

PART I
ADMINISTRATION

1. SHORT TITLE, EXTENT & COMMENCEMENT

- 1.1 These Development Control Rules shall be called the Development Control Rules for Pune Municipal Corporation, Pune 1982.
- 1.2 These Development Control Rules shall apply to building activity and development work in areas under the jurisdiction of Pune Municipal Corporation Pune.
- 1.3 These rules shall supersede all Development Control Rules and bye-laws framed and sanctioned under the Maharashtra Regional and Town Planning Act, 1966/ The Bombay Provincial Municipal Corporation Act, 1949 except regulations in the Town Planning Schemes which shall prevail until the schemes are varied.

2. DEFINITIONS.

2.0 General

- 2.0.1 In these rules, unless the context otherwise requires, the definitions given under 2.1 to 2.95 shall have the meaning indicated against each of them.
- 2.0.2 Words and expressions not defined in these rules shall have the same meaning or sense as in the
- (i) The Bombay Provincial Municipal Corporation Act, 1949 ; and
 - (ii) The Maharashtra Regional and Town Planning Act, 1966.
 - (iii) Urban Land (C&R) Act, 1978.

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

2.2 **Accessory Use** – Any use of the premises subordinate to the Principal use and customarily incidental to the principal use.

2.3 **Act** – shall mean :

- (i) The Bombay Provincial Municipal Corporation Act, 1949; and
- (ii) The Maharashtra Regional and Town Planning Act, 1966.
- (iii) Urban Land (C&R) Act, 1976.

- 2.4 **Advertising Sign** - Any surface of structure with characters,. Letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for purposes of advertising or to give information regarding or to attract the public to any place, person, public performance, article or merchandise whatsoever, and which surface or structure is attached to forms part of or is connected with any building or is fixed to a tree or to the ground or any pole, screen, fence or is fixed to a tree or to the ground or any pole, screen fence or hoarding or displayed in space.
- 2.5 **Air Conditioning** – The process of treating air so as to control a simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
- 2.6 **Alteration**—Alteration as referred to in section 43 (i) of the Maharashtra Regional and Town Planning Act shall not include a change from one occupancy to another or a structural change, including construction of, cutting into or removal of any wall, partition, or a change in or closing of any means of ingress or egress, filling refilling and reclamation by any sort all such operations not being exempt from the requirement of permission.
- 2.7 **Deleted** –
- 2.8 **Deleted** -
- 2.9 **Automatic Sprinkler System** – An arrangement of piping and sprinklers, designed to operate automatically by the heat of fire and to discharge water upon that fire and which may also simultaneously give automatic audible alarm.
- 2.10 **Balcony** – A horizontal projection including a handrail or balustrade to serve as passage or sitting out place.
- 2.11 **Basement or cellar** – Storey of a building below or partly below ground level.
- 2.12 **Building** – The word building shall have the same meaning assigned thereto as under the B.P.M.C. Act. 1949.
- 2.13 **Built-up Area** –Area covered immediately above the plinth level by the building or external area of any upper floor whichever is more excepting the areas covered by rule No. 15.4.2
- 2.14 **Building Height of** – The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the bulging to the highest point of the building and in the case of pitched roofs, up to the mid-point between the eaves

- level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of ascertaining height.
- 2.15 **Building Line**- The line up to which the plinth of a building adjoining a street or an extension of a street or future street may lawfully extend, It includes the lines prescribed, if any, in any scheme and/ or development plan, or under any other law in force.
- 2.16 **Cabin** – A non-residential enclosure constructed of non-load bearing non-masonry partition/s.
- 2.17 **Carpet Area** - The net floor area within an apartment excluding the area of walls.
- 2.18 **Chajja** – A sloping or horizontal structural overhang usually provided over opening on external walls to provide protection from sun and rain.
- 2.19 **Chimney** – The construction by means of which of flue is formed for the purpose of carrying the products of combustion to the open air. Chimney includes chimney stack and the flue pipe.
- 2.20 **Combustible Material** – A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS : 3808 – 1966 Method of Test for combustibility of Building Materials.
- 2.20(a) **Congested Area** – Relates to the existing congested areas as shown bounded on the plan with “Black verge as per Appendix”T” and existing Goathans of villages included in the Municipal limits from Sector II to VI as shown in black verge on maps of the respective villages/peth as specified in Appendix “U”.
- 2.21 **Courtyard or Chowk** – A space permanently open to the sky enclosed fully or partially by building and may be at ground level or any other level within or adjacent to a building.
- 2.21.1 *Chowk, Inner* – A chowk enclosed on all sides.
- 2.21.2 *Chowk, Outer* – A chowk where one of the sides is not enclosed.
- 2.22 **Detached Building** – A building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.23 **Development** –“Development” with its grammatical variations means the carrying out of building, engineering, mining or other operations in, or over, or under land or water, or the making of any material change in any building or land or in theses of any

building, or land and includes redevelopment and layout and sub-division of any land; reclamation; “to develop” shall be construed accordingly.

2.24 Deleted-

2.25 The word ‘drain’ shall have the same meaning as per the B.P.M. C. Act, 1949

2.26 **Drainage** – The removal of any liquid by a system constructed for the purpose.

2.27 **Enclosed Staircase** - A staircase separated by fire resistant walls and door(s) from the rest of the building.

