Plot width and Various Uses
<table>
<tr><th>Sr. No.</th><th>Uses</th><th>Min. Plot area (in sq.m.)</th><th>Min. Plot Width (in m.)</th><th>Type of Development</th></tr>
<tr><td>1</td><td>Residential and Commercial</td><td>Min 30</td><td>As per Table No. 22.1</td><td>Row / Semi-detached/ detached development as specified/ anticipated in earlier approved layout or layout to be approved in future.
In other cases, as per permissibility of the construction area taking into consideration the marginal distances.</td></tr>
<tr><td>2</td><td>Plots in EWS Housing / High Density Housing / Sites and Services / Slum Upgradation / Reconstruction Scheme by Public Authority.</td><td>Min 20 sq.m. or as specified in the respective scheme.</td><td></td><td>Row / Semi-detached / detached.</td></tr>
<tr><td>3</td><td colspan="4">Vehicle fuel Filling station including LPG / CNG / Ethanol /Public Charging Stations for Electric Vehicles-</td></tr>
<tr><td></td><td>(a) Without service bay</td><td>As required by the concerned authority.</td><td>As required by the concerned authority.</td><td>Detached.</td></tr>
<tr><td></td><td>(b) With service bay</td><td>--do --</td><td>--do --</td><td>Detached.</td></tr>
<tr><td>4.</td><td>Industrial (other than service industries)</td><td>300</td><td>10 m.</td><td>Detached.</td></tr>
<tr><td>5</td><td>Other uses (other than 1 to 4 above)</td><td colspan="3">Required plot size and development shall be governed by permissibility of construction under these regulations.</td></tr>
</table>
Notes-
i) The plot width to depth ratio shall be 1 : 1.5 to 1 : 2.5; as far as possible.
ii) In Public Housing Schemes for E.W.S. undertaken by government or semi government organizations, marginal spaces shall be as per their respective schemes and rules.
iii) The front setback for already existing layouts / roads shall be as per existing schemes
iv) In case of Sr. No. 1 above, pattern of development permissible within a plot shall be shown in dotted line while approving the layout. However, change in pattern may be permitted in future, if it fits into above pattern of development and does not disturb the overall pattern of development already approved.
</td><td></td></tr>
</table>

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	Reg. No.	Regulation	Reg. No.	Regulation	
104	20.4.2	Plots in an industrial layout or sub-division shall be guided by Table 20.2 below **Table 20.2 Minimum Plot Area in industrial layout or sub-division** Sr. No. | Types of Development | Minimum Plot area in m^2 (i) | For manufacturing industrial units | 500 & more (ii) | Canteens, transport offices, individual shops for industrial goods and services | 200 & above (iii) | Plots for convenience shopping units | 50 to 60 (iv) | Informal shopping, stall sites | Upto 24			To be deleted
105	20.4.3	Computation of FSI: For the purpose of computing FSI/Built -up area, the net plot area shall be considered. In case of plotted layout, the basic FSI of such net area shall be distributed on all plots on pro-rata basis or on certain plots to which land owner desires, subject to maximum receiving potential prescribed in these regulations.	20.4.3	**Net Plot Area And Computation of FSI:** For the purpose of computing FSI/ Built-up area, the net area of the plot shall be as under :- *i. In case of a plotted layout/ sub-division/ group housing scheme/ any development, net area shall be the balance plot area after deducting the area covered by amenity space and Development/ Regional Plan proposals including new roads and road widening, if any, from the total area of plot.* *ii. For the purpose of computation of FSI/ built-up area, the net area of the plot shall only be considered.* *iii. In case of plotted layout, the basic FSI of such net area shall be distributed on all plots on pro-rata basis or on certain plots as land owner desires, subject to maximum receiving potential prescribed in these regulations. However, such entitlement of FSI on certain plots shall be clearly mentioned on the layout plan.* *iv. In case of plots from already approved layouts, the plot area shall be treated as net plot area.* *v. The above regulations in respect of net plot area and computation of FSI shall apply to proposals in all land use zones.*	
106			**20.4.3.1**	***Calculation Of Built-up Area For The Purposes Of FSI.*** *Outer periphery of the construction floor wise (P-line) including everything but excluding ducts ,voids, and items in Regulation No. 22.6, shall be calculated for the purpose of computation of FSI.* *The open balcony, double height terraces and cupboard shall also be included in P-line of respective floor, irrespective of its use / function. If part of the stilt, podium or basement is proposed for habitation purpose or for the construction which is counted in FSI, then such construction shall also be measured in P-line in that respective floor.*	To be added

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	Reg. No.	Regulation	Reg. No.	Regulation	
107	20.5	Amalgamation of Plots: Amalgamation of plots shall be permissible if they form a sizable plot and are con5tiguous with same owner ship.	20.5	Amalgamation of Plots: *i) Amalgamation of plots / lands shall be permissible if they form a sizable plot from planning point of view and are contiguous. Amenity and layout plot shall also be entitled for amalgamation provided amenity is developed on proportionate area.* *ii) The amalgamation of plots from approved layout which is not desirable from planning point of view (e.g. as shown in below) shall not be permitted.*  *iii) L a nd separated by minor water course or nallah or road may be entitled for amalgamation provided connecting over bridge or under pass of sufficient width and strength is constructed by the owner with the approval of the Authority.*	
108			21.5	***Existing features shown on the plan** – The existing features shown on Development Plan are indicative and shall stand modified on Development Plan as per actual situation. Mention of particular use on Development Plan shall not bar the owner from permission to develop land as allowed in the zone shown for such land. Also, boundaries of S.No., alignment of existing road/ nallah and other physical features of land shall be as per measurement plan of Land Records Department and the land unaffected by such physical features shall be allowed to be developed for the uses permissible under the adjoining predominant land use zone.*	To be added
109			21.6	***Development of Parking** – The Authority may develop any land, owned by or in possession of the Authority, for public parking in any of the forms - single or multi-storeyed, underground or above ground, irrespective of its existing use or proposed use in Development / Regional Plan/Planning Proposal.* *Provided that the Authority may allow Basement Parking below existing or proposed Play Ground, in the plan at one or two levels below the ground level subject to conditions, as may be prescribed by the Authority.*	To be added
110	**22 .1**	Front open spaces for buildings up to 15m: The front open spaces for buildings upto15 m height shall be as given in Table 22.1	22.1	Marginal Distances and set-back for Residential Buildings and mixed use with Height up to 15 m. or as mentioned in the Table No. 22.1. The provisions for minimum marginal distances as given in Table No. 22.1 below shall apply for the Residential buildings, Residential with mixed uses permissible in Residential Zone and Residential buildings permissible in other zones.	

<table>
<tr><th rowspan="2">Sr. No.</th><th colspan="2">Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)</th><th colspan="2">Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)</th><th rowspan="2">Remarks</th></tr>
<tr><th>Reg. No.</th><th>Regulation</th><th>Reg. No.</th><th>Regulation</th></tr>
<tr><td>111</td><td></td><td>
Table 22.1: Requirements for front open spaces for buildings up to 15m height
<table>
<tr><th>No.</th><th>Road</th><th>Minimum Setback in m</th></tr>
<tr><td>1</td><td>National/ State Highway</td><td>4.5 from road line or as specified by Highway Rules whichever is more</td></tr>
<tr><td>2</td><td>M.D.R/O.D.R</td><td>4.5 from road line or as specified by Highway Rules whichever is more</td></tr>
<tr><td>3</td><td>Other roads 20 m wide and above</td><td>4.5</td></tr>
<tr><td>4</td><td>Roads of width below 20 m and up to 15 m</td><td>3</td></tr>
<tr><td>5</td><td>Road of width below 15 m and above 9 m</td><td>3</td></tr>
<tr><td>6</td><td>Road width up to 9 m</td><td>3</td></tr>
<tr><td>7</td><td>Row housing on roads of width 12.00 M and below</td><td>2.25</td></tr>
</table>
</td><td></td><td>
Table No. 22.1
<table>
<tr><th>Sr. No</th><th>Description of the road</th><th>Min Plot Size in Sq.m.</th><th>Min width of plot in meters</th><th>Min setback from road side in meters</th><th>Min. side margins in meters</th><th>Min. rear margins in meters</th><th>Remarks</th></tr>
<tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8**</td></tr>
<tr><td>1</td><td>Roads of width 30 m. and above</td><td>450</td><td>15</td><td>4.5</td><td>3.0</td><td>3.0</td><td>Side and Rear Margins for building upto 15m. height (excluding parking floor)</td></tr>
<tr><td>2</td><td>In case of NH/SH</td><td>450</td><td>15</td><td>4.5.or as Specified by Highway rules Whichever is more</td><td>3.0</td><td>3.0</td><td>Side and Rear Margins for building upto 15m. height (excluding parking floor)</td></tr>
<tr><td>3</td><td>Roads of width 18 m. and Above but below 30 m.</td><td>250</td><td>10</td><td>4.5</td><td>2.0</td><td>2.0</td><td>Side and Rear Margins for building upto 10m. height (excluding parking floor)</td></tr>
<tr><td>4</td><td>Roads of width 15m.and Above but below 18m.</td><td>200</td><td>10</td><td>3.0</td><td>1.5</td><td>1.5</td><td>Margins for buildings G+2 or stilt + 3 structure</td></tr>
<tr><td>5</td><td>Roads of width less than 15m.</td><td>80</td><td>6</td><td>3.0</td><td>1.5 (in case of semi-detached building, only one side marginal distance shall be</td><td>1.5</td><td>Margins for buildings G+2 or stilt + 3 structure</td></tr>
</table>
</td><td></td></tr>
</table>

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	Reg. No.	Regulation	Reg. No.	Regulation	

						permissible)		
6	Row Housing on roads of 12m. and below	30	3.5	2.25	0.0 (In case of corner plot, 1.50 or building line of adjoining road whichever is more)	1.5	--do--
7	Row Housing for EWS/ LIG/ by public authority	20	3.0	0.9 from pathway or 2.25 from road boundary	0.0 (In case of corner plot, 1.5 or building line of adjoining road whichever is more)	0.9	G+1 or stilt + 2 structure only

**: "upto 6 m. height" as mentioned in UDCPR is removed, for facilitating provision of more parking without restricting the development potential

Notes:-

(1) The width of the road in above table shall govern the requirements in column 3 to 8.
(2) In case of Sr. No. 1 to 6 structures having higher height may be permitted subject to marginal distance mentioned in Regulation No.22.2 and 22.3.
(3) The minimum area of plots fronting on service roads along highways shall be with reference to the actual width of the service road.
(4) For semi-detached buildings, side margin shall be on one side only. Plots for semi-detached buildings shall be in pairs.
(5) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 12 and not less than 3 plots shall be allowed in each block of row housing. Each block shall be separated from the other by a 4.5 m. wide road / pathway or 4.5m. side marginal distance within the plot or space including side marginal distance of the plot.
(6) No garage shall be permitted in a building having stilt or basement provided for parking.
(7) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in minimum front marginal distances. However, steps may be permitted within 1.2m. from the building line. Also supporting columns for canopy or porch may be allowed within building line.
(8) The ribbon development rules shall not be relaxed without consent of the Highway Authority

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<table>
<tr><th rowspan="2">Sr. No.</th><th colspan="2">Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)</th><th colspan="2">Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)</th><th rowspan="2">Remarks</th></tr>
<tr><th>Reg. No.</th><th>Regulation</th><th>Reg. No.</th><th>Regulation</th></tr>
<tr><td></td><td></td><td></td><td></td><td>(9) In case of special building, marginal distances shall be as per regulations for such buildings.
(10) The plot width to depth ratio shall be 1:1.5 to 1:2.5, as far as possible in plotted layout.
(11) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organizations, marginal distances shall be as per the respective schemes and rules.
(12) The front setback set-out in already approved and partially developed layouts/ schemes, may be retained as per original approval, so as to maintain the building line.
(13) The pattern of development like semi-detached, row housing etc. in already approved layout shall be as per said approved layout.
(14) Subsidiary structure such as garage (limited to one), outhouse and independent sanitary block may be permitted only in plots having area 250sq.m.or more.
(15) Rear or side marginal distances for development along nallah or watercourses shall be subject to Regulation regarding "Sites Not Eligible for Construction of Building" and "Construction Within Flood Line".
(16) The plots which are substandard in area shall be developed as per marginal distances mentioned in the above table with reference to road width.
(17) In case of plots having approach by dead-end road, (point access) front margin shall be limited to width of point access.</td><td></td></tr>
<tr><td>112</td><td>22.2</td><td>Front open spaces for buildings above 15m: The front open spaces for buildings above15 m height shall be as given in Table 22.

Table 22.2: Front open spaces for buildings more than 15 m height
<table><tr><th>No.</th><th>Height of the building in m</th><th>Front open space in m</th></tr><tr><td>1</td><td>15 to 24</td><td>6</td></tr><tr><td>2</td><td>24 to 37.5</td><td>9</td></tr><tr><td>3</td><td>Above 37.5</td><td>12</td></tr></table></td><td>22.2</td><td>Front Margin - Front margin shall be as given in Table No. 22.1 shall be applicable to a building irrespective of its height.
Provided that, in the case of group housing schemes where building abuts on internal road, the minimum 3m. set back from internal road or distance between two buildings, whichever is more, shall be provided. For Development/ Regional Plan roads or classified roads or through roads, passing through Group Housing Schemes, the setback as prescribed in these regulations shall be provided.</td><td></td></tr>
</table>