2.28 **Existing Building or Use** – A building, structure or its use existing authorisedly before the commencement of these rules.

2.29 **Exit** – A passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.

2.29.1 **Vertical Exit**- A vertical exit is a means of exit used for ascension or descension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes

2.29.2 **Horizontal Exit** – A horizontal exit is a protected opening through or around a fire wall or a bridge connecting two buildings

2.29.3 Outside Exit - An outside exit is an exit from the building to a public way, to an open area leading to public way or to an enclosed fire resistive passage leading to a public way.

2.30 **External Wall** - An outerwall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.

2.31 **Fire and / or Emergency Alarm System** - An arrangement of call points or detectors, sounders and other equipment's for the transmission and indication of alarm signals, for testing of circuits and wherever required for the operation of auxiliary services. This device may be workable automatically or manually to alert the occupants in the event of fire or other emergency.

2.32 **Fire Lift** - One of the lifts specially designed for use by fire service personnel in the event of fire.

2.33 **Fire Proof Door** - A door or shutter fitted to a wall opening and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.

2.34 **Deleted -**

2.34.1 **Fire Resistance-** The time during which it fulfills its function of contributing to the fire safety of a building when subject to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809 - 1966 Fire Resistance Test of Structures.

2.35 **Fire Separation** – The distance in metres measures from any other building on the site, or from other site, or from the opposite side of a street or other public space to the building.

2.36 **Fire Service Inlets** – A connection provided at the base of a building for pumping up water through in built fire fighting arrangements by fire services pumps in accordance with the recommendations of the Fire Service Authority.

2.37 **Fire Tower** – An enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the both the floor areas and the staircase by fire – resisting doors and open to the outer air.

2.38 **Floor Area** – Floor area shall mean covered area of a building at any floor level.

2.39 **Floor area Ratio (F.A.R.)** –The quotient obtained by dividing the total covered area (plinth area) on all floors excluding exempted areas as given in Rule No. 15.4.2 by the area of the plot.

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

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

2.40 **Footing** – A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.

2.41 **Foundation** – The part of the structure which is in direct contact with and transmitting loads to the ground.

2.42 **Front-** The space between the boundary line of plot abutting the means of access/road/street and the building line. In case of plots facing two or more means of accesses/ roads/streets,. the plot shall be deemed to front on all such means of accesses/roads/streets.

- 2.43 **Gallery** – An intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.43(A) **Gaothan**- Relates to the tenure of the land and means an area free of assessment and entered as gaothan land in the property Register Card on the date of publication of the revised Development Plan. It shall not include ex-inam or Khalsa or Sarkari or any other tenure lands.
- 2.44 **Garage, Private** – A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.
- 2.45 **Garage, Public** – A building or portion thereof other than a private garage, operated for gain , designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.
- 2.46 **Habitable Room : (or Living Room)** – 'Habitable Room' or 'Living Room' means a room constructed or intended for human habitation.
- 2.47 **Holding, Contiguous** – A contiguous piece of land in one ownership irrespective separate property register cards.
- 2.48 **Home Occupation**- Occupation other than that of operating an eating or drinking place offering services to the general public carried on by a member of the family residing on the premises and in accordance with which there is no display that will indicate from the exterior that the building is being utilised in whole or in part for any purpose other than as a residential (dwelling) use and in connection in with which no article or service is sold or held up for sale except that produced, which is non-hazardous and not affecting the safety of inhabitants and neighborhood by a member of the family residing on the premises and no mechanical equipment is used except as is customary for purely domestic or household purposes and/or employing licensable goods.
- 2.49 **Ledge or Tand** – A shelf-like projection supported in any manner whatsoever, except by vertical supports within a room itself but not projecting wider than half metre.
- 2.50 **Licensed Architect/Engineer/Structural Engineer**- A qualified architect, engineer, structural engineer, who has been licensed by the Authority or who is entitled to practice as an Architect under the Architects Registration Act, 1972.

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

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

2.53 Deleted –

2.53.1 Deleted –

2.54 **Mezzanine Floor** – An intermediate floor, between two floor levels above ground level.

2.55 **Non-Combustible** – A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS:3808- 1966 Method of Test for combustibility of Building Materials.

2.56 **Occupancy or use Group** – The principal occupancy for which a building or a part of a building is used or intended to be used for the purpose of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it, Building with mixed occupancies are those buildings in which more than one occupancy is present in different portions of the buildings.

The occupancy classification shall have the meaning given from 2.56.1 to 2.56.9 unless otherwise spelt out in the Development Plan.

2.56.1 *Residential Buildings* - These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, hostels, dormitories, apartment houses and flats, residential hotels and private garages.

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

2.56.3 *Institutional Buildings.*- These shall include any building or part thereof which is used for purposes such as medical or other treatment or care of persons infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide

- sleeping accommodation for the occupants. They include hospitals, Santeria, custodial institutions and penal institutions like jail, prisons, mental hospitals, reformatories etc.
- 2.56.4 *Assembly Buildings* – These shall include any building or part of a building where groups of people congregate or gather amusement recreation, social religious patriotic, civil travel and similar purpose for example theatres, motion picture houses, drive-in-theatres, assembly halls, city halls town halls auditory, exhibition halls museums, mangal karyalaya, skating rinks, gymnasiums restaurants, eating houses, boarding houses, places of worship, dance halls, club rooms, gymkhana, passenger stations and terminals or air surface and other public transportation services, recreation piers and stadia etc.
- 2.56.5 *Business Buildings* – These shall include any building or part of a building, which is used for transaction of business for the keeping of accounts and records for similar purposes: offices, banks, professional establishments, court houses, record and reference libraries shall be classified in this group in as principal function of these is transaction of public business and the keeping of books and records.
- 2.56.5.1 *Office Buildings (Premises)*- The premises whose sole or principal use is to be used as an office or for office purpose: " office purpose" includes the purpose of administration, clerical work, handling money telephone and telegraph operating and operating computer and "clerical work" includes writing, book-keeping, sorting papers typing , filling, duplicating, punching cards or t tapes, machine calculating drawing of matter for publication and the editorial preparation of matter for publication.
- 2.56.6 *Mercantile Buildings* – The shall include any building or part of a building, which is used as shops, stories, market, for display and sale of merchandise either wholesale or retail,. Office, storage and service felicities incidental to the sale of merchandise and located in the same building shall be included under this group.
- 2.56.6.1 *Whole Sale Establishments* –These shall include establishments wholly or partly engaged in whole sale trade manufacturer's whole sale outlets including related storage facilities, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.56.7 *Industrial Buildings* – These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated,

- assembled or processed like assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 2.56.8 *Storage Buildings* – These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like warehouse, cold storage, freight depots, transit sheds, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.
- 2.56.9 *Hazardous Buildings* – These shall include any buildings or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which may produce poisonous fumes or explosions during storage handling, manufacturing or processing which involve highly corrosive toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosion, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 2.56.10 *Public Building* – Except where otherwise defined means a building owned and used by Government or Semi-Government Authority, Public Registered Trust or such other public agency, for public purposes such as public worship, education health and public offices of Government or Semi-Government Authorities.
- 2.57 Deleted –**
- 2.58 **Owner** – The owner shall have the meaning as assigned thereto in the Act.
- 2.59 **Parapet** – A low wall or railing built along the edge of a roof or a floor.
- 2.60 **Parking Space** – An area enclosed or unenclosed, covered or open sufficient in size to park vehicles, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.
- 2.61 **Partition** – An interior non-load bearing medium, one storey or part storey in height.
- 2.62 **Party Wall** – It includes:
- (a) a wall forming part of a building, and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or occupied or constructed or adopted to be occupied by different persons; or
 - (b) a wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side on grounds of different owners.

- 2.63 **Permanent Open Air Space** – Air space is deemed to be permanently open if :
- (a) It is a street or any other area not encroached upon by any structure of any kind; and
 - (b) Its freedom from encroachment in future by a structure of any kind is assured either by law or by contract or by the fact the ground below it is a street or is permanently and irrevocably appropriated as an open space :
- 2.64 **Deleted** –
- 2.65 **Plinth**- The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground, as specified in rule No. 17.1 to 17.10.4
- 2.66 **Plinth Area** – The maximum built up covered area measured externally at the floor level or the basement or of any storey, whichever is higher.
- 2.67 **Porch** – A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.68 **Road/Street** – Shall include any public or private street as defined in the B.P.M.C. Act 1949.
- 2.69 **Road/Street Level or Grade** - The officially established elevation or grade of the center line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid – points.
- 2.70 **Road/Street Line** – The line defining the side limits of a road/street.
- 2.71 **Room Height** – The vertical distance measured from the finished floor surface to the finished ceiling/slab surface. In case of pitched roofs, the room height shall be the vertical distance measured from the finished floor surface up to the mid-point of the sloping roof.
- 2.72 **Row Housing** – A row of houses with only front, rear and interior open spaces.
- 2.73 **Semi –detached Building** – A building detached on three sides with open spaces as specified, Provided, however that semi-detached construction will be permitted only when the intention is to save construction cost by having one common wall and when the two buildings, in the two adjoining plots are designed jointly ;
- 2.74 **Service Road** - A road/lane provided at the front/ rear or side of a plot for service purposes.
- 2.75 **Site or Plot**- A parcel/piece of land enclosed by definite, boundaries.

- 2.76 **Site, Corner** – A site at the junction of and fronting on two or more intersecting streets.
- 2.77 **Site depth of** – The mean horizontal distance between the front & rear site boundaries.
- 2.78 **Site, Double Frontage-** A site having a frontage on two streets other than a corner plot.
- 2.79 **Site, interior or Tandem** – A site, access to which is by a passage from a street whether such passage from a part of the site or not.
- 2.80 **Smoke Stop Door** – A door for preventing or checking the spread of smoke from one area to another.
- 2.81 **Stair Cover** – A structure with a coveting roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- 2.82 **--Deleted --**
- 2.82 (A) *Stilts or Stilt floors* – Ground level portion of a building consisting of structural columns supporting the super structure above, without any enclosures and not more than 2.50 m. in the height from the ground level for the purpose of vehicular parking only.
- 2.83 --Deleted--**
- 2.84 **Storey-** The portion of a building included between the surface or any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
- 2.85 **Tenement** – An independent dwelling unit with a kitchen.
- 2.86 **--Deleted --**
- 2.87 **-- Deleted --**
- 2.88 **Travel Distance-** The distance from the remotest point on a floor of a building to a place of safety be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.
- 2.89 **Tower Like Structure** – Structures shall be deemed to be tower like structures when height of tower like portion is at least twice the height of the broader base.
- 2.90 --Deleted--**
- 2.91 **Volume Plot Ratio (V.P.R.)-** The ratio of volume of building measured in cubic meters to the area of plot measured in sq. meters and expressed in metres.