Sr. No.	Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)		Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)		Remarks
	Reg. No.	Regulation	Reg. No.	Regulation	
113	22.3.1	Buildings up to 15 m height: The minimum marginal rear and side open spaces of a building shall be 3 m, except single-family houses on roads 15 m wide and below where this distance can be 1.5 m. In case of group housing scheme where building abutting on internal road, a minimum 3.00 m setback from internal road or distance between two buildings, whichever is more shall be proviced. For RP/DP roads passing through group housing scheme, the setback as prescribed in these regulations shall be provided.	22.3.1	*Side or rear marginal distance in relation to the height of the building for light and ventilation shall be as below: -* *The marginal distance on all sides shall be as per Table No.22.1/ Table No.22.2 /Table No.22.3 for building height or floors mentioned there in.* *For height more than stipulated in Table No.22.1/ Table No.22.2 /Table No.22.3, the marginal distance on all sides, except the front side of a building, shall be minimum H/5 (Where H = Height of the building above ground level).* *Provided that, such marginal distance shall be subject to a maximum of 12 m. from the plot boundary and distance between two buildings shall be maximum 16 m.* *Provided further that, in case of redevelopment of building which has ceased to exist in consequence of accidental fire / natural collapse / demolition for the reason of the same having been declared dangerous or dilapidated or unsafe by or under a lawful order of the authority or building having an age of more than 30 years, such marginal distance may be allowed upto 6 m. for height of building upto 45 m. For redevelopment of smaller plots having area less than 1000 sq.mt., one of the side margin / rear margin of 6 m may be relaxed subject to Fire NOC in case of bonafide hardship.* *Provided further that, such marginal distance from recreational open space shall be 3 m. in case of non-special buildings and 6 m. in case of special buildings, irrespective of its height.* *Provided further that, the building height for the purposes of this regulation and for calculating the marginal distances shall be exclusive of height of parking floors upto 6m.* *Provided further that, where rooms do not derive light and ventilation from the exterior open space, i.e. dead walls, such marginal distance may be reduced by 1 m. subject to minimum of 6.0 m. in case of special building and 3.0 m. in case of other buildings.* *Provided further that the plot / land of the owner falls within the jurisdiction of more than one authority, then continuous building (without leaving margin on the boundary of the authorities) may be allowed with the consent of the other Authorities.*	
114	22.3.2	Buildings above 15 m up to 24 m height: the open space on all sides except the front side of a building shall be minimum (H/2) – 4 subject to a minimum of 4.5m Where H= Height of the building.			To be deleted
115	22.3.3	Buildings above 24 m up to 30 m height: the open space on all sides except the front side of a building shall be minimum H/3.			To be deleted
116	22.3.4	Buildings above 30 m height: In addition to the minimum width of the open space required for heights up to 30m, there shall be an increase in the width of the open space at the rate of 1 m per every 5 m or fraction thereof. However such open space need not exceed 16 m.			To be deleted
117			22.3.11	*Provision for Step Margin: -Step margins may be allowed to be provided on upper floors to achieve required side or rear marginal distances as mentioned in these regulations subject to minimum marginal distance of 6 m. on ground level in case of special building.* *This provision shall be applicable to special building only.*	To be added
118	22.3.5	Length or depth exceeding 40 m: If the length or depth of the building exceeds 40 m an additional width of 10 per cent of the dimension in excess of 40 m shall be required on the side and rear open space as the case may be.			To be deleted
119	22.3.5.1	Provided no such increase in additional open space shall be necessary when only store rooms and stairways derive light and ventilation from the open space.			To be deleted

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120	22.3.7	Distance between two buildings: The rear / side marginal distance between two buildings shall not be less than that which is requirec for the taller building.	22.3.7	Distance between two buildings: - The distance between two buildings shall be the side/ rear marginal distance required for the taller building between the two adjoining buildings. *Provided that, the pathway/ internal road may be allowed to be proposed in such marginal distance. In case of group housing scheme where building abuts on internal road, the minimum 3m. set back from internal road or distance between two buildings whichever is more shall be provided. For Development plan road /Regional plan road or classified road or through road, passing through Group Housing Scheme, normal setback as prescribed in the regulations shall be provided.*	
121	22.3.8	**Dead Wall:** Where a habitable room does not derive light and ventilation from an, exterior space the width of the exterior open space as given in this Regulation may be reduced to 3 m if the building height is upto 15 m, 4.5 m if the building height is above 15 m and up to 24m and 6 m for buildings having heights above 24 m. Only Staircases and toilets will be allowed to derive light and ventilation from such areas	22.3.8	**Dead wall:** Where a habitable room does not derive light and ventilation from an exterior space , i.e. dead walls, such marginal distance may be reduced by 1 m. subject to minimum of 6.0 m. in case of special building and 3.0 m. in case of other buildings. Only Staircases and toilets will be allowed to derive light and ventilation from such areas.	

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<table>
<tr><th rowspan="2">Sr. No.</th><th colspan="2">Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)</th><th colspan="2">Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)</th><th rowspan="2">Remarks</th></tr>
<tr><th>Reg. No.</th><th>Regulation</th><th>Reg. No.</th><th>Regulation</th></tr>
<tr><td>122</td><td>Table 22.3</td><td>
Table 22.3: Open space and road width requirement for different types of buildings
<table>
<tr><th>No.</th><th>Type of Building</th><th>Minimum Road width</th><th>Minimum Open Space</th></tr>
<tr><td>1</td><td>Hospital, Maternity Homes, Health Club, Public & Semi-public buildings</td><td>12 m</td><td>6 m on all sides</td></tr>
<tr><td>2</td><td colspan="3">Educational Buildings</td></tr>
<tr><td></td><td>i. Pre-primary School</td><td>9 m to 18 m</td><td>3 m on all sides</td></tr>
<tr><td></td><td>ii. Primary School</td><td>9 m & not more than 24 m</td><td>6 m on all sides</td></tr>
<tr><td></td><td>iii. Other Educational Buildings</td><td>15 m</td><td>6 m on all sides</td></tr>
<tr><td>3</td><td>Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls</td><td>15 m</td><td>Front – 12 m
all other sides 6 m</td></tr>
<tr><td>4</td><td>Mangal Karyalaya and similar buildings</td><td>15 m</td><td>Front – 12 m
all other sides 6 m</td></tr>
<tr><td>5</td><td>Petrol/Fuel Filling Stations with or without service bays</td><td>12 m</td><td>6 m</td></tr>
<tr><td>6</td><td>Mercantile/ Business/</td><td>12 m</td><td>Front</td></tr>
<tr><td></td><td>/Commercial buildings</td><td></td><td>4.5 m
All other sides 3.0 m</td></tr>
<tr><td>7</td><td>Stadium/ Pavilion</td><td>12 m</td><td>6 m on all sides</td></tr>
<tr><td colspan="4">i. Side and rear marginal open spaces mentioned in above Table shall be subject to Regulation No. 22.1, 22.2 and 22.3 whichever is more
ii. A stadium shall generally accommodate 400 m running track</td></tr>
</table>
</td><td>Table 22.3</td><td>
Table No.22.3 Open Space and road width requirement for different types of buildings
<table>
<tr><th></th><th>Type of building</th><th>Minimum road width required</th><th>Minimum marginal distances</th></tr>
<tr><td>1</td><td>2</td><td>3</td><td>4</td></tr>
<tr><td>1</td><td colspan="3">Medical buildings</td></tr>
<tr><td></td><td>a) Hospital, Maternity Homes, Health Club, Clinics etc. buildings not being special buildings</td><td>9 m.</td><td>Margins as per Table No. 22.1 subject to Side marginal distance of minimum 3m.</td></tr>
<tr><td></td><td>b) Hospital, Maternity Homes, Health Club etc. buildings under category of special building.</td><td>Road width as required for Special Buildings. (Regulation No.19.6)</td><td>6 m. on all sides</td></tr>
<tr><td>2</td><td colspan="3">Educational buildings</td></tr>
<tr><td></td><td>a) Pre-primary School</td><td>On any road.</td><td>Margins as per Table No. Table 22.1</td></tr>
<tr><td></td><td>b) Primary School not being special building.</td><td>6 m.</td><td>--do--</td></tr>
<tr><td></td><td>c) Other Educational Buildings not being special building.</td><td>9 m.</td><td>3 m. on all sides</td></tr>
<tr><td></td><td>d) Any building of category a, b, c above being special building.</td><td>Road width as required for Special Buildings</td><td>6 m. on all sides</td></tr>
<tr><td>3</td><td colspan="3">Public-Semi Public Building</td></tr>
<tr><td></td><td>a) Public-Semi Public Building not being special building.</td><td>9 m.</td><td>Margins as per Table No. 22.1 subject to side marginal distance of minimum 3m.</td></tr>
<tr><td></td><td>b) Public-Semi Public Building being special building.</td><td>Road width as required for Special Buildings</td><td>6 m. on all sides</td></tr>
<tr><td>4</td><td colspan="3">Cinema Theatre</td></tr>
<tr><td></td><td>Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls</td><td>12 m.</td><td>Front - 12m. (only on one major road), 6m. on all remaining sides</td></tr>
<tr><td>5</td><td colspan="3">Mangal Karyalaya</td></tr>
<tr><td></td><td>a) Mangal karyalaya and like buildings not under the category of special building.</td><td>9m</td><td>3 m. on all sides.</td></tr>
</table>
</td><td></td></tr>
</table>

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	Reg. No.	Regulation	Reg. No.	Regulation	

	b) Mangal karyalaya and like buildings under the category of special building.	*12 m.*	*6 m. on all sides.*
6	***Fuel Stations***		
	Fuel Filling Stations/including Petrol/ Ethanol /LPG / CNG /etc., Public Charging Stations for Electric Vehicles with or without service bays	*9 m.*	*4.5 m. on all sides.*
7	***Mercantile Buildings***		
	a) Mercantile/ Business/ Hotel/ Commercial building under the category of special buildings.	*Road width as required for Special Building.*	*Front 6m. Side & rear 6m.*
	b) Mercantile/ Business/ Hotel/ Commercial building not under category of special buildings	*9m*	*Margins as per Table No. 22.1 subject to side marginal distance of minimum 3m.*
	c) Convenience shopping .	*On any road.*	*Margins as per Table No. 22.1.*
8	***Stadium***		
	Stadium with Pavilion	*12m.*	*6m. on all Sides*

Notes:

i. In case of special building Height of building subject to provisions of Maharashtra Fire Prevention and Life Safety Measures Act 2006.

ii. In case the Fuel station NOC from Chief Controller of Explosives shall be necessary.
In a plot of Fuel Filling Station, other building or composite building for sales office, snack bars, restaurant, public conveniences or like activities may be permitted.
The FSI shall not exceed 0.25 and underground structures along with kiosks shall not be counted towards FSI.

iii. A stadium should desirably accommodate 400 m. running track.
The covered portion of spectator's gallery shall not exceed 25%of plot area, which shall not be counted towards FSI. Shops below spectator's gallery may be permitted which shall not be counted towards FSI. In addition to this, ancillary office, sportspersons accommodation, public convenience like structures may also be permitted which shall not consume more than 0.10 FSI on gross plot area.

iv. In case of plots fronting on National Highways, State Highways and Major District Roads in Regional Plan area, the building line shall be as per Ribbon Development Rules or as given in Table above, whichever is more.

v. Side and rear marginal distances mentioned in above Table shall be subject to Regulation No.22.3, whichever is more.

vi. In case of special buildings, marginal distances shall be as per regulations for special buildings.

vii. For above buildings, permissible FSI shall be as per Regulation No.15, unless otherwise specified above.

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				viii. *Point access (approach by dead end road) to a plot shall be considered for the minimum road width requirement mentioned in above table. In such case, front margin shall be applicable for the width of point access road.*	
123	22.4.1	Interior chowk: Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m x 3 m upto height of 15 m and for height more than 15 m, the interior open space shall not be less than H/5 m x H/5 m where H = height of highest wall of the chowk.	22.4.1	Interior chowk: Wherever habitable rooms or kitchen derive ventilation from inner chowk or interior open space, the minimum size of such interior open space shall not be less than 3m. x 3m. The size of such chowk shall increase with the height of building and shall not be less than *H/6m. x H/6m.*, where H= Height of highest wall of the Chowk from ground level.	
124	22.4.2	Exterior chowk: The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m and depth shall not exceed 1.5 times the width for buildings upto 15 m height and for height more than 15 m, the exterior open space shall not be less than H/6 m x H/6 m where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m it shall be treated as a notch.	22.4.2	Exterior chowk: The minimum width of the exterior chowk for the purpose of light and ventilation shall not be less than 2.4m. and the depth shall not exceed 2 times the width, for buildings up to 17 m. height and for height more than 17 m., the exterior open space shall not be less than *H/7m. x H/7m.*where H= Height of highest wall of the Chowk from ground level. If the width of the exterior chowk is less than 2.4m., it shall be treated as a notch and shall not be considered for deriving ventilation.	
125	22.4.3	Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation No. 24.12.4.	22.4.3	Where only water closet, bathroom, combined bathroom and water closet are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Reg no 24.12.4 of sanctioned NAINA DCPR *Provided that, for Reg no 22.4.1 and Reg no 22.4.2 above maximum distance shall be subject to 16 m. If the owner wishes to provide chowk size more than what is prescribed above, it shall be allowed.*	
126	22.5.1 (iii)	iii. Balconies in residential buildings: Balcony or balconies of a minimum width of 1.00 m and maximum width of 2.00 m may be permitted at any floor and such balcony projection shall be subject to the following conditions. a) No balcony shall reduce the marginal open space to less than 2 m for buildings up to 15 m height and 6 m in case of buildings above 15 m in height. In urban villages balcony may be permitted on upper floors projecting in front setbacks except over roads/ lanes having width 4.50 m or less. b) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal open space. c) The width of the balcony will be measured perpendicular to the building upto the outermost edge of balcony. d) Balconies may be allowed to be enclosed on payment of premium at the rate of 10% of market value of land as per Annual Statement of Rates. The area taken for computing premium shall be equal to the built up area of enclosed balcony. e) Balconies in excess of 15% of built up area of the floor on which balcony is provided shall be calculated in FSI.	22.5.1 (iii)	**Balconies** - Balcony or balconies of a minimum width of 1m. and maximum of 2m. may be permitted in residential and other buildings at any floor except ground floor, and such balcony projection shall be subject to the following conditions:- i. In non-congested area (other than core Gaothan), no balcony shall reduce the marginal open space (including front) to less than 2m. upto 24m. building height. For height 24m. and more no balcony shall reduce the marginal open space to less than 6m. on first floor and 4.5 m. on upper floor. In congested area (core gaothan) balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50m. or less and in marginal distances subject to 1.0m. clear marginal distance from the plot boundary to the external face of the balcony. ii. Balcony, though not cantilever, shall be allowed on ground floor, after leaving required setback/ marginal distances. iii. The width of the balcony shall be measured perpendicular to the building up to the outermost edge of balcony. iv. The balcony may be allowed to be enclosed in the room, at the time of development permission, if desired by the owner / developer. In such case depth of the enclosed balcony shall not exceed 1/3 of the depth of the room. (including the depth of balcony) v. Nothing shall be allowed beyond the outer edge of balcony.	
126	22.5 (v)	Accessory buildings: The following accessory buildings may be permitted in the marginal open spaces: a) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 m2 in the rear or side open space and at a distance of 7.5 m from the road line or the front boundary and 1.5 m from other boundaries may be permissible. CEO,	22.5 (v)	**Accessory buildings**: - The following accessory buildings may be permitted in the marginal open spaces: - i. In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0sq.m.in the rear or side open space and at a distance of 7.5m. from the road line or the front boundary and 1.5m. from other boundaries may be permissible. The Authority may reduce 1.5m. margin in exceptional cases to avoid hardship.	