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

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

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

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

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

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

2.95 –Deleted—

3. APPLICABILITY OF THE DEVELOPMENT CONTROL RULES

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

3.2 These rules shall apply to all "development".

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

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

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

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

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

3.3 **Existing Building or Use** – Deleted

4. INTERPRETATION

- 4.1 In the D.C. Rules, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word 'person' includes a corporation, and 'signature' includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.
- 4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean the clear dimensions unless otherwise specified in these rules.

5. BUILDING PERMISSION /COMMENCEMENT CERTIFICATE REQUIRED :

- 5.1 No person shall carry out any development, erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permission/commencement certificate for each such development work/building from the Authority. Any change in the use of the land or building excluding those specified in clauses (vii), (viii) & (ix) of Section 43 of the MR & TP Act shall also require permission of authority.
- 5.1.1 The following operational construction of the Government, whether temporary or permanent, which is necessary for the operation, maintenance, development or execution of any of the following services may be exempted from the purview of the rules.
- (i) Railways:
 - (ii) National Highways:
 - (iii) National Waterways:
 - (iv) Deleted
 - (v) Airways and Aerodromes:
 - (vi) Posts and Telegraphs, telephones, wireless, broadcasting and other like forms of communications:
 - (vii) Regional grid for electricity; and
 - (viii) Any other service which the State Government may, if it is of opinion that the operation, maintenance, development or execution of such service is essential to the life of the community by notification, declare to be a service for the purpose of this clause.

5.1.1.1 However the following constructions of the Government departments do not come under the purview of operational construction for the purpose of exemption under Rule No. 5.1.1 :

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

5.1.1.2 In the context of Rules No. 5.1.1(i) for the purpose of deciding what constitute 'Operational Construction' the following may be used as the basis –

- (i) Repairs, renovation etc. to the following works in the existing installations, buildings etc. of the Railways :
 - (a) All Railways tracks in the outside the yards including the formation, culverts, bridges, tunnels and side drains.
 - (b) Buildings, platforms, foot over bridges, subways, sheds over platforms, yards, master's and train dispatcher's office, weigh bridges, turn-tables, lifting-towers gantries.
 - (c) Running (Loco) sheds, carriage and wagon depots, carriage washing arrangements, running rooms, Train Examiner's Office and depots in the yards permanent way inspector's and Signal Inspector's Stores in the yard, water tanks overhead and ground level, pipe lines and pumping stations.
 - (d) Goods sheds, parcel offices, goods platforms.
 - (e) store sheds, sub-stations.
 - (f) Signals, signal cabins, control cabins in hump yards.
- ii) Fencing or walling for protection of railway lines and yards.
- iii) All over head electric equipment for electric traction.

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

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

5.2 --Deleted--

6. PROCEDURE FOR OBTAINING BUILDING PERMISSION / COMMENCEMENT CERTIFICATE.

6.1 **Notice** – Every person who intends to carry out development and erect, re-erect or make alterations in a building or demolish any building shall give notice in writing to the Authority of his said intention in the prescribed form (see Appendix A) and such notice shall be accompanied by plans and statements in sufficient copies (see Rules No. 6.1.1), as required under 6.2 and 6.3 The plans may be ordinary prints on Ferro paper or any other type. Provided however that in the case of change in the use of land or building not entailing any construction work, the owner shall submit a copy of the sanctioned plan of the premises in which the change in use is proposed showing the original and proposed use.

6.1.1 *Copies of Plans & Statements* –Normally 4 copies of plans and statements shall be made available along with the notice. In case of building schemes, where the clearance is required from other agencies like P.M.C. Fire service (see Rule No. 6.2.6.1) and other, number copies of plans Required shall be decided by Authority.

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

6.2.1 *Sizes of Drawing Sheets and Colouring Plans* –

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

6.2.1.2 *Colouring Notations for Plans* – The plans shall be coloured as specified in Table 2.

Further, prints of plans shall be on one side of paper only.

6.2.1.3 Dimension – All dimensions shall be indicated in metric units.

TABLE 1-DRAWING SHEET SIZES

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

M.C. PMC may recommended any change in the size of paper from time to time depending upon available of paper and stationery.

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

- (i) Latest 7/12 extracts or the property register card, showing the area in works and figures.
- (ii) other documents if requisitioned by the Authority.

6.2.3 *Key Plan (or location) Plan* - A key plan drawn to a scale of not less than 1 : 10000 shall be submitted along with the application for building permission/commencement Certificate showing the boundary locations of the site with respect the neighborhood land-marks.

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

- (a) the boundaries of the site and of any contiguous land belonging to the owner thereof :
- (b) the position of the site in relation to neighboring street :
- (c) the name of the streets in which the building is proposed to be situated, if any:
- (d) all existing buildings standing on , over or under the site :
- (e) the position of the building, and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a) in relation to:

- (i) the boundaries of the site and in cases where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others.
- (ii) adjacent streets and buildings on adjoining plots (with number of storeys and height and marginal open spaces).

TABLES 2 – COLOURING OF PLANS

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

Note: For land development/subdivision/layout suitable colouring notations shall be used which shall be indexed.

- (iii) if there is no street within a distance of 12m of the site the nearest existing street:
- (f) the means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a)
- (g) space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purpose;
- (h) the width of the street (if any) in front and of the street (if any) at the side or near the buildings;
- (i) the direction of north point relative to the plan of the buildings;
- (j) any existing physical features, such as wells, drains, tree etc..
- (k) the ground area of the whole property and the breakup of covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required under the rules governing the coverage of the area;
- (l) electric supply line, water supply and drainage lines;
- (m) such other particulars as may be prescribed by the Authority

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

- (a) Scale used and North Point;
- (b) The location of all proposed and existing roads with their existing/proposed/prescribed width within the land;
- (c) Dimensions of plot along with building lines showing the setbacks with dimensions within each plot;
- (d) The location of drains, sewers, public facilities and services, and electrical lines etc;
- (e) Table indicating size area and use of all the plots in the subdivision layout plan
- (f) A statement indicating the total areas of the site, area utilised under roads open spaces for parks, playgrounds, recreation spaces and development plan

reservations, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided.

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

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

- (a) include floor plans of all * floors together with the covered area* clearly indicating the sizes of rooms and the position and width of staircase, ramps and other exit ways, lift wells, lift machine room and lift pit details., It shall also include ground floor plans as well as basement plans and shall indicate the details of parking space. loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with necessary building.

Note – To indicate in Proforma I in Appendix A.

- (b) show the use or occupancy of all parts of the buildings:
- (c) show exact location of essential service, for example, WC Sink bath and the like;
- (d) include sectional drawings of the building showing all sectional details.
- (e) show all street elevation:
- (f) –deleted—
- (g) give dimensions of the projected portions beyond the permissible building line :
- (h) include terrace plan indicating the drainage and the slope of the roof.
- (i) give indications of the north point relative to the plans:
- (j) give dimensions of doors, windows and ventilators:
- (k) such other particulars as may be prescribed by the Authority.

6.2.6.1 *Building Plans for Multistoried/Special Buildings* – For multistoried buildings which are more than 15m height and for special building like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 150 sqm. the following additional information shall be furnished/indicated in the Building Plans in addition to the items (a) to of Rule No. 6.2.6.

- a) access to fire appliances / vehicles with details of vehicular turning circle and clear motorable access way around the building up to 6m. width.
- (b) Size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach:
- (c) Location and size of fire lift;
- (d) Smoke stop lobby / door, where provided;
- (e) refuse chutes, refuse chamber, service duct etc,
- (f) vehicular parking spaces
- (g) refuse area, if any:
- (h) Details of Building Services – Air-conditioning system with position of fire dampers, mechanical ventilation system,. Electrical services, boilers, gas pipes etc
- (i) details of exits including provisions of ramps etc. for hospitals and buildings requiring Special Fire Protection measures.
- (j) Location of generator, transformer and switch gear room
- (k) Smoke exhauster system, if any;
- (l) Details of fire alarm system net work;
- (m) Location of centralized control, connecting all fire alarm system built in fire protecting arrangements and public address system etc;
- (n) Location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank
- (o) Location and details of fixed fire protection installations such as sprinklers, wet risers hoses, drenchers CO₂ installation etc and
- (p) Location and details of first aid, fire fighting equipment's/ installations. etc and

6.2.7 **Service Plan :** Details of private water supply sewage disposal system and details and details on building services, where required by the Authority, shall be made available on scale not less than 1 : 100

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

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

6.2.10 **Building permission fee** – The notice shall be accompanied by an attested copy of Receipt of Payment of Building Permission Application fee.

6.2.11 – deleted-

6.2.12 – deleted -

6.2.13 **No objection Certificate** – In the case of certain occupancies requiring clearance from the authorities like Civil Aviation Authorities, Railway Directorate of Industries, Masharashtra Prevention of Water Pollution Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance etc. the relevant no objection certificates from these authorities application to the occupancy, shall also accompany the application..

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

Note – To indicate on plans are in appendix –A

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

Architects, engineers and structural engineers referred to under 6.2.5, 6.2.6 and 6.3 shall be licensed by the Authority as competent to do the various works as given in Appendix C., The qualifications and procedure for licensing the architect, engineer, structural engineer and supervisor shall be as given in Appendix C.

6.5 **Schedule of fees**

6.5.1 Building permission fee

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

Area to be developed	fees
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Upto 0.3 Ha	Rs. 150/-
0.3 to 1 Ha	Rs.300/-
1 to 2.5 Ha	Rs.600/-
2.5 to 5 Ha	Rs. 900/-
Above 5 Ha	Rs.900/-+Rs100/- or part thereof for area above 5 Ha

6.5.1.1 Residential Building – The following scales of fee shall be applicable for building permission for residential building.