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		SPA-NAINA may reduce 1.5 m margin in exceptional cases to avoid hardship. b) Suction tanks, soak pits, pump room, electric meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc. c) Parking lock up garage not exceeding 2.4 m in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m away from the road line and shall be of such constructions giving fire resistance of 2 hours. d) The area of sanitary blocks excluding 20 m2 and parking lock up garage shall be taken into account for the calculation of FSI. e) One watchman's cabin / booth not more than 3 m2 in built up area having min.1.20 m width or diameter of cabin / booth. Note :-When a building abuts on three or more roads then above mentioned user, except (d) shall be permissible in front setback facing the smaller road or less important from traffic point of view		ii. Parking lock-up garage not exceeding 2.4m. in height shall be permissible in the rear corner of an independent bungalow plot. Parking lock up garage when attached to main building shall be 7.5m. away from the road line and shall be of such construction capable of giving fire resistance of 2 hours. iii. The area of sanitary block and parking lock up garage shall be taken into account for the calculation of FSI. iv. Underground Suction tanks, soak pits, wet and dry garbage separately with collection chambers, space required for fire hydrants, electrical and water-fittings, underground water tanks, dustbins etc. v. One watchman's cabin/ booth not more than 6sq.m.in built up area having minimum width or diameter of 1.80m. Cabin / booth may be allowed at every entrance and / or exit. **Note :-** When a building abuts three or more roads, the above mentioned uses, except (iv) shall be permissible in front setback facing a smaller road of less importance from traffic point of view.	
127	22.5 (vii)	Fire escape staircase of single flight not less than 1.2 m wide.	22.5 (vii)	**Fire escape staircase** of single flight not less than 1.2m. width excluding *the marginal distance required for special building.*	
128			22.5 (viii)	***Ledge*** *for Air Conditioning unit may be provided on the exterior of wall of the rooms of size not exceeding 0.5 m. x 1.0 m. at suitable location.*	to be added
129			22.5 (ix)	***Staircase mid-landing*** *of 1.2m width with clear minimum headroom of 2.1m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8m.in case of non-special building and 6 m. in case of special building.*	to be added
130			22.5 (x)	*Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be permitted within the minimum required front marginal distances. However, steps or steps along with otta may be permitted to project upto 1.2m. from the building line.*	to be added
131			22.5 (xi)	***Cupboard:*** *In residential buildings, cantilever projections of cupboards, floor to floor level, may be permitted except on ground floor. Such projections excluding window area, may project upto 0.60 m. in the setbacks for buildings. However, the window frame shall be placed on the inner side of the wall and such cupboard shall be allowed only on one wall of each room. Moreover, such projection shall be at least 6m. from plot boundary in case of special buildings.* *For height 24 m. and more no cupboard shall reduce the marginal open space to less than 6 m. on first floor and 4.5 m. on upper floor. In congested area cupboard may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less and in marginal distances subject to 1.0 m. clear marginal distance from the plot boundary to the external face of the cupboard.*	to be added
132	22.6 (i)	Structures/ Projections mentioned in Regulation No. 22.5.1 (i),(ii), (iii),(iv), (v), (vi) and (vii)	22.6 (i)	Structures/ Projections mentioned in Regulation No. 22.5.1 (i),(ii), (iii),(iv), (v), (vi) , (vii), *(viii), (ix), (x) and (xi)*	
133	22.6 (ii)	Multi-storeyed floor space and used as parking.	22.6 (ii)	*Stilt/* Multi-storeyed floors*/ podium/ basement*, if used for parking including passages therein.	
134	22.6 (iii)	Electrical cabin or sub-station, watchman booth of minimum size of 3.00 m2 with a minimum width or diameter of 1.2 m, pump house, garbage shaft, space required for location of fire hydrants, electric fitting and water tanks.			to be deleted
135	22.6 (iv)	A basement/s under a building and used for stores, meter room, air conditioning plant, electric sub-station and parking spaces (use as accessory to the principal use).			to be deleted

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136	22.6 (v)	Areas covered by (a) Lofts (b) Meter rooms, (c) Porches, (d) Canopies, (e) Air conditioning plant rooms (f) Electric sub-stations, (g) Service floor of height not exceeding 1.8 m for star category hotels, institutional buildings, hospitals, office buildings and malls (h) Staircase cover at terrace level (i) Lift machine room.	22.6 (v)	Areas covered by Porches, Canopies, lofts, ledge or tand, shelves, Air Conditioning Plant Rooms, Lift Well, Lift-Machine Room and Service Floor of height not exceeding 1.8 m. height below the beam, for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above)and like buildings, other buildings above 15 m. in height.	
137	22.6 (vi)	Area of structure for an effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.	22.6 (vi)	Area of structures for water, grey water, wet-waste or an effluent treatment plant, rain water harvesting Pump rooms (maximum 10sqm.), electric cabin of sub-stations/ of generator set area, electric meter rooms as per requirements, Refuse chutes/ garbage chutes/garbage shafts for wet and dry garbage separately with collection chambers.	
138	22.6 (vii)	Areas covered by service ducts, pumps, rooms, electric sub-station, stilts and additional amenity of lifts provided in addition to the minimum requirement prescribed in Regulation No. 28.			to be deleted
139	22.6 (viii)	viii)Rockery, well and well structures, plant, nursery, water pool, swimming pool (if uncovered), platform around a tree, fountain bench, chabutara with open top and unenclosed sides, ramps, compound wall, gate slide /swing, steps outside the buildings, domestic working place (open to sky), overhead water tank on top of the building, fire escape stair case and refuge area for high rise buildings.	22.6 (viii)	Rockery, Well and well structures, Plant Nursery, Water Pool, platform around a tree, Fountain, bench, Chabutara with open top and unenclosed sides, Ramps, Compound wall, Gate, slide/ swing, Steps outside the buildings, Domestic working place (open to sky), Overhead water tank on top of the building, Refuge area for high rise buildings as specified in Regulation .	
140	22.6 (ix)	Fitness Centre, Crèche, society office cum letter box room, sanitary blocks for servants and lockup garages admeasuring area of not exceeding 20 m2			to be deleted
141	22.6 (x)	Area of one public telephone booth and one telephone exchange (PBX) per building.			to be deleted
142	22.6 (xi)	Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 m2 per building.			to be deleted
143	22.6 (xii)	Area covered by new lift and passage thereto in an existing building with height upto15 m in gaothan.			to be deleted
144	22.6 (xiii)	Telecommunication tower, antenna and construction of a room having upto 20 m2 area for allied activities.	22.6 (xiii)	Telecommunication tower, antenna and allied activities.	
145	22.6 (xiv)	Atrium in shopping malls, public buildings.	22.6 (xiv)	Atrium may be allowed in any type of building. Such atrium may be allowed to be enclosed on top by transparent or opaque sheet.	
146	22.6 (xv)	Escalators as provided in Regulation No.27.4.11.			to be deleted
147			22.6 (xvii)	*Open to sky terraces, top of podium, open to sky swimming pool on the top terrace and top of podium with plant room.*	to be added
148			22.6 (xviii)	*Structures permissible in recreational open space as per Regulation*	to be added
149	22.7	Exclusion of structures / projections for FSI calculation subject to payment of premium i. Supported double height terraces(open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20 % of the built up area of the same floor. ii. Such terraces in excess of 20 % area shall be calculated in FSI.	22.7	Supported double height terraces shall be permitted *(open terraces with railing and minimum height equal to two floors) within the building line*.	
150	22.9	Height Exemptions: The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys shall not be included in computation of height of building for firefighting requirements Furthermore parapet walls and architectural features not exceeding 1.2 m in height shall not be included	22.9	Height Exemptions : The appurtenant structures such as roof tanks and their supports, two toilets on terrace not exceeding 8 sq.m. built-up area and height upto 3 m. in case of residential building, ventilating, air conditioning structures, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding height allowed in these	

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		in computation of height of building for firefighting requirements. However for Civil aviation requirements the height of staircase cover, chimney, overhead water tank, parapet wall, architectural features, mobile towers etc shall be counted towards height of building.		regulations, and Solar panels not exceeding 1.8 m. in height shall not be included in computation of height of building.	
151			22.10	***Requirements in case of building more than 70 m. height*** *It is mandatory for all the high rise buildings to comply with the requirements of Structural Design and Stability, Geo-technical and other aspects and Fire Safety norms as per provisions of UDCPR, Maharashtra Fire (Prevention and life Safety Measures) Act, 2006 and National Building Code of India, amended from time to time, for the aspects not covered in UDCPR. The certificates from structural and geo-technical engineers about the fulfilment of necessary requirements shall be attached with the application. The responsibility of structural and other stability and safety of such high-rise buildings shall lie with owner/ developer and concerned expert, consultant, executants appointed by owner/developer.*	to be added
152			22.11	***Provision of recreational floor*** *In case of residential building having height more than 30 m., recreational floor may be allowed subject to following -* *i. the height of such floor shall be upto 4.5 m. and shall be open on all sides,* *ii. such floor shall be used for recreational purpose/activities including construction of swimming pool and shall be in addition to the recreational open space required as per UDCPR,* *iii. one such floor may be allowed at every 50 m. height, however, first floor may be allowed after 30 m. height,* *iv. such floor shall not be counted in FSI, however, ancillary constructions like changing room, wash room, etc. shall be computed in FSI.*	to be added

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<tr><th></th><th>Reg. No.</th><th>Regulation</th><th>Reg. No.</th><th>Regulation</th><th></th></tr>
<tr><td>153</td><td>23.1 Parking spaces</td><td>Parking spaces: Wherever a property is to be 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. The provisions for parking of vehicles shall be as given in Table 23.1.</td><td>23.1</td><td>Parking spaces:
Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. A parking plan showing the parking spaces along with manoeuvring spaces/ aisles shall be submitted as a part of building plan. 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. The provisions for parking of vehicles for different occupancies shall be as given in Table No.23.1</td><td></td></tr>
<tr><td>154</td><td>Table 23.1: Standards for providing parking spaces</td><td>
Table 23.1: Standards for providing parking spaces
<table>
<tr><th>No.</th><th>Occupancy</th><th>One car parking space for every</th></tr>
<tr><td>1</td><td>Residential</td><td>(a) 4 tenements having carpet area upto 35 m2 each.
(b) 2 tenements with carpet area exceeding 35 m2 but not exceeding 45 m2 each
(c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 60 m2 each.
(d) ½ tenement with carpet exceeding 60 m2
In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one.</td></tr>
<tr><td>1A</td><td>Residential with high Density (such as Rental Housing, Affordable housing)</td><td>(a) 4 tenements having carpet area upto 35 m2 each
(b) 2 tenements having carpet area exceeding 35 m2 each and having area upto 45 m2 each
(c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 70 m2 each
(d) ½ tenement with carpet exceeding 70 m2

In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one.</td></tr>
</table>
</td><td>Table 23.1: Standards for providing parking spaces</td><td>
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<table>
<tr><th>Sr No</th><th>Occupancy</th><th>Size of tenement</th><th>Parking space required</th><th>Parking space required</th><th>Remarks</th></tr>
<tr><td></td><td></td><td></td><td>Car</td><td>Scooter</td><td></td></tr>
<tr><td>1</td><td>Residential i) Multi-Family residential</td><td>(a) 4 tenements having carpet area upto 35 m 2 each.</td><td>2</td><td>10% of car parking space requirement</td><td>Visitors car parking: 10% of required car number, subject to minimum of one.</td></tr>
<tr><td></td><td></td><td>(b) 2 tenements with carpet area exceeding 35 m2 but not exceeding 45 m2 each</td><td>1</td><td>10% of car parking space requirement</td><td>Visitors car parking: 10% of required car number, subject to minimum of one</td></tr>
<tr><td></td><td></td><td>(c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 60 m2 each.</td><td>1</td><td>10% of car parking space requirement</td><td>Visitors car parking: 10% of required car number, subject to minimum of one</td></tr>
<tr><td></td><td></td><td>(d) ½ tenement with carpet exceeding 60 m2</td><td>1</td><td>10% of car parking space requirement</td><td>Visitors car parking: 10% of required car number, subject to minimum of one</td></tr>
<tr><td></td><td>ii) Residential with high Density (such as Rental Housing,</td><td>(a) 4 tenements having carpet area upto 35 m 2 each.</td><td>2</td><td>10% of car parking space requirement</td><td>Visitors car parking: 10% of required car number, subject to minimum of one</td></tr>
</table>
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				Affordable housing)	(b) 2 tenements with carpet area exceeding 35 m2 but not exceeding 45 m2 each	1	10% of car parking space requirement	Visitors car parking: 10% of required car number, subject to minimum of one		
					(c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 70 m2 each.	1	10% of car parking space requirement	Visitors car parking: 10% of required car number, subject to minimum of one		
					(d) ½ tenement with carpet exceeding 70 m2	1	10% of car parking space requirement	Visitors car parking: 10% of required car number, subject to minimum of one		
154A		**Table 23.1: Standards for providing parking spaces** No. | Occupancy | One car parking space for every 2 | Star category hotels | One car parking space of every 40 m2 of total floor area. 3 | Lodging establishments tourist homes, hotels with lodging accommodation and Restaurants | One car parking space for every 60 m2 of total floor area of a lodging establishment. One car parking space for every 12.5 m2 of built-up area of restaurant including hall dining room, pantry and bar		Table no 23.1 **Standards for providing parking spaces** Sr No | Occupancy | Size of tenement | Parking space required | Car | Parking space required | Scooter | Remarks 1 | ii) Lodging establishment's tourist homes, hotels with lodging accommodation, Star Category Hotels. | For every five guest rooms | 1 | 6 | – | | iii) Restaurants | For every 50 sq.m. of carpet area of restaurant including kitchen, pantry hall, dining room etc. | 1 | 8 | – |			

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<tr><th>Reg. No.</th><th colspan="3">Regulation</th><th>Reg. No.</th><th colspan="7">Regulation</th><th></th></tr>
<tr><td>155</td><td></td><td>4a</td><td>Educational upto high school</td><td>One car parking space for every 35 sq.m. built-up area (class rooms upto 10th standard to be excluded from built-up area). Bus parking area shall be at the rate of one parking space for 100 students.</td><td>Table no 23.1</td><td colspan="7"><table>
<tr><th>Sr No</th><th>Occupancy</th><th>Size of tenement</th><th>Parking space required</th><th>Parking space required</th><th>Remarks</th></tr>
<tr><td></td><td></td><td></td><td>Car</td><td>Scooter</td><td></td></tr>
<tr><td>4</td><td>Educational Schools and the administrative as well as public service areas therein</td><td>For every 100 sq.m. carpet area of the administrative as well as public service area of the school.</td><td>2</td><td>4</td><td>--</td></tr>
<tr><td></td><td></td><td>For every 3 class rooms</td><td>2 (Mini Bus)</td><td>9</td><td>--</td></tr>
<tr><td></td><td>College and administrative as well as public service area therein.</td><td>For every 100 sq.m. carpet area of the administrative as well as public service area of the school.</td><td>2</td><td>17</td><td>--</td></tr>
<tr><td></td><td></td><td>For every 3 class rooms</td><td>2</td><td>24</td><td>--</td></tr>
<tr><td></td><td>Coaching Classes / Tuition Classes / Hobby Classes.</td><td>For every 20 students.</td><td>1</td><td>9</td><td>--</td></tr>
</table></td><td></td></tr>
<tr><td></td><td></td><td>4b</td><td>Other Educational</td><td>One car parking space for every 35 sq.m. built-up area of administrative office area, staff room, canteen, pantry, public service area. In addition to the above 10% area for two wheelers shall be provided.</td><td colspan="8"></td></tr>
</table>

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	Reg. No.	Regulation	Reg. No.	Regulation	
156	5	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels) (a) One car parking space for 12 seats/persons. (b) Without fixed seats, one parking space for every 15 m2 of floor area. (c) For canteen, bar and restaurant under these Regulations for other permissible users as per provisions made herein for such purpose shall be provided.	Table no 23.1		

Sr No	Occupancy	Size of tenement	Parking space required		Parking space required	Remarks
			Car		Scooter	
3	Assembly (theatres, cinema houses, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 seats.	4		16	--
	Multiplexes	For every 40 seats.	5		14	--
	Mangal karyalaya / Marriage Halls, Cultural Halls and Banquet Hall	For every 100 sq.m. carpet area / lawn area of fraction thereof.	1		5	--
	Community hall and club house in layout open space (applicable only for open spaces having area 4000 sq.m. and more)	For every 200 sq.m. carpet area	1		5	--

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	Reg. No.	Regulation		Reg. No.	Regulation								
					Sr No	Occupancy	Size of tenement	Parking space required		Parking space required	Remarks		
								Car	Scooter				
157		6	Mercantile	Table no 23.1	6	Mercantile (markets, departmental stores, shops and other Commercials users)	For every 100 sq.m. carpet area or fraction thereof	2	6		--		
						Whole sale shops not being used for retail trading.	For every 100 sq.m. carpet area or fraction thereof	1	5		--		
						Hazardous building	For every 100 sq.m. carpet area	1	3		--		
						Office and I.T. building	For every 200 sq.m. carpet area or fraction thereof.	3	11		--		
			One car parking space for every 40 m2 Of floor area upto 800 m2 and one parking space for every 80 sq.mt. of space for areas exceeding 800 m2.										
158		7	Hospitals and medical institutions	Table no 23.1	Sr No	Occupancy	Size of tenement	Parking space required		Parking space required	Parking space required	Remarks	
								Car	Scooter				
			One car parking space for every 100 m2 of total floor area. In addition two parking space for ambulance parking easuring 10 m x 4 m for hospitals or medcal institutions with bed strength of 100 and one ambulance, parking space for additional 50 bed each		2	Institutional (Hospitals Medical Institutions)	For every 10 beds	3	10		10	For hospital (special building), space for 1 ambulance per hospital, shall be provided.	