Purpose	Scale of Fee
1 To construct or reconstruct a building covered under section 253 to 269 of BPMC Act 1949	Rs, 20 per 10 sqm of built over area or part thereof with a minimum of Rs.100/- and maximum of Rs 10,000/- per proposal Nominal fee of Rs.10/- for construction restricted to 30 sqm. build over area.
2 For alteration and/or additions to the existing building covered under section 253 to 269 of BPMC act 1949	Same as above for additional built-up area + Rs. 50/- for alterations
3. For alterations covered under section 253 to 269 of BPMC Act. 1949	Rs. 50/- per proposal.
4. In the case of amended plans for sanctioned proposal	With- every amended proposal of fee of Rs 100/- wherein no extra floor area is proposed. Otherwise as for the additional area proposed Rs. 20 per 10 sqm built over area or Rs.100 and a maximum of Rs.10,000 per proposal

- | | | |
|---|---|---|
| 5 | Application for renewal of a sanctioned proposal, plans remaining the same before the end of each year from the date commencement certificate / Building Permission | No Fees |
| 6 | Application for renewal of a sanctioned proposal plans remaining the same after end of each year from the date of Commencement Certificate / Building Permission. | A lump sum fee of Rs.100/- if application for renewal is submitted before the expiry of the date of validity of the permission Rs. 100/- per month or part thereof (the number of months being calculated for the delay period) if application is submitted after the expiry of the date of validity but within 3 years from original sanction. |

6.5.1.3 In case of proposals from medical, educational and charitable institution which are duly registered. Fee shall be charged at one fourth of the basic scale, subject to a minimum of Rs.100/- and a maximum of Rs. 2.500/- per proposal.

6.5.1.4 In case of proposals for industrial business and commercial building, cinema theatres and entertainment halls, hotels and lodging houses, fees shall be charged at double the basic scale, subject to a minimum of Rs, 200 and a maximum of Rs. 20,000/- per proposal.

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

6.5.2 Boundary wall – The fees for constructing compound wall shall be Rs.10/-

6.5.3 Exemptions to Rule 6.5.1 – For special housing schemes for economically weaker section of society and low income group and slum clearance schemes undertaken by public agencies or subsidized by State Government with plinth

area of tenement not more than 30 sqm. the building permission fee may be exempted.

6.5.4 Rule for Fixation of Fees – The following Rules shall apply-

- (1) The total plinth area on all floors shall be taken as the basis for calculation of fee including the basement floors & accessory buildings.
- (2) No notice under relevant sections of B.P.M.C or M.R. & T.P. Act for applying for development permission shall be deemed to be valid unless and until the person giving the notice has paid the fees to the Municipal Corporation and attested copy of receipt of payment is attached with the notice.
- (3) In case the proposal is finally rejected, 10 percent of the fees shall be retained and the balance shall be refunded to the applicant within one month of the date of rejection,

6.5.5 *Fees for Depositing Building Material/Temporary Erections on Public Streets*

6.5.5.1 - Deleted-

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

- (a) For construction of residential Rs 25/- per sqm. per week Building.
- (b) For construction of non resident Rs. 50/- per sqm. Per week tial building

Note – The stacking of materials would be permitted till the completion of the building. If after completion of the building in the opinion of the Authority, certain material has not been cleared or left in a stage causing annoyance or inconvenience, the Authority shall take necessary action against the owner and any cost incurred in the removal of such material, which has been carried out by the Authority, shall be recovered from the owner.

6.5.6 -Deleted-

6.5.6.1 -Deleted-

6.5.6.2 –Deleted-

6.5.6.3 –Deleted-

6.5.6.4 –Deleted-

6.5 Delegation of and Discretionary Powers.

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

6.6.2 *Discretionary Powers*

6.6.2.1 In conformity with the intent and spirit of these rules Commissioner may after obtaining the necessary approval from the Municipal Corporation.

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

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

- (i) Permit any of the dimensions/ provisions prescribed by these rules to be modified provided the relaxation sought does not violate the health, safety, fire safety, structural safety and public safety of the inhabitants, the buildings and the neighborhood However, no relaxation from the set

back required from the road boundary or FSI shall be granted under any circumstances,

While granting permissions under (i) conditions may be imposed on size cost or duration of the structure abrogation of claim of compensation payment of deposit and its forfeiture for non-compliance and payment of premium.

6.7 Grant of Permission or Refusal.

6.7.1 The Authority may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions as if may deem necessary and thereupon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D and E.

6.7.2 The building plans for buildings identified in rule No. 6.2.6.1 shall also be subject to the scrutiny of the Chief Fire Officer, Pune, Fire Brigade.

6.7.3 If within sixty (60) days of the receipt of the notice, under 6.1 of the rule or within 60 days of the re-submission of plans under 6.7.4 the Authority fails to intimate in writing the person, who has given the notice, of its refusal or sanction or sanction with such modification or directions, the permission application with its plans and statements shall be deemed to have been sanctioned.

6.7.4 Once the plan has been scrutinized and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of Plans submitted for final approval shall not contain superimposed corrections. The authority shall grant or refuse the Commencement Certificate/Building Permission within 60 days from the days of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections.

6.8 -Deleted-

6.8.1 -Deleted-

6.8.2 -Deleted-

6.9 -Deleted-

6.10 Revocation of Permission

6.10.1 In addition to the provisions of section 51 of Maharashtra Regional and Town Planning Act, 1966 the Authority may revoke any building permission issued

under the provisions of the rules, wherever there has been any false statement or any misrepresentation of material fact in the application on which the building permission was based and the whole work shall be treated as unauthorized.

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

7. **PROCEDURE DURING CONSTRUCTION.**

7.1 Neither the granting of the permission nor the approval of the drawings and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of the rules.