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<tr><th>Sr. No.</th><th colspan="2">Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)</th><th colspan="2">Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)</th><th>Remarks</th></tr>
<tr><td></td><td>Reg. No.</td><td>Regulation</td><td>Reg. No.</td><td>Regulation</td><td></td></tr>
<tr><td>159</td><td></td><td>
<table>
<tr><td>8</td><td>Offices (Govt. and Private) and Business Buildings</td><td>One car parking space for every 30 m2 of floor area upto 1500 m2 and for every 60 m2 of additional space for areas exceeding 1500 m2 of floor area.</td></tr>
</table>
</td><td>Table no 23.1</td><td>
<table>
<tr><th>Sr No</th><th>Occupancy</th><th>Size of tenement</th><th>Parking space required</th><th>Parking space required</th><th>Remarks</th></tr>
<tr><td></td><td></td><td></td><td>Car</td><td>Scooter</td><td></td></tr>
<tr><td>5</td><td>Government or semi public or private business buildings.</td><td>For every 100 sq.m. carpet area or fraction thereof</td><td>2</td><td>12</td><td>In addition 20% visitor parking</td></tr>
</table>
</td><td></td></tr>
<tr><td>160</td><td></td><td>
<table>
<tr><td>9</td><td>Industrial</td><td>One car parking space for every 70 m2 floor area thereof to a minimum of two space in addition to a loading uploading spaces.</td></tr>
<tr><td>10</td><td>Storage (any type)</td><td>One car parking space for every 100 m2 thereof to a minimum two spaces.</td></tr>
</table>
</td><td>Table no 23.1</td><td>
<table>
<tr><th>Sr No</th><th>Occupancy</th><th>Size of tenement</th><th>Parking space required</th><th>Parking space required</th><th>Remarks</th></tr>
<tr><td></td><td></td><td></td><td>Car</td><td>Scooter</td><td></td></tr>
<tr><td>7</td><td>Industrial</td><td>For every 300 sq.m. carpet area or fraction thereof</td><td>3</td><td>9</td><td>--</td></tr>
<tr><td>8</td><td>Storage (any type)</td><td>For every 300 sq.m. carpet area or fraction thereof</td><td>1</td><td>3</td><td>--</td></tr>
</table>
</td><td></td></tr>
<tr><td>161</td><td></td><td>Note: Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under all the above categories. In all above categories 10% of the total parking requirement in residential areas will be reserved as visitor's parking and 10% in case of all categories will be reserved as two-wheeler parking. The above requirements shall be applicable for developments under Part-II, Development in DP.</td><td>Table no 23.1</td><td>Note -
i. After calculating the parking for entire building, multiplying factor 1 shall be applied. Fraction of parking spaces more than 0.5 shall be rounded to next digit.
ii. In case of independent single family residential bungalows having plot area upto 300 sq. m., parking space need not be insisted separately. Further a garage shall be allowed in rear or side marginal distance at one corner having minimum dimensions of 2.5 m. x 5.0 m. and maximum dimensions 3 m. x 6 m. i.e. minimum 12.5 sq.m and maximum 18.0 sq.m. built up area.
iii. In the case of shops, row houses on plots upto 100 sq. m., parking space need not be insisted.
iv. Mechanical/Hydraulic / Stack parking / multi-storeyed parking with or without car lift may be allowed to meet the requirement.
v. Parking more than 50% over and above stipulated in table 23.1, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR without taking into account guidelines therein. Such charges shall be recovered on the area covered under car / scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable.</td><td></td></tr>
</table>

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162	23.2	**General space requirements** i) Types: The parking spaces mentioned below incluce parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 2.4 m from bottom of the beam. The height of the stilt shall not be more than 4.2 m. If the stilt height is available from 3.6 m to 4.2 m stack parking may be allowed in such stilts.	23.2	**General space requirements** i) Location of Parking Spaces The parking spaces include parking spaces in basements or on a floor supported by stilts, podium or on upper floors, covered or uncovered spaces or in separate building in the plot and / or lock up garages. The height of the stilt shall not be less than 2.4 m. from the bottom of beam. *In case of stack parking, height up to 4.5 m. may be allowed.*	
163		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.		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. *The width of drive for motor vehicles and scooter, motor cycle shall be minimum 3.00 m. and 2.00 m. respectively.*	
164			23.2	*vi) Composite parking.* *The composite parking of vehicles like one car with two scooters may be allowed. Also six scooters' parking may be allowed to be convertea in one car parking. In such cases, drives or aisles shall be required taking into consideration entire composite parking.* *vii) Bus bay for schools / multiplex /malls/ assembly buildings / group housing.* *For these occupancies, being a special building, a bus bay of required size shall be provided within premise or along main road on which plot abuts. This shall be applicable for housing scheme having more than 500 flats.*	to be added
165	23.5	In addition to the parking spaces provided for building of Mercantile (Commercial) use like office, market, departmental store, shopping mall and building of industrial and storage use, loading and unloading spaces shall be provided at the rate of one space for each 1000 m2 of floor area or fraction thereof exceeding the first 200 m2 of floor area, shall be provided. The space shall not be less than 3.75 m x 7.5 m.	23.5	In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor carpet area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m. *However, in case of office building, such parking spaces shall not exceed more than 4.*	
166			23.5a	*Parking lock up garages shall be included in the calculation for F.S.I. calculations*	to be added
167	23.6	The space to be provided for parking as given in Regulation No. 23.1 to 23.5 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in Regulation No. 22. Those spaces may be used for parking provided minimum distance of 3 m around the buildings is kept free of any parking or loading and unloading spaces.	23.6	Proposed modification as per Regulation No. 23.1 to 23.5 The space to be left out for parking as given in this regulation shall be in addition to the marginal open spaces left out for lighting and ventilation purposes as given in regulations no.22 . These spaces may be used for parking provided minimum distance of 3 m. *(6 m. in case of special building mentioned in Regulation No. 6.1 of Annexure 2)* around the buildings is kept free of any parking or loading and unloading spaces, *excepting the building as mentioned in regulation 23.5a above. Such parking area adjoining the plot boundary may be allowed to be covered on top by sheet roofing, so as not to infringe the marginal distance to be kept open as specified above. Further such sheet roofing shall not include the area adjoining the plot boundary to be used for tree plantation as mentioned in Regulation No.25, if any.*	

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168	23.7	In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit (as per Regulation No. 27.4.7) shall be provided preferably at opposite ends.	23.7	In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit shall be provided preferably at opposite ends. *One ramp may be provided as specified in Regulation No. 27.4.7.*	

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	Reg. No.	Regulation	Reg. No.	Regulation	
169	24.1.1	Main Builcing: The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 0.45 m above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be at least 0.60 m above the high flood level.	24.1.1	The plinth of building shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall not be less than *30cm.* above the surrounding ground level. In areas subjected to flooding, the height of the plinth shall be at *least 45cm.* above the high flood level.	
170	24.1.2	24.1.2 Interior Courtyards: Every interior Courtyard shall be raised at least 0.15 m above the surrounding ground level and shal be satisfactorily drained	24.1.2	Ccvered parking spaces and garages shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactory drained	
171	24.2	**24.2.1** Size: A habitable room shall have a carpet area of minimum 9.00 m2 except those in the hostels attached to recognised educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 m2 the minimum width of a habitable room shall be 2.4 m. Where there is more than one room, one shall be not less than 9.00 m2 and other 6.50 m2. **24.2.2** The size of the room in a single room tenement shall not be less than 12.5 m2 with a minimum width of 2.4 m.	24.2	Size and dimension of habitable rooms, *shall be as per requirement and convenience of the owner.*	
172	24.2.3	Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.2 m except in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats(Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear headroom under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. Any additional height provided above 4.2 m will be counted towards FSI.	24.2.3	*The minimum and maximum height of a habitable room shall be given in Table No. 24 hereunder:* *Table No. 24* *No. / Occupancy / Minimum Height (m) / Maximum Height (m)* *1) / 2) / 3) / 4)* *1 Flat Roof -* *a) Any habitable room* — 2.75 — 4.5 *a1) Habitable room in EWS / LIG Housing.* — 2.75 — 4.2 *b) Air-conditioned habitable room* — 2.4 — 4.5 *c) Assembly Halls, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Buildings, Exhibition Centre, Convention Hall, Theatre, Film Studio, Entrance Halls and Lobbies to these buildings.* — 3.0 (2.40 m. in case of Air conditioned room) — 6.00 or higher according to the requirement of occupancy. *d) Shops* — 3.00 — 4.5 *2 Pitched roof -* *a) Any habitable room* — 2.75 (average with2.0 m. at the lowest point) — 4.5 (average with 3.2 m. at the lowest point) *b) Habitable room in EWS / LIG Housing.* — 2.6 (average with 2.0 m. at the lowest point) — 4.2 (average with 3.2 m. at the lowest point) *Provided that the minimum head-way under any beam shall be 2.4 m.*	

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173	24.2.4	In the case of pitched roof, the average height shall not be less than 2.75 m and the minimum height at eaves level shall not be less than 2.1 m.		*Provided further that height more than that specified above, if required for particular occupancy, shall not be counted towards calculation of FSI.*	To be deleted
174	24.2.5	In case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of bungalows and duplex flats, minimum and maximum height shall be 3.6 m and 4.2 m respectively. The common portion of two floors in case of bungalows and duplex flats shall not exceed 30% of the carpet area of the floor. However greater height may be permitted subject to permission by CEO.			To be deleted
175	24.3.1	**Kitchen size:** The area of the kitchen shall not be less than 4.5 m2 with a minimum width of 1.8 m. In the case of a single room tenement having multi-purpose room with size upto 12.5 sq.m with a minimum width of 2.4 m, alcove (a cooking space having direct access from the main room without any inter communicating door) is permitted. The size of alcove shall not be less than 2.4 sq.m. with a minimum width of 1.2 m.	24.3.1	Size of Kitchen: The size of kitchen or a cooking alcove serving as cooking space shall be as per requirement and convenience of the owner.	
176	24.3.2	**Height:** The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less then 2.75 m, subject to provisions of 24.2.4.	24.3.2	Height of Kitchen: The height of a kitchen measured from the surface of the floor, to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m. except for the portion to accommodate floor trap of the upper floor.	
177	24.3.3	**Other Requirement:** Every room to be used as kitchen shall have: i) Means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe; ii) Impermeable floor; iii) Window of not less than 1.0 m2 area, opening directly on to an interior or exterior open space, but not into a ventilation shaft			To be deleted
178	24.4.1	Size: The minimum size shall be as under: i) Independent Bathroom 1.00 x 1.2 m. ii) Independent Water closet 0.9 m x 1.2 m. iii) Combined bath room and water closet (toilet) 1.80 m2 with minimum width of 1.0 m.	24.4.1	Minimum Size of bath room and water closet shall be as under: i) Independent Bath room 1.00 m. x 1.20 m. ii) Independent Water closet 0.9 m. x 0.9 m. iii) Combined bath room and water closet 1.50 sq.m. with minimum width or 1.00m	
179	24.4.3 i)	be so situated that at least one of its wall shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 m2 or area one side not less than 0.3 m (See Regulation No. 24.12.3),	24.4.3 i)	be so situated that it derives ventilation from ventilation shaft or external air,	
180	24.4.3 ii)	have the platform or seat made of water tight non-absorbent material,	24.4.3 ii)	have a window or ventilator, opening to a shaft or open space, of area not less than 0.3sq.m. with side not less than 0.3m.	
181	24.4.3 iii)	be enclosed by walls or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 m above the floor of such a room; and	24.4.3 iii)	all the sewerage outlets shall be connected to the sewerage system. Where no such systems exist, a septic tank shall be provided within the plot conforming to the requirements	
182	24.4.3 iv)	be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards any other room.			To be deleted