7.2 **Notice for Commencement of Work** – Within one year from the date of issue of building permission the owner shall commence the work for which the building permission has been issued. The owner shall give notice to the Authority of the intention to start work on the building site in the ProForma given in Appendix F The owner shall commence the work after 7 days from the date of receipt of such notice by Authority. In case of inspection/direction by the Authority within 7 days the work may be commenced earlier.

7.3 **Documents at Site**

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

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

(a) pasted in a conspicuous place on the site in respect of which the permission was issued, a copy of the building permission and approved plans.

(b) –Deleted–

7.4 **Checking of Plinth/Column up to Plinth Level** – The owner shall give notice in prescribed form given in Appendix G to the Authority after the completion of work up to plinth level with a view to enable the Authority to

ensure that the work is carried out in accordance with the sanctioned plans. The Authority shall carry out inspection within seven days from the receipt of such notice and give permission, for carrying out further construction work as per sanctioned plans in prescribed ProForma given in appendix H. Within the above period if the permission is not refused, the permission shall be deemed to have been given

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

Provided further that if any such alterations are likely to result in increasing the number of tenements, the built-over area/FSI or change in the marginal opens spaces or the height of the building. No such alterations shall be carried unless sanction to the amended plans is first obtained.

- 7.6 **Completion Certificate** –The owner through the licensed architect, engineer, structural engineer, as the case may be who has supervised the constructions, shall give notice to the Authority regarding completion of work described in the building permission. The completion certificate shall be submitted in the prescribed form by four sets of completion Plan. One of the sets, duly certified as Completion Plan shall be returned to the owner along with the issue of full occupancy certificate (see rule NO.7.7)

- 7.7 **Occupancy Certificate** –The Authority, on receipt of the completion certificate, shall inspect the work and sanction or refuse an occupancy certificate in the ProForma given in Appendix K within 21 days from the date of receipt of completion certificate, after which period it shall be deemed to have been approved by the Authority for occupation provided the building has been constructed as per the sanction plans. Where the occupancy Certificate is

refused, the various reasons shall be quoted for rejection ,at the first instance itself.

7.7.1 *Part Occupancy Certificate* - Upon the request of the holder of the building permission the Authority may issue a part occupancy certificate for a building or part thereof, before completion of the entire work as per building or part thereof, before completion of the entire work as per building permission provided sufficient precautionary measures are taken by the holder of the building permission to ensure public safety and health safety, The part occupancy certificate shall be given by Authority subject to the owner indemnifying the authority as per the ProForma given in Appendix.1

7.7.2 In the case of building identified in rule No. 6.2.6.1 the work shall also be subject to the inspection of the Chief Fire Officer, Pune Fire Brigade and the occupancy certificate shall be issued by the Authority only after the clearance from the Chief Fire officer regarding the completion of the work from the fire protection point of view.

8.0 **INSPECTION**

8.1 The Authority shall have the power to carry out inspection of the work at various stages to ascertain whether the work is proceeding as per the provisions of rules and sanctioned Plan. Section 458 (5) of Bombay Provincial Municipal Corporation Act 1949 shall apply for the procedure for inspections by the Authority and for action to be taken by the Authority arising out of the inspection carried out.

8. -Deleted-

9.1 -Deleted

10 -Deleted-

10.1 -Deleted-

(a)-Deleted-

(b)-Deleted-

(c)-Deleted-

PART II
GENERAL BUILDING REQUIREMENTS

11 REQUIREMENTS OF SITES

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

- (a) If the Authority considers that the it is insanitary or that it is dangerous to construct a building on it
- (b) If the site is adjacent to any water course shown on the Development Plan.

Provided however, that the Corporation may allow the construction of building in such a site after determining the water way required and subject to the condition that a retaining wall (or such other protection work) is constructed by the applicant at his cost at the edge of such water way.

Provided further that where a water course passes through a low lying land without well defined bank, the owner of the property may be permitted by the authority to restrict or divert the water course to an alignment and cross section as determined by the authority.

Notwithstanding the above, the authority shall be entitled to take cognisance of the existence of all water courses whether shown on the Development Plan or not while sanctioning layouts and no person shall take any action without the permission of authority which results in reducing the water way or closing or filling up of any existing water course.

- (c) If the site is not drained properly or is incapable of being well drained;
- (d) If the owner of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp
- (e) –Deleted-
- (f) If the building is proposed on any area filled up with car cases, excreta, filthy and offensive matter till the production of certificate from the health

Officer and Corporation Engineer to the effect that it is from the health and sanitary point of view fit to be built upon,

(g) –Deleted-

(h) –Deleted-

(j) -If the plot has not been approved as a building site by Authority.

(k) –Deleted-

(m) If the level of the site is less than prescribed Datum level depending on topography and drainage aspects.

11.1.1 -Deleted-

11.1.2 **Distance of Site from Electric Lines** – No verandah balcony or the like shall be allowed to be erected on re-erected or any additions or alternations made to a building on a site within the distance quoted below in accordance with the current Indian Electricity Rules and its amendments from time to time between the building and overhead electric supply line

	Vertically m	Horizontally m
(a) Low and medium voltage Lines and service lines	2.5	1.2
(b) High voltage lines up to And including 33.000V	3.7	2.0
	(plus 0.3 m for every additional 33.000V or part thereof)	(plus 0.3 m for every additional 33.000V or part thereof)

11.2.1 The minimum clearance specified in clauses 11.2 above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

12. MEANS OF ACCESS

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

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

12.3 **Width of Means of Access** – The plot shall abut on a public means of access like street road Plots which do not abut on a street shall abut/ front on a means of access, the width and other requirements of which shall be as given in Table 3.