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<tr><th>Reg. No.</th><th>Regulation</th><th>Reg. No.</th><th>Regulation</th></tr>
<tr><td>183</td><td>24.5</td><td>Loft: The maximum depth of a loft shall be 1.5 m and the loft may be provided, over residential kitchens, habitable rooms, bath rooms, corridors and over shop floor, built up to an area 25 per cent over kitchens and full space of bath rooms, water closets and corridors. In the shops loft over an area upto 33% of the carpet area may be provided. However, loft will not be allowed where mezzanine floor is provided.</td><td>24.5</td><td>Ledge or Tand/Loft:
24.5.1 Location and extent:
Ledge or Tand may be provided at suitable places as per requirement. Lofts may be provided over kitchen, habitable rooms, bathrooms, water closets, and corridor within a tenement in residential buildings, over shops and in industrial building, as mentioned in below Table No. 24A subject to the following restrictions -
i. The clear head room under the Loft shall not be less than 2.1 m.
ii. Loft in commercial areas and industrial building shall be located 2 m. away from the entrance.
iii. Loft shall not interfere with the ventilation of the room under any circumstances.
iv. The maximum height of loft shall be 1.5m.
<table><tr><th colspan="3">Table No 24A - Provision of Loft</th></tr><tr><td>Sr. No.</td><td>Rooms over which Permitted</td><td>Maximum Coverage (Percentage to area or room below)</td></tr><tr><td>1)</td><td>2)</td><td>3)</td></tr><tr><td>1</td><td>Kitchen/Habitable room</td><td>25</td></tr><tr><td>2</td><td>Bathroom, water closet, corridor</td><td>100</td></tr><tr><td>3</td><td>Shops with width up to 3m.</td><td>33</td></tr><tr><td>4</td><td>Shops with width exceeding 3m</td><td>50</td></tr><tr><td>5</td><td>Industrial</td><td>33</td></tr></table></td><td></td></tr>
<tr><td>184</td><td>24.5.1</td><td>The clear head room under loft shall not be less than 2.1 m.</td><td></td><td></td><td>To be deleted</td></tr>
<tr><td>185</td><td>24.5.2</td><td>Loft in commercial and industrial buildings shall be located 2 m away from the entrance.</td><td></td><td></td><td>To be deleted</td></tr>
</table>

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186	24.6	Cupboards & Shelves: The projections (cantilever) of cupboards and shelves as shown in figure below may be permitted except on ground floor and would be exempted from covered area and built up area calculations. Such projections may project upto 0.60 m, in the setbacks for residential buildings provided the width of such cupboard/shelves does not exceed 2.4 m and each room shall not have more than one such cupboard/ shelf. Moreover such projection shall be at least 2 m from plot boundary for buildings up to 15 m height and 6 m in case of buildings above 15 m in height. Figure 24.1: Section of cupboard	24.6	*Cupboard:* *24.6.1* *In residential buildings, cantilever projections of cupboards, floor to floor level, may be permitted except on ground floor. Such projections excluding window area, may project upto 0.60 m. in the setbacks for buildings. However, the window frame shall be placed on the inner side of the wall and such cupboard shall be allowed only on one wall of each room. Moreover, such projection shall be at least 6m. from plot boundary in case of special buildings.* *24.6.2* *For height 24 m. and more no cupboard shall reduce the marginal open space to less than 6 m. on first floor and 4.5 m. on upper floor. In congested area cupboard may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less and in marginal distances subject to 1.0 m. clear marginal distance from the plot boundary to the external face of the cupboard*	
187	24.7.1	Size: The aggregate area of the mezzanine floor shall not exceed 50 % of the carpet area of that floor. The minimum size of a mezzanine floor if it is used as a habitable room shall not be less than 9.00 m2.	24.7.1	Size: *The minimum size of the mezzanine floor shall be as per requirement and convenience of owner.* The aggregate area of such mezzanine floor shall in no case exceed 50% of built-up area of that room, shops, etc. Where loft is provided in the room, the mezzanine floor shall not be allowed. Note: mezzanine floor area shall be counted towards FSI	
188	24.7.3	Height: The minimum height of a mezzanine floor shall be 2.2 m. The headroom under mezzanine room shall not be less than 2.10 m.	24.7.3	Height: The head room under mezzanine floor shall not be less than 2.1 m.	
189	24.7.4	Other requirements: A mezzanine floor may be permitted in a room, provided that it confirms to the standards of habitable rooms as regards lighting and ventilation.	24.7.4	*A mezzanine floor may be permitted in a room or within a space, provided* *i. it conforms to the standards of living rooms as regards lighting and ventilation in case the mezzanine floor is used as habitable room.* *ii. it is so constructed as not to interfere, under any circumstances, with the ventilation of the space over & under it.* *iii. such mezzanine floor or any part thereof will not be used as a kitchen.* *iv. it is atleast 1.8 m. away from front wall of such rooms.* *v. access to the mezzanine floor is from within the respective room only.* *vi. in no case shall a mezzanine floor be closed so as to make it liable to be converted into unventilated compartments.*	
190	24.8.1	Size: The floor area of a store room in a residential building where light ventilation and height are provided at special standards lower than as required for living room shall not be more than 3.00 m2.	24.8.1	Size: The area of a store room/ rooms, if provided in a residential building, where light, ventilation and height are provided at standards lower than as required for living room, *shall be as per requirements and convenience of the owner.*	
191	24.8.2	Height: The height of a store room shall not be less than 2.10 m.			To be deleted
192	24.9.1	Size: The size of a garage in individual residential building shall be not less than 2.5 m X 5 m and not more than 3 m X 6 m. The area of parking lock up garage	24.9.1	Size of private Garage: The size of a garage in individual residential building shall not be less than 2.5 m. x 5.0 m. and not more than3.0m. x 6.0m.The garage, if located in the side open space,	

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	Reg. No.	Regulation	Reg. No.	Regulation	
		shall be included in FSI calculations.		shall not be constructed within 3.0 m. from the main building, but at least 7.5 m. away from the any access road. The area of garage shall be including in FSI.	
193	24.9.2	Height: The maximum head room in a garage shall be 2.4 m.	24.9.2	Height of private Garage: The minimum and *maximum height* of garage shall be 2.4 m. and *2.75 m. respectively*	
194	24.9.3	The plinth of garage located at ground level shall not be less than 0.15 m above the surrounding ground level.	24.9.3	Plinth of private Garage: The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.	
195	24.9.4	The garage shall be setback behind the building line for the street / road on to which the plot abut, and shall not be located affecting the access ways to the building.	24.9.4	*Set Back of private Garage: The garage shall be set-back behind the building line for a street or road on which the plot abuts and shall not be located affecting the access ways to the building.*	
196	24.9.5	Corner Site: When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the open spaces) shall be on diagonally opposite the point of intersections.	24.9.5	*When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the marginal distances) shall be on diagonally opposite the point of intersections.*	
197	24.10.1	The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water there from by means of sufficient rain water pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building.	24.10.1	The roof of a building shall be so constructed or framed as to permit effectual drainage of the rainwater there from by means of sufficient rainwater pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rainwater is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent buildings	
198	24.10.2	CEO may require rain water pipes to be connected to a storm water drain through a covered channel formed beneath the public footpath or in any other approved manner, if not used for rain water harvesting	24.10.2	The Authority may require rainwater pipes to be connected to a drain or sewer through a covered channel formed beneath the public foot path to connect the rainwater pipe to the road gutter or in any other approved manner, if not used for rain water harvesting	
199	24.10.3	Rainwater pipes shall be affixed to the outside of the walls of the building or in such other manner as may be approved by the CEO.	24.10.3	Rainwater pipes shall be affixed to the outside of the walls of the buildings or *in recesses or chases cut or formed in such walls or in such other manner as may be necessary.*	
200	24.10.4	Terrace of a building shall not be sub-divided and it shall have only common access.	24.10.4	Top Terrace of a building shall not be sub-divided and it shall have only common access. *However, intermediate terraces may be allowed to be attached with flat and shall not be counted in balcony area.*	
201	24.11.1	One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed set-back / required front open space / required front margin, and prescribed building lines a) Storage of household or other goods or ordinarily non-combustible material; b) Strong rooms, bank lockers, safe deposit volts. etc. c) Air-conditioning equipments and other machines used for services and utilities of the building; d) Parking spaces; e) D.G. set room, meter room and Electric substation (which will conform to required safety requirements); f) Effluent Treatment Plant, suction tank, pump room; g) Users strictly ancillary to the Principal user. Provided that the users mentioned at (a) & (b) above shall be permitted in the 1st basement only by counting in F.S.I. subject to the following conditions: i. All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with. ii. All the planning standards (particularly as regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose. iii. Users other than (a) and (b) shall not be counted in FSI.	24.11.1	*Basement shall generally be constructed within the prescribed setbacks / margins with one or more level.* *Following uses shall be permissible at free of FSI.* *i. Air-conditioning equipment's and other machines used for services and utilities of the building;* *ii. Parking spaces;* *iii. D.G. set room, meter room and electric substation (which will conform to required safety requirements),Effluent Treatment Plant, suction tank, pump room;* *Following uses shall be permissible and counted in FSI.* *a) Storage of household or other goods or ordinarily non-combustible material incidental to principle use;* *b) Strong rooms, bank lockers, safe deposit vaults, laundry room, Radio/ laser therapy, post mortem room, mortuary, medical shop and cold storage for hospital building etc.* *c) Commercial use in first basement in case of shopping centre/ shopping malls.* *d) Uses strictly ancillary to the Principal use.* *e) Nursing quarters as ancillary use to hospital in first basement, if it is 0.9 to 1.2 m. above ground level with proper ventilation.* *Provided that,* *i. If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary.* *ii. Multilevel basements may be permitted if the basement is used for parking*	

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<tr><td></td><td></td><td>Provided that,
i. if the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 3 m. from the plot boundary.
ii. multilevel basements may be permitted if the basement is used for parking. The ramps of minimum3.0 m. width for entry and exit of vehicles separately shall be proviced. In case of bonafide hardship, the CEO NAINA may allow only one ramp with not less than 6.0 m. in width.
iii. if the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.</td><td></td><td></td><td></td></tr>
<tr><td>202</td><td>24.12.1</td><td>The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/6th of floor area.</td><td>24.12.1</td><td>Adequacy and manner of provision
The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of the floor area of the room</td><td></td></tr>
<tr><td>203</td><td>24.12.2</td><td>No portion of a room shall be assumed to be lightec if it is more than 7.5 m from the opening assumed for lighting / ventilation of the portion, provided additional depth of living room beyond 7.5 m may be permitted subject to provision of proportionate increase in the opening.</td><td>24.12.2</td><td>No portion of a room shall be assumed to be lighted, if it is more than 7.5 m. away from the opening assumed for light and ventilation, provided additional depth of any room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the area of opening.</td><td></td></tr>
<tr><td>204</td><td>24.12.3</td><td>Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed</td><td>24.12.3</td><td>Artificial Lightning 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 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.</td><td></td></tr>
<tr><td>205</td><td>Table 24.1</td><td>Table 24.1: Size of ventilation shaft
<table><tr><th>Height of building in m</th><th>Size of ventilation every side in m²</th><th>Minimum width of shaft in m</th></tr><tr><td>Up to 10</td><td>1.2</td><td>0.90</td></tr><tr><td>Up to 12</td><td>3.0</td><td>1.50</td></tr><tr><td>Up to 18</td><td>4.5</td><td>1.80</td></tr><tr><td>Up to 24</td><td>5.4</td><td>1.80</td></tr><tr><td>Up to 30</td><td>8.0</td><td>2.40</td></tr><tr><td>Above 30</td><td>9.0</td><td>Minimum 3 m</td></tr></table>In residential lodging hotels where attached toilets are provided with mechanical ventilation system installed as per Regulation No. 24.12.3, the size of ventilation shaft may be relaxed by the CEO.</td><td>Table 24.1 Size of ventilation shaft</td><td><table><tr><th>Sr. No.</th><th>Height of Buildings in m.</th><th>Cross-section of Ventilation shaft in sq.m.</th><th>Minimum one dimension of the shaft in m.</th></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td><td>(4)</td></tr><tr><td>1</td><td>Upto10</td><td>1.2</td><td>0.9</td></tr><tr><td>2</td><td>Upto12</td><td>2.4</td><td>1.2</td></tr><tr><td>3</td><td>Upto 18</td><td>4.0</td><td>1.5</td></tr><tr><td>4</td><td>Upto 24</td><td>5.4</td><td>1.8</td></tr><tr><td>5</td><td>Upto30</td><td>8.0</td><td>2.4</td></tr><tr><td>6</td><td>Above 30</td><td>9.0</td><td>3.0</td></tr></table>Notes: -
a) For buildings above 30m., mechanical ventilation system shall be installed besides the provisions of minimum ventilation shaft.
b) For fully air-conditioned residential/ other buildings, the ventilation shaft need not be insisted upon, provided the air-conditioning system works in an uninterrupted manner, also provided; there is an alternative source of power supply</td><td></td></tr>
<tr><td>206</td><td>24.13</td><td>Parapet: Parapet walls and handrails provided on the edges of roof terraces, balcony etc. shall not be less than 1.05 m and not more than 1.20 m in height.</td><td>24.13</td><td>Parapet: Parapet walls and handrails provided on the edges of roof terraces, podium, balcony, varandah and recreational floor shall not be less than 1.0m. and not more than1.2m. in height from the finished</td><td></td></tr>
</table>

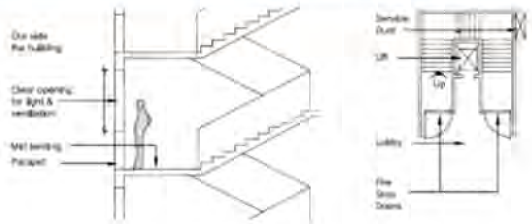
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		However, in case of building height more than 70 M, higher parapet height up to 2.00 M for elevation purpose may be permitted.		floor level. In case of occupancies like educational, health etc. such parapet may be permitted upto 2.00 m. height.	
207	24.14	Wells: Wells intended for supply of water for human consumption or domestic purposes where provided, shall comply with the requirements of Regulation No. 24.14.1 and 24.14.2	24.14	Wells: Wells intended for supply of water for human consumption or domestic purposes may be permitted at suitable place in a plot.	
208	24.14.1	Location: The well shall be located: i. Not less than 15 m from soak pit, refuse pit, earth closet or privy and shall be located on a site upwards from the earth closet or privy. ii. Not less than 18 m from any cess pit, soak way or borehole latrine and shall be located on a site upwards from the earth closet or privy. iii. Such that contamination by the movement of sub soil or other water is unlikely; and iv. Not under a tree or otherwise it should have a canopy over it so that leaves and twigs do not fall into the well and rot.			To be deleted
209	24.14.2	Requirements: The well shall: i. have minimum internal diameter of not less than 1 m ii. be constructed to a height not less than 1 m above the surrounding ground level to form a parapet or curb and to prevent surface water from flowing into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m in every direction from the parapet or the curb forming the well head and the upper surface for such paving shall be sloped away from a well; iii. be a sound and permanent construction (Pucca) throughout; iv. the interior surface of the lining or walls of the well shall be rendered impervious for depth of not less than 1.8 m measured from the level of the ground immediately adjoining the well-head.			To be deleted
210	24.15	Septic Tanks: Till sewer network is provided, Septic tanks will be permissible in accordance with provisions of NBC 2016.	24.15	Septic Tanks: *Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications. Modern methods of disposals, as may be specified by Government/ Government bodies such as NEERI etc. may also be permissible.*	
211	24.16	Boundary Wall: The requirements of the boundary wall are given below: i. Except with the special permission of the CEO, the maximum height of the compound wall shall be 1.5 m above ground level. However for road sides the compound wall above 0.75 m will be of open construction – railing or jali. ii. However, the provisions of (i) above are not applicable to boundary wall of jails. iii) In industrial buildings, electric sub stations, transformer stations institutional buildings like sanatoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings boundary wall height upto 2.4 m may be permitted by the CEO. iii. Compound wall of minimum 1.8 m height shall be built around cremation and burial grounds. iv. The compound gate should open entirely inside the property and shall not open on any access/pathway/ road/street.	24.16	Boundary/Compound Wall: i. The maximum height of the front compound wall shall be 1.5 m. above the central line of the front street. Compound wall up to 2.4 m. height may be permitted, if the top 0.9 m. is of open type construction. The maximum height of side and rear compound wall shall be 1.5 m. above the average ground level of the particular plot. ii. In case of a corner plot, the height of the boundary wall shall be restricted to 0.75 m. for a length equal to fanning of the road on the front and side of the intersection and the remaining height of 0.75 m., if required, in accordance with sub-regulation (i) above, may be of open type construction (railings). iii. The provision of sub-regulations (i) and (ii) above shall not be applicable to boundary walls of jails. iv. In the case of industrial buildings, electric sub-stations, transformer stations, institutional buildings like sanatoria, hospital, industrial building like workshops, factories and educational buildings like schools, colleges including the hostels and other user of publicutility undertakings the height up to 2.4 m. may be permitted by the Authority. v. The gates in a compound wall shall not open on any public access/ pathway / road /	

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				street and shall open entirely inside the property.	
212	24.18	Letter box: An independent letter box will be provided of size not exceeding 0.30 m x 0.30 m x 0.30 m for each tenement.	24.18	*Letter box: A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings.*	
213	24.19	Meter rooms : Meter room size shall be upto 3.00 m x 5.00 m depending upon the requirements; the size may be increased in consultation with M.S.E.D.C.L. or concerned Power Supply Authority.	24.19	*Meter rooms : Meter room shall be provided as per the requirement of M.S.E.D.C.L. or power supply company as per the number of tenements/ units.*	
214	24.19.1	The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L. or concerned Power Supply Authority.			To be deleted
215	24.20.1	Chimneys, where provided shall conform to the requirements of "IS 145-1960" of latest version.	24.20.1	Chimney, where provided, shall conform to the requirements of Indian Standard Code of Practice for Fire Safety of Building. *Provided that the Chimney shall be built at least 0.9 m. above flat roof. In the case of sloping roofs, the chimney top shall not be less than, 0.6 m. above the ridge of the roof in which the chimney penetrates.*	
216	24.20.2	Notwithstanding the provisions of Regulation No. 24.20.1, the Chimneys shall be built at least 0.9 m above parapet wall. In the case of sloping roofs, the chimney top shall not be less than, 0.6 m above the ridge of the roof in which the chimney penetrates.			To be deleted
217			24.21	*Cabin: Where cabins are provided, the size of cabins shall be 3.0 sq.m. with a minimum width of 1m. The clear passages within the divided space of any floor shall not be less than 0.9 m. and the distance from the farthest space in a cabin to any exit shall not be more than 18.5 m.*	To be added
218	27.3.3	Capacity of Exits: The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm shall be as given in Table 27.3	27.3.3	Capacity of Exits: *The unit of exit width use to measure the capacity of any exit should be 50 cm. A clear width of 25 cm. should be counted as additional half unit. Clear width less than 25 cm. should not be computed for exit width.* The capacity of exits (doors and stairways) indicating the number of persons that could be safely evacuated through a unit exit width of 50 cm shall be as given in Table 27.3	
219	27.3.4	For all buildings identified in Annexure 2, 6.1 (special buildings) there shall be a minimum of two staircases. They shall be of an enclosed type stairway. At least one of them shall be on the external walls of buildings and shall open directly to the exterior, interior open space or to any open place of safety	27.3.4	*All buildings having height more than ground floor shall have provision of one staircase. The special buildings specified in Annexure 2, 6.1 (special buildings) shall have two staircases out of which one shall be fire escape staircase.* *They shall be of enclosed type. At least one of them shall be on external walls of buildings and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision of otherwise of alternative staircases shall be subject to the requirements of travel distance being complied with.* *A staircase shall not be provided around the lift shaft unless provided with fire stop door of 1 hour rating at every floor level and no other openings in the inside wall as illustrated below.*	

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<tr><td></td><td></td><td></td><td></td><td>  </td><td></td></tr>
<tr><td>220</td><td>Table 27.4</td><td>Table 27.4: Minimum width of stairways for various uses
<table><tr><th>Sr. No.</th><th>Type of Building</th><th>Width in m</th></tr><tr><td>1 a</td><td>Residential Buildings (dwelling) up to 15 m height</td><td>1.2</td></tr><tr><td>b</td><td>Residential Buildings (dwelling) 15 m to 24 m height</td><td>1.20</td></tr><tr><td>c</td><td>Residential Buildings (dwelling) above 24 m height</td><td>1.50</td></tr><tr><td>2</td><td>for Individual House & Row housing with G+2 storeys</td><td>0.75</td></tr><tr><td>3</td><td>Residential Hotel Buildings</td><td>1.50</td></tr><tr><td>4</td><td>Assembly buildings like auditoria, theatres, Cinemas etc., mangal karyalaya, marriage halls.</td><td>2.00</td></tr><tr><td>5</td><td>Institutional Buildings like hospitals & Educational</td><td>2.00</td></tr><tr><td>6</td><td>All other buildings</td><td>1.50</td></tr></table></td><td>Table 27.4</td><td><table><tr><th>S. No</th><th>Use of Building</th><th>Minimum width of Stair Case (in m.)</th></tr><tr><td>1</td><td>Residential Buildings
a) Individual Housing upto G + 2 storeys
b) Multi-storied Residential Building upto 15 m. height
c) Multi-storied Residential Building above 15 m. & upto 24 m. height</td><td>
0.75
1.00
1.20</td></tr><tr><td></td><td>d) Multi-storied Residential Building above 24 m. height</td><td>1.50</td></tr><tr><td>2</td><td>Residential hotel buildings</td><td>1.50</td></tr><tr><td>3</td><td>Assembly Building likes auditorium, theatres, cinemas, multiplex, mangal karyalaya, marriage halls, etc.</td><td>2.00</td></tr><tr><td>4</td><td>Institutional &Educational Buildings.</td><td>2.00</td></tr><tr><td>5</td><td>All other buildings excluding Sr.No. (1) to (4) above</td><td>1.50</td></tr></table></td><td></td></tr>
<tr><td>221</td><td>27.4.1 (ii)</td><td>The width of the doorway shall be equal to the width of the stairway. Doorways shall be not less than 2.10 m in height. Doorways for bathrooms, water closet, stores etc. shall be not less than 0.75 m cm wide.</td><td>27.4.1 (ii)</td><td>No exit doorway shall be less than 90 cm. in width except assembly buildings where door width shall be not less than 200 cm. Doorway shall be not less than 200 cm. in height. Doorways for the bathrooms, water-closets or stores shall be not less than 75 cm. wide.</td><td></td></tr>
<tr><td>222</td><td></td><td></td><td>27.4.1 (vi)</td><td>Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.</td><td>To be added</td></tr>
<tr><td>223</td><td>27.4.3 (vii)</td><td>The maximum height of riser shall be 0.20 min the case of residential buildings and 0.15 m in the case of other buildings. They shall be limited to 12 per flight. For low income housing scheme in narrow plots, the riser may be provided in one flight.</td><td>27.4.3 (vii)</td><td>The maximum height of riser shall be 19 cm. in the case of residential buildings and 15cm. in the case of other buildings. They shall be limited to 15 per flight.</td><td></td></tr>
<tr><td>224</td><td>27.4.3 (viii)</td><td>Handrails shall be proviced with a minimum height of 0.90 m from the tread.</td><td>27.4.3 (viii)</td><td>Handrails shall be provided with a minimum height of 100 cm. from the centre of the tread to the top of the handrails. Balusters/ railing shall be provided such that the width of staircase does not reduce</td><td></td></tr>
<tr><td>225</td><td>27.4.4</td><td>Fire escape or external stairs:
For buildirgs above 15 m in height fire escape stairs shall be provided subject to the following conditions:
i. Fire escape shall not be taken into account in calculating the evacuation time of building;
ii. All fire escapes shall be directly connected to the ground;
iii. Entrance to fire escape shall be separate and remote from the internal staircase;</td><td>27.4.4</td><td>Fire escape or external stairs:
A fire escape or external stair shall be provided as provided in Regulation No. 27.4.3 (Provision for Staircase) External stairs, when provided, shall comply the following:
i. External stairs shall always be kept in sound operable conditions.
ii. All external stairs shall be directly connected to the ground.
iii. Entrance to the external stairs shall be separate and remote from the internal staircase.
iv. Care shall be taken to ensure that no wall opening or window opens on to or close to an external</td><td></td></tr>
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		iv. The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape; which shall have the required fire resistance; v. Fire escape shall be constructed of non-combustible materials; vi. Fire escape stairs shall have straight flights not less than 0.75 m wide with 0.25 m treads and risers not more than 0.20 m. The number of risers shall be limited to 16 per flight. vii. Handrail shall be of height not less than 0.90 m. viii. Fire escape staircase shall be connected to other staircases through common passage at every floor. ix. Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 hours will be accepted as means of access.		v. The route to the external stairs shall be free of obstructions at all times. vi. The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance. vii. No external staircase, used as a fire escape, shall be inclined at an angle greater than 45 degree from the horizontal. viii. External stairs shall have straight flight not less than 1250 mm wide with 250 mm treads and risers not more than 190 mm. The number of risers shall be limited to 15 per flight. ix. Handrails shall be of a height not less than 1000 mm. and not exceeding 1200 mm. There shall be provisions of balusters with maximum gap of 150 mm. x. The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m. in height. A spiral stair case shall be not less than 1500 mm. in diameter and shall be designed to give adequate headroom. xi. Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h will be accepted as means of escape. xii. Fire escape staircase shall be connected to other staircases through common passage at every floor.	
226	27.4.5	Spiral stairs (fire escape): The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. unless they are connected to platforms, such as balconies and terraces to allow escapee to pause. A spiral fire escape shall not be less than 150 cm. in diameter and shall be designed to give adequate headroom.			To be deleted
227	27.4.6	Ramps for Pedestrians: i. Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure capacity and limiting dimensions. Ramps shall be surfaced with approved non- slipping material;	27.4.6	All the requirements of stairways in Regulation No. 27.3.5 shall apply mutatis mutandis to non-vehicular ramp. In addition, the following requirement shall be complied with. a) Ramps with a slope of not steeper than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and dimensions. In certain cases, steeper slopes may be permitted but in no case greater than 1 in shall be permitted. Ramps shall be surfaced with approvec non-slipping material. *Provided that in the case of public offices, hospitals, assembly halls, etc. the slope of the ramp shall not be more than 1:12.*	
228		ii. The minimum width of the ramps in hospitals shall be 2.25 m;		b) The minimum width of the ramps in hospitals shall be 2.25 m.	
229		iii. Handrails shall be provided on both sides of the ramp.		c) Handrails shall be provided on both sides of the ramp.	
230				*d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.*	To be added
231				*e) For building above 24 m. in height, access to ramps from any floor of the building shall be through smoke stop door.*	To be added
232				*f) When there is a difference in level between connected areas for horizontal exits, ramps not more than 1:10 slope shall be provided; steps shall not be used.*	To be added
233				*g) In case of non-special building, ramp may be permitted in side marginal distances. In case of special building, ramps may be permitted in side marginal distances, after leaving 6 m. marginal distance for movement of fire fighting vehicle.*	To be added
234	27.4.9	Refuge Area: For buildings more than 24 m in height, refuge area of 15 m2 or an area equivalent to 0.3 m2 per person to accommodate the occupants of two consecutive floors whichever is	27.4.9	Refuge Area: For buildings more than 24 m. in height, refuge area of 15 sq.m. or an area equivalent to 0.3 sq.m. per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided	

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	Reg. No.	Regulation	Reg. No.	Regulation	
		higher shall be provided as under: The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side and protected with suitable railings.		as under : The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.	
235		i. For floors above 24 m and upto 39 m – One refuge area on the floor immediately above 24 m.		a) For floors above 24 m. and upto 39m. height-One refuge area on the floor immediately above 24 m.	
236		ii. For floors above 39 m – One refuge area on the floor immediately above 39 m and soon after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI.		b) For floors above 39 m height-One refuge area on the floor immediately above 39 m. and so on after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI. *However, area remained in excess because of planning constraints, shall not be counted in FSI, provided, such excess area does not exceed 100% of the required refuge area*	
237		iii. Refuge area at mid landing of staircase at alternate floors immediately above 24 m height may be permitted.			To be deleted
238		iv. Water tap shall be provided in Refuge area			To be deleted
239	27.4.10	Lifts i. At least one lift shall be provided in every building above 15 m height. In case of buildings with height 24 m and above at least 2 lifts shall be provided, subject to provisions mentioned in regulation no 36.2. In such buildings at least one of the lifts shall be freight lifts and also have provision to accommodate a stretcher.	27.4.10	Lifts: Planning and Design i. Atleast one lift shall be provided in every building more than 15m. in height. In case of buildings more than 24m. height, atleast two lifts shall be provided. However, in 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.	
240		ii. All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.		*ii. For building or floors of the building to be constructed for Retirement Home or Senior Citizen Housing, lift shall be provided irrespective of height of building.*	
241		iii. Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;		iii. The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population of each floor based on the occupant load and the building height shall be in accordance with Section 5 - Installation of Lift & Escalators of Part VIII - Building Services of National Building Code of India.	
242		iv. The lift machine room shall be separate and no other machinery shall be installed therein.		*iv. All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency. Grounding switch at ground floor level to enable the fire service to ground the lift cars in an emergency shall also be provided.* The lift machine rooms shall be separate and no other machinery shall be installed therein.	
243			24.21	***Architectural Projections:*** *Architectural Projections may be allowed to the following extent* ***Horizontal*** | ***Vertical (above building)*** *H/20 subject to min 0.3 m. and max 3 m. exclusive of side and rear marginal distance of 6 m. required for movement for fire fighting vehicle in case of special buildings.* | *H/20 subject to max 6 m.* *Where H=Height of building from ground level.* *The owner shall submit the undertaking to the authority that, such architectural projection shall not be converted to any habitable or other purpose.*	To be added

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	Reg. No.	Regulation	Reg. No.	Regulation	
244			24.22	***Additional Requirements In Case Of Housing Schemes:*** *Following amenities shall be provided in any housing scheme and shall be counted in FSI.* *i. Fitness Centre, Crèche, society office cum letter box room, admeasuring area of about 20 sq.m.in scheme having minimum 100 flats and thereafter additional 20 sq. m. area for every 300flats* *ii. Sanitary block for servants having maximum area of 3 sq.m. in schemes having minimum100 flats and thereafter additional 3 sq.m. area for every 200 flats.* *iii. Drivers room of size 12 sq.m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.m. area for every 300 flats.* *In case of scheme having more than 1000 flats, the above amenities shall be reasonably provided keeping in view the above requirements.* *v. Every Residential building having more than 6 flats/tenements shall have entrance lobby of minimum 9 sq.m. at ground floor. Minimum dimension of such lobby shall not be less than 2.50 m.* *vi. The requirements at (i) to (iii) above shall firstly be provided for the building having 30 or more tenements and thereafter the quantum mentioned in the said provisions shall be provided.*	To be added
245			24.23	***Service Floor:*** *A service floor of height not exceeding 1.8 m. may be provided in a building exclusively for provision/diversion of services. Provided further that a service floor with height exceeding 1.8 m. may be allowed in a building of medical use or in building having height more than 70 m. with the special permission of Authority with reasons recorded in writing.*	To be added

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246	Table 31.2	**Conditions under which land uses and activities are permissible** **No. / Detail of condition** 1 Should abut minimum 15 m wide road or layout road minimum 9 m wide 2 Should abut existing or proposed Interim Development Plan Road minimum 20 m wide and/or service road of Highways.	Table 31.2	**Conditions under which land uses and activities are permissible** **No. / Detail of condition** 1 Should abut minimum *12 m* wide road or layout road minimum 9 m wide 2 Should abut existing *12 m* or proposed Interim Development Plan Road minimum *widening upto* 20 m wide and/or service road of Highways.	
246A	Table 31.3	**Table 31.3: Land use classification and permissible activities/uses**	Table 31.3	**Table 31.3: Land use classification and permissible activities/uses**	As per Enclosure 1
247	33.1	The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2-Soils and Foundation, Section-3- Timber and Bamboo, Section 4-Masonry, Section 5-Concrete, Section 6-Steel, Section-7 Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time.	33.1	The structural design of foundations, elements made of masonry, timber, plain concrete; reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2-Soils and Foundation, Section 3-Timber and Bamboo, Section 4-Masonry, Section5-Concrete, Section 6- Steel, Section7-Prefabrication, systems building and mixed/ composite construction of National Building Code of India, amended from time to time. *Proposed construction shall be as per the norms as specified by Bureau of Indian Standard, for the resistance of earthquake, Fire Safety and natural calamities. Certificate to that effect shall be submitted by the Licensed Structural Engineer of the developer/ land owner, along with the proposal for development permission, as prescribed in these Regulations.*	

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<tr><th>Reg. No.</th><th>Regulation</th><th>Reg. No.</th><th>Regulation</th></tr>
<tr><td>248</td><td>Table 38.1</td><td>
<table>
<tr><th rowspan="2">Sr. No</th><th rowspan="2">Fixtures</th><th colspan="2">Public Toilets</th><th colspan="2">Staff Toilets</th></tr>
<tr><th>Male</th><th>Female</th><th>Male</th><th>Female</th></tr>
<tr><td>ii)</td><td>Main Office Toilets for Staff and Visitors</td><td></td><td></td><td></td><td></td></tr>
<tr><td></td><td>a) Water-closet</td><td>1 per 25</td><td>1 per 15</td><td>1 per 25</td><td>1 per 15</td></tr>
<tr><td></td><td>b) Ablution tap with each water-closet</td><td colspan="4">1 in each water-closet</td></tr>
<tr><td></td><td>c) Urinals Add</td><td>Nil up to 6
1 for 7-20
2 for 21-45
3 for 46-70
4 for 71-100</td><td>-</td><td>Nil up to 6</td><td>-</td></tr>
<tr><td></td><td>Urinals Add @ 3%</td><td>101-200</td><td></td><td></td><td></td></tr>
<tr><td></td><td>for Add @ 2.5 %</td><td>Over 200</td><td></td><td></td><td></td></tr>
<tr><td></td><td>d) Washbasins</td><td>1 per 25</td><td>1 per 25</td><td>1 per 25</td><td>1 per 25</td></tr>
<tr><td></td><td>e) Drinking water fountain</td><td>1 per 100</td><td>1 per 100</td><td>1 per 100</td><td>1 per 100</td></tr>
<tr><td></td><td>f) Cleaner's sink</td><td colspan="4">1 per floor</td></tr>
</table>
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<tr><td></td><td>b)Ablution tap with each water closet</td><td colspan="4">1 in each water closet</td></tr>
<tr><td></td><td>C)Urinals</td><td>Nil up to 6
1 for 7-20
2 for 21-45
3 for 46-70
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1 for 7-20
2 for 21-45
3 for 46-70
4 for 71-100</td><td>-</td></tr>
<tr><td></td><td>Add @ 3% for</td><td>101-200</td><td></td><td>101-200</td><td></td></tr>
<tr><td></td><td>Add @ 2.5 %</td><td>Over 200</td><td></td><td>Over 200</td><td></td></tr>
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<tr><td></td><td>f) Cleaner's sink</td><td colspan="4">1 per floor</td></tr>
</table>
</td><td></td></tr>
<tr><td>249</td><td>Table 38.3 (i)</td><td>Sanitation requirement for Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres
<table>
<tr><th rowspan="2">No.</th><th rowspan="2">Fixtures</th><th colspan="2">Public</th><th colspan="2">Staff</th></tr>
<tr><th>Male</th><th>Female</th><th>Male</th><th>Female</th></tr>
<tr><td>i)</td><td>Water closets</td><td>1 per 100 seat up to 400
Over 400, add @ 1 per 250 or part thereof</td><td>3 per 100 up to 200 .
Over 200, add at 2 per 100 or part thereof</td><td>1 for up to 15</td><td>1 for up to 12</td></tr>
</table>
</td><td>Table 38.3 (i)</td><td>Sanitation requirement for Cinema, Multiplex Cinema, Concerts and Convention Halls, Theatres
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<tr><th>Male</th><th>Female</th><th>Male</th><th>Female</th></tr>
<tr><td>(1)</td><td>(2)</td><td>(3)</td><td>(4)</td><td>(5)</td><td>(6)</td></tr>
<tr><td>i)</td><td>Water-closets</td><td>1 per 100 up to 400
Over 400, add at 1 per 250 or part thereof</td><td>3 per 100 up to 200
Over 200, add at 2 per 100 or part thereof</td><td>1 for up to 15
2 for 16 - 35</td><td>1 for up to 12
2 for 13 - 25</td></tr>
</table>
</td><td></td></tr>
</table>

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<tr><th rowspan="2">Sr. No.</th><th colspan="2"><u>Regulations</u> as per Sanctioned NAINA DCPR (submitted to UDD for certification)</th><th colspan="2"><u>Proposed Modifications</u> in Sanctioned NAINA DCPR (submitted to UDD for certification)</th><th rowspan="2">Remarks</th></tr>
<tr><th>Reg. No.</th><th>Regulation</th><th>Reg. No.</th><th>Regulation</th></tr>
<tr><td>250</td><td>Table 38.14</td><td>Sanitation requirement for Railway Stations and Bus stations
Table 38.14: Sanitation requirement for Railway Stations and Bus stations
<table>
<tr><th rowspan="2">Sr. No.</th><th rowspan="2">Fixtures</th><th colspan="2">Junction Stations, Intermediate Stations and Bus Stations</th><th colspan="2">Terminal Railway and Bus Stations</th></tr>
<tr><th>Male</th><th>Female</th><th>Male</th><th>Female</th></tr>
<tr><td></td><td>Water-closet</td><td>3 for up to 1000 Add 1 per additional 1000 or part thereof</td><td>4 for up to 1000 Add 1 per additional 1000 or part thereof</td><td>4 for up to 1000 Add 1 per additional 1000 or part thereof</td><td>5 for up to 1000 Add 1 per additional 1000 or part thereof</td></tr>
<tr><td>ii)</td><td>Ablution tap</td><td colspan="4">One in each water-closet</td></tr>
<tr><td></td><td colspan="5">1Water tap with draining arrangements shall be provided for every 50 persons or part thereof in vicinity of water closets</td></tr>
<tr><td>iii)</td><td>Urinals</td><td>4 for up to 1000 Add 1 per additional 1000</td><td></td><td>6 for up to 1000 Add 1 per additional 1000</td><td></td></tr>
<tr><td>iv)</td><td>Washbasins</td><td>1 per WC / Urinal</td><td>1 per WC</td><td>1 per WC / Urinal</td><td>1 per WC</td></tr>
<tr><td>v)</td><td>Bath/Showers</td><td colspan="2">2 per 1000</td><td colspan="2">3 per 1000</td></tr>
<tr><td>vi)</td><td>Drinking water fountain or taps (in common lobby for male/ female)</td><td colspan="2">2 per 1000 or part thereof</td><td colspan="2">3 per 1000 or part thereof</td></tr>
<tr><td>vii)</td><td>Cleaner's sink</td><td colspan="4">1 per toilet compartment with 3 WC's</td></tr>
<tr><td>viii)</td><td>Toilet for Disabled</td><td colspan="4">1 per 4000</td></tr>
</table>
Notes: 1) Some WCs may be European style if desired
2) Male population may be assumed as three fifth and female population as two-fifth
3) Separate provision shall be made for staff and workers</td><td>Table 38.14</td><td>Sanitation requirement – Airports, Railway Stations and Bus stations
<table>
<tr><th rowspan="2">Sr. No.</th><th rowspan="2">Fixtures</th><th colspan="2">Junction Stations, Intermediate Stations and Bus Stations</th><th colspan="2">Terminal Railway and Bus Stations</th><th colspan="2">Domestic and International Airports</th></tr>
<tr><th>Male</th><th>Female</th><th>Male</th><th>Female</th><th>Male</th><th>Female</th></tr>
<tr><td>(1)</td><td>(2)</td><td>(3)</td><td>(4)</td><td>(5)</td><td>(6)</td><td>(7)</td><td>(8)</td></tr>
<tr><td>i)</td><td>Water-closet</td><td>3 for up to 1000 Add 1 per additional 1000 or part thereof</td><td>4 for up to 1000 Add 1 per additional 1000 or part thereof</td><td>4 for up to 1000 Add 1 per additional 1000 or part thereof</td><td>5 for up to 1000 Add 1 per additional 1000 or part thereof</td><td>Minimum-2 for 200-2
For 400-9
For 600-12
For 800-16
For 1000-18</td><td>Minimum-2
For 200-2
For 400-9
For 600-12
For 800-16
For 1000-18</td></tr>
<tr><td>ii)</td><td>Urinals</td><td>4 for up to 1000. Add 1 per additional 1000</td><td>----</td><td>6 for up to 1000. Add 1 per additional 1000</td><td>----</td><td>1 per 40 or part thereof</td><td>----</td></tr>
<tr><td>iii)</td><td>Toilet for Disabled</td><td>1 per 4000</td><td>1 per 4000</td><td>1 per 4000</td><td>1 per 4000</td><td>1 per 4000 (Minimum 1)</td><td>1 per 4000 (Minimum 1)</td></tr>
</table></td><td></td></tr>
<tr><td>251</td><td>40.1</td><td>Installation of Solar Assisted Water Heating System
i. Solar water heating systems shall be made in the building for hospitals, hotels, hostels, guest houses, police men/ army barracks, canteens, laboratories and research institutions, schools and colleges and other institutes.
ii. The solar water heating system shall be mandatory in the hospitals and hotels, where the hot water requirements are of continuous nature. These buildings must be provided with auxiliary back-up system.
iii. The use of solar water heating system is recommended in the following type of buildings in Government/ Semi-Government and Institutional buildings where the hot water requirements may not be continuous/permanent.
a. Guest Houses
b. Police men/Army barracks
c. Canteens
d. Laboratory & Research Institutions where hot water is needed.
e. Hostels, Schools, Colleges, Hospitals and Other Institutes.</td><td>40.1</td><td>Installation Of Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System
SWH or RTPV systems shall be mandatory in all types of buildings to be constructed on plot area of more than 4000sq.m.
In order to facilitate the installation of SWH/RTPV System, the new buildings shall have the following provisions:-
i. All such buildings where SWH/RTPV are to be installed will have open sunny roof area available for the installation of SWH/RTPV.
ii. The roof loading adopted in the design of such building should be at least 50 kg. per sq.m. for the installation of SWH/RTPV.
iii. At least 25% of the roof area shall be utilized for installation of the SWH/RTPV system.
iv. Precaution should be taken that architectural elevation treatment should not cast shadow on terrace space. As far as possible, parapet of south, east and west sides of the terrace shall be of railing type (above 1 feet) such that it will not cast shadow on the solar collectors and maximum terrace space can be utilized.
v. All such new buildings installed with SWH shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building.</td><td></td></tr>
</table>

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		iv. The Installation of the electrical back up in all such water heating system shall be optional depending on the nature of requirements of the hot water. v. It is suggested that solar heating systems of the capacity of about 100 liters per day based on thermosyphonic with necessary electrical back-up be installed at residential buildings like hostels. vi. In order to facilitate the installation of the solar water heating systems, the new buildings shall have the following provisions: All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system. a. The roof loading adopted in the design of such building should be at least 50 kg per m2 for the installation of solar water heating system. b. A solar water heating system can also be integrated with the building design. These either can be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The Collectors should be facing south. However, for only winter use the optimum inclination of the Collector would be (Latituce + 15 degrees of the south.).Even if the Collectors are built in south facing vertical wall of building the output from such Collectors during winter month is expected to be within 32% output from the optimum inclined Collector. c. All the new buildings to be constructed shall have an installed hot water line from the rooftop and insulated distribution pipelines to each of the points where hot water is required in the building. d. The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional buildings are given below: e. An Open area of 3 m2 would be required for installation of a collector, which supplies about 100 litres of water per day. At least 60% of thereof area may be utilized for installation of the system. f. The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate or tubular collector confirming to Bureau of Indian Standards -latest standard should be used in all such solar water heating systems.			
252	Table 40.1	Solar Heated Water requirement for different uses			To be deleted

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253	40.2.2	Grey Water Recycling And Reuse i. All development/ redevelopment on plots having an area more than 4000 m2 shall have the provision for recycle and reuse of grey water. The applicant shall along with his application submit the detailed report prepared by his professional on record for "grey water recycling" furnishing details of calculations, references, implementation plan etc. to install adequate grey water recycling plant with details of the company and its commitment to monitor the system for next five years from the date of occupation of the respective building. ii. The grey water system shall include the following a) Grey water other than from water closet shall only be recycled b) The system shall not constitute a nuisance of foul gases and or/ cause public hazard by implementing such system c) The grey water recycling system shall be designed considering anticipated occupancy load and seasonal fluctuations in discharge d) The grey water shall be recycled using a recycling plant e) Separate plumbing network shall be installed to collect grey water from kitchens, bathrooms, washing machines and dishwashers leading to a recycling plant with separate underground and overhead tanks f) The entire connecting network shall be painted in purple colour g) The company/ agency appointed for installation of such grey water treatment system shall conform to ISO:14000 and shall monitor the performance for five successive years after grant of Occupation Certificate to the building. iii. The treated grey water shall be used for gardening, toilet flushing, landscape, irrigation, cooling towers, car washing etc. but in no case for drinking, bathing and washing of clothes and utensils. The developer shall display in prominent location a notice stating the same. iv. The quality of the treated grey water shall conform to standards prescribed by MPCB for non-potable use. v) A clause must be included by the owner/ developer in the purchase agreement that the purchaser owner of the premises/ organization or society of occupiers or the society of the purchasers shall ensure that a. The recycled water shall be tested every six months in MPCB approved laboratory and result of which shall be made accessible to SPA- NAINA b. Any recommendation from testing laboratory for any form of corrective measures that needed to be adopted shall be complied. Copy of any such recommendations shall also be	40.2.2	***Grey Water Recycling And Reuse*** *Grey Water - It means waste water from bathrooms, sinks, shower and wash areas, etc.* *Applicability -These Regulations shall be applicable to all Developments/ Redevelopments/part Developments for the uses as mentioned under Regulation No. 40.2.2.1 to 40.2.2.6 shall have the provision for treatment, recycling and reuse of Grey Water. The applicant shall along with his application for obtaining necessary layout approval/ building permission shall submit a plan showing the location of Grey Water Treatment Plant, furnishing details of calculations, implementation, etc. This Plan shall accompany with the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.* *40.2.2.1 For Layout Approval/Building Permission* *i. In case of Residential layouts, area admeasuring 10000 sq.m. or more, in addition to 10% open space, prescribed in the bye- laws, a separate space for Grey Water Treatment and Recycling Plant should be proposed in the layout. This may be proposed in amenity space* *ii. On the layout Plan, all Drainage lines, Chambers, Plumbing lines should be marked in different colour and submit the layout for approval to the Authority.* *iii. The recycled water shall be used for gardening, car washing, toilet flushing, irrigation, etc. and in no case for drinking, bathing, washing utensils, clothes etc.* *iv. A clause must be included by the owner/ developer in the purchase agreement that the purchaser, owner of the premises/organization or society of the purchasers shall ensure that:* *a. The recycled water is tested every six months either in municipal laboratory or in the laboratory approved by Authority or by State Government and the result of which shall be made accessible to the competent authority/ EHO of the respective ward office.* *b. Any recommendation from testing laboratory for any form of corrective measures that are needed to be adopted shall be compiled. Copy of any such recommendation and necessary action taken shall also be sent by the testing laboratories to the Competent Authority/ EHO of respective Wards.* *c. Maintenance of Recycling Plant should be done by the Developer or Housing Society or Owner.* *40.2.2.2 Group Housing/Apartment Building* *In case of Group Housing scheme or a multi-storeyed building having 100 or more tenements, Grey Water Recycling Plant as mentioned in Regulation No. 40.2.2.1 above, should be constructed. In case of EWS/ LIG tenements, this shall be provided for tenements 150 or more.* *40.2.2.3 Educational, Industrial, Commercial, Government, Semi-Government Organizations, Hotels, Lodgings, etc.* *For all above buildings having built-up area 1500 sq.m. or more or if water consumption is 20,000 litre per day whichever is minimum, then provision for Grey Water Treatment Plant as mentioned in Regulation No. 40.2.2.1 is applicable.*	

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Sr. No.	Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)		Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)		Remarks
	Reg. No.	Regulation	Reg. No.	Regulation	
		sent by the testing laboratories to SPA-NAINA c. Compliance of the testing laboratory shall be communicated to SPANAINA and failure to do so will be treated as punishable offence under the Environment Protection Act 1986.		*40.2.2.4 Hospitals* *Those Hospitals having 40 or more beds, Grey Water Recycling Plant as mentioned in Regulation No. 40.2.2.1 is applicable.* *40.2.2.5 Vehicle Servicing Garages* *All Vehicle servicing garages shall ensure that the Grey water generated through washing of vehicles is treated and recycled back for the same use as mentioned in Regulation No. 40.2.2.1* *40.2.2.6 Other Hazardous uses* *All other Establishments/ Buildings where chances of Waste Water generated containing harmful chemicals, toxins are likely and where such water cannot be directly led into municipal sewers, the concerned Competent Authority may direct the Owners, users of such Establishments, Buildings to treat their Waste Water as per the directions laid in Regulation No. 40.2.2.1* *40.2.2.7 Penalty Clause* *Any person/ Owner/ Developer/ Organization/ Society violating the provisions of these bye- laws, he shall be fined Rs.2,500/- on the day of detection and if the violation continues, then he shall be fined Rs.100/- for every day as concrete action after written Notice from Authority.* *If any person/ Owner/Developer/ Organization/ Society fails to operate as determined by the Authorised Officer of the Authority and from the observations of test results and/or physical verification) the Recycling plant, then he will be charged a penalty of Rs.300/- per day and disconnection of Water connection also.*	

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	Reg. No.	Regulation	Reg. No.	Regulation	
254	40.4	**Solid Waste Management** 40.4.1 All buildings shall be provided with separate colour bins for collecting Dry waste (metal, paper, rubber, plastic, etc) and Wet Waste (organic waste). There shall be proper storage of Hazardous Waste (batteries, used bulbs, lamps, medicines etc) as per the prescribed norms for hazardous waste management by Ministry of Environment, Forests and Climate Change, Government of India. 40.4.2 Arrangements shall be made for reuse/ recycling of dry waste by tying up with local recycler or NGOs working with rag pickers such as but not limited to Stree Mukti Sanghtana, Kagad Kach Patra Kashtakari Panchayat. 40.4.3 All developments on areas 20 ha and more shall have decentralised (onsite) treatment plant based on non-energy intensive and eco friendly technology (anaerobic digestion or in-vessel composting/vermicomposting) for the treatment of100% of organic wastes. 40.4.4 Construction and demolition waste may be used for filling up low lying areas with prior permission of SPA-NAINA. Developers are encouraged to recycle the construction and demolition waste as far as possible. The recyclable material from such wastes such as metal, wood, plastic may be recycled / reused as per Regulation No. 40.4.2.	40.4	***Solid Waste Management*** *It shall be mandatory for:-* *i. Housing complexes, Commercial establishments, hostels, hospitals having aggregate built-up area more than 4,000 sq.m. or more.* *ii. All three star or higher category hotels.* *To establish a dedicated Solid waste management system to treat 100% wet waste being generated in such buildings.* *The treatment of wet waste shall be done through an organic waste composters/ vermiculture pits or other similar technologies of suitable capacity installed through reputed vendors.* *The disposal of dry waste, e-waste, hazardous waste shall be carried out through authorised recyclers or any other system as specified by the Authority*	
255	43.5.4.5 c)	Where the permissible basic Zonal FSI is less than 0.50, except NAINA Scheme in LDZ and TBD.			To be deleted

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	Reg. No.	Regulation	Reg. No.	Regulation	
256			Annexure 2 5 xii)	*The plan showing global coordinates of the land/plot under development proposal, as per the TILR boundary and physical boundary plan; obtained from empanelled surveyor of CIDCO.*	To be added
257	Annexure 2	6.1. **Building Plans for Special Buildings For** (i) Multi-storey buildings which are more than 15m height; (ii) special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous buildings; (iii) mixed occupancies with any of the aforesaid occupancies having area more than 500 m2. The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of No. 6 above	Annexure 2	6.1 **Special Building means-** i. any multi-storeyed building which is more than *24* m. in height measured from ground level, or ii. buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies *having built-up area 500 sq.m. or more on any floor irrespective of height of such building* , or iii. any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500sq.m.or more on any floor irrespective of height of such building. The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of No. 6 above	
258	Annexure 3	**Scale of Fees / Charge for Development Plan Area** 6. Premium for free of FSI component 1. Double height terrace will be charged at the rate of 2000 per m2 or 40% of NA land rates mentioned in ASR, whichever is more. Balcony enclosure premium shall be 10% of the NA land rates mentioned in the ASR. SPA-NAINA may review and revise these rates when required	Annexure 3	***Scale of Fees / Charge for Development Plan Area*** *6. Ancillary FSI* *Ancillary FSI premium at the rate 10% of NA land rate in Annual Statement of Rates of the year of granting permission.*	
259	Annexure 4	**Provisions for Inclusive Housing**	Annexure 4	***Provisions for Inclusive Housing*** *The following regulation of inclusive housing shall be optional to the developer/ project proponent as per provisions mentioned in these regulations.*	

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Enclosure 1
Modification no 246 A

Table 31.3: Land use classification and permissible activities/uses

No.	Activities permissible in land use zones	Regulation as per Sanctioned NAINA DCPR (submitted to UDD for certification)			Proposed Modification in Sanctioned NAINA DCPR (submitted to UDD for certification)	
		N1	N3		N1	N3
		Predominantly Residential	*Mixed Use*		*Predominantly Residential*	*Mixed Use*
R						
R-1	*Housing- Individual (bungalow/ semi-detached), Row House, Apartments*					
R-2	*Staff Quarters*					
R-3	*Serviced Apartments*	1	1		2	2
R-4	*Hostels*	1	1		2	2
R-5	*Old age homes/ Orphanages*	1	1		2	2
R-6	*Dharamshala/Lodging/Guest Houses*	2	2		2	2
R-7	*Restaurant/Canteen/Eating houses.*	2	2		2	2
R-8	*Holiday Resorts/ Holiday Homes*	2	2		2	2
R-9	*Residential not listed above*	1,14	1,14		2,14	2,14
C						
C-1	*Retail trade and services including bank branch and Market/ Daily Bazaar*					
C-2	*Restaurant/ Canteen/ Eating houses*	2	2		2	2
C-3	*Mall*	2	2		2	2
C-4	*Offices including banks*	2	2		2	2
C-5	*IT park / Back Offices*	2	2		2	2
C-6	*Show rooms*	2	2		2	2
C-7	*Automobile showrooms*		2			2
C-8	*Wholesale Market*		2,3			2,3

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C-9	Cinema/Multiplex		2,11			2,11
C-10	Exhibition Center		2			2
C-11	Convention Center		2,11			2,11
C-12	Fuel Filling Station/Petrol/ Gas/ Diesel/ Bio Diesel/LPG Godown	5	5		5	5
C-13	Commercial not listed above	2,14	2,14		2,14	2,14
I						
I-1	Logistic Park / Ware houses / CFS-Container freight station					
I-2	Service Industry(As per Annexure 6)	2	2		2	2
I-3	Brick Kiln					
I-4	Outdoor film shooting sites		2,6			2,6
I-5	TV/Film studio/ Post production activities	1	1		2	2
I-6	Sound recording, dubbing studio	1	1		2	2
I-7	Cold storage		2			2
I-8	Agro based industries(rice mill, poha mill, saw mill, fruit pulp and canning etc)	2	2		2	2
I-9	Industry not listed above, but excluding red category industries as defined by MPCB. However, expansion of already approved red category industry undertaken by the same owner shall be permissible in industrial zone subject to all necessary clearances.	2,14	2,14		2,14	2,14
SP						
SP-1	Pre-primary Schools	1	1		2	2
SP-2	Primary School, High School, Colleges and Higher Education Institutes	2	2		2	2
SP-3	University	2			2	

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No.	Activities permissible in land use zones	Regulation as per Sanctioned NAINA DCPR (submitted to UDD for certification)			Proposed Modification in Sanctioned NAINA DCPR (submitted to UDD for certification)	
		N1	N3		N1	N3
		Predominantly Residential	*Mixed Use*		*Predominantly Residential*	*Mixed Use*
SP-4	*Correction and Rehabilitation centers*	2,3			2,3	
SP-5	*Library*					
SP-6	*Government/Semi Government/ Local body offices/RTO*	2	2		2	2
SP-7	*R&D center*	2,12	2,12		2,12	2,12
SP-8	*Religious/ Places of worship/Meditation center*	2	2		2	2
SP-9	*Cultural Facilities (Dance/Drama theatre, Art center etc)*	2,3	2,3		2,3	2,3
SP-10	*Marriage hall/Multipurpose hall*	2,3,11	2,3,11		2,3,11	2,3,11
SP-11	*Hospitals/Nursing home*	2,3	2,3		2,3	2,3
SP-12	*Super Specialty hospital*	2,3	2,3		2,3	2,3
SP-13	*Dispensary / Primary Health Center/Maternity home*					
SP-14	*Veterinary Hospital*	2	2		2	2
SP-15	*Planetarium*	2,3	2,3		2,3	2,3
SP-16	*Crematorium /Burial Ground*	1	1		2	2
SP -17	*Police Chowky & Police Stations/ Traffic police*	1	1		2	2
SP -18	*Jail*		2,3			2,3
SP -19	*Public and semi-public/ institutional not listed above*	2,14	2,3,14		2,14	2,3,14
PU						
PU-1	*Sewerage Treatment Plant*					
PU-2	*Well/Tube well/Ground/Elevated/High level water reservoir*					
PU-3	*Electric sub station*					

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PU-4	Public Toilet	1	1							
PU-5	Piped Gas Control station	1	1							
PU-6	First response/Fire/Disaster risk resilience center	1	1							
PU-7	Solid waste disposal and treatment sites/ Landfills									
PU - 8	Public utilities not listed above	2.14	2.14							
T										
T-1	Open Parking/Taxi/Auto Rickshaw Stand									
T-2	Multi-level Parking	2	2							
T-3	Local Bus Stand	1	1							
T-4	Bus Terminus & Depot		2,3							
T-5	Truck Parking		2,3							
T-6	Railway/ Metro/ BRTS Station	2	2							
T-7	Aerial Ropeway									
T-8	Jetty along navigable creeks and seas									
T-9	Helipad									
T-10	Heliport									
T-11	Highway Amenities and services such as petrol pump, small shops, service stations including emergency repair services, restaurants, parking lots, police check post									
T-12	Transport use not listed above	1,14	1,14							
OS										
OS-1	Indoor Stadium / Sports Training Center	2	2							
OS-2	Sports Stadium	2	2,13							
OS-3	Amphitheatre	2	2							

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No.	Activities permissible in land use zones	Regulation as per Sanctioned NAINA DCPR (submitted to UDD for certification)				Proposed Modification in Sanctioned NAINA DCPR (submitted to UDD for certification)			
		N1		N3		N1		N3	
		Predominantly Residential		Mixed Use		Predominantly Residential		Mixed Use	
OS-4	Amusement park/Specialized theme Park			P				P	
OS-5	Race Course/Golf Course								
OS-6	Open recreational uses not listed above	P		P		P		P	
AO									
AO-1	Farming/Horticulture/Floriculture								
AO-2	Afforestation and plantation on hill slopes								
AO-3	Plantation/Orchards/Plant nurseries								
AO-4	Fishing/ aquaculture and allied activities								
AO-5	Poultry/ Dairy/Apiculture/Piggery and other Animal Husbandry								
AO -6	Farm Buildings as permissible under Sec 41 of MLRC, 1966								
AO-7	Land Conservation and Preservation measures such as Storage, Check Dams and other water harvesting measures								
AO-8	Quarrying of stone(subject to Regulation No. 44), sand and clay								
ITP	Activities stipulated in Regulations of Integrated Township Projects dated 26/12/2016, amended from time to time shall be permissible								

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