TABLE 3 MEANS OF ACCESS

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

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

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

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

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

- 12.3.1.1 In the case of special housing schemes for Low Income Group and Economically Weaker Section of Society developed upto two storied Row Housing Scheme, the pathway width shall be 1.5 m which shall not serve more than 50m and 8 plots on each side of pathway provided that there is a minimum set back of 1 m between the edge of the pathway and the front wall of the building.
- 12.3.2 The length of main means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origins to the next wider road on which it meets. Provided that in the case of a U loop the length shall be considered as half the length of the loop.
- 12.3.3 In the interest of general development of an area the Authority may require the means of access to be of larger width than that required under Byelaw No. 12.3
- 12.3.4 -Deleted-
- 12.3.5 Notwithstanding the above, in partially built-up plots, if the area still to be built upon does not exceed 5000 sq.m. an access of 3.6 m width and even if it is built over at a height of not less than 4.5 m may be considered as adequate means of access. If such access is at least 3 m in width. It shall be considered as adequate means of access for areas to be built upon not exceeding 5000 sq.m. provided such area is used for Low Income Group housing and the tenement density permissible is be 75 percent of the tenement density permissible in that zone.
- 12.3.6 In gaothan areas in the case of plots facing street/means of access less than 4.5 m in width, the plot boundary shall be shifted to be away by 2.25 m from the central line of the street/means of access way to give rise to a new street .means of access way width of 4.5m
- 12.4 Means of access shall be leveled, metal led, flagged, paved, sewered, drained, channelled, lighted, laid with water supply line and provided with trees for shade to the satisfaction of the Authority free of encroachment by any structure or fixture so as ;not to reduce its width below the minimum required under rule No. 12.3 and shall be maintained in a condition to the satisfaction of the Authority.
- 12.4.1 -Deleted-

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

12.5 Access from Highways/Important Roads - No premises other than Highway amenities like petrol pumps, motels etc. shall have an access direct from highways and such other roads having a width of 30 mtrs. or more. The above will be subject to the provisions of State :Highway Act 1955 and National Highway Act, 1956.

Provided that in suitable cases, the Planning Authority may suspend the operation of this rule till service roads are provided.

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

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

(b) The approach to special building and open spaces on all sides (see rule NO.15.1) upto 6 m width and the layout for the same shall be done in consultations with Chief Fire Officer, Pune. Fire Brigade and the same shall be on hard surface capable of taking the weight of fire engine, weighing upto 18 tones. The said open space shall be kept free of obstructions and shall be motorable.

(c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 meters. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.

13.0 **RULES FOR SUB-DIVISION OF LAND AND LAYOUT**

13.1 Layouts or sub-division or amalgamation proposals shall be submitted for the following –

(i)When more than one building is proposed on any land excepting for accessory buildings in the case of residential building in the case of residential building the owner of the land shall submit proposal for proper layout of buildings or sub-division of his entire recognized plot.

(iii)When development and redevelopment of any tract of land includes divisions and sub-division or amalgamation of plots for various land uses within a colony.

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

13.2.1 The width of roads/streets/public and internal access ways including pathways shall conform to provisions of rule NO. 12.3 to 12.5

13.2.2 In addition to the provision of rule ;No. 12.3 Cul-de-sacs giving access to plots and extending upto 150m normally and 275 m maximum with an additional turning space at 150 m will be allowed only in residential areas, provided that cal-de-sacs would be permissible only on straight roads and further provided that cal-de-sac ends shall be higher in level than the level of starting point. The turning space, in which case shall be not less than 81 sq.m. area within dimensions being less than 9 m.

13.2.3 Interaction of Roads – At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve being $\frac{1}{2}$ the road width across the direction of tangent as given below :

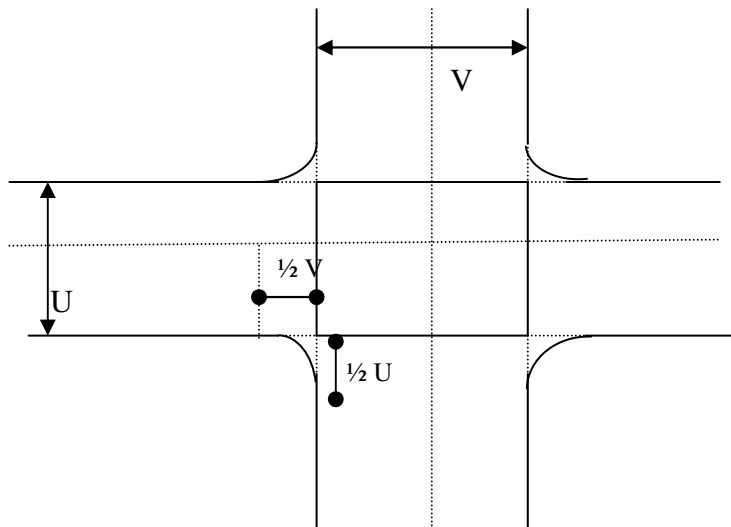


Fig 1: Rounding off intersections at Junctions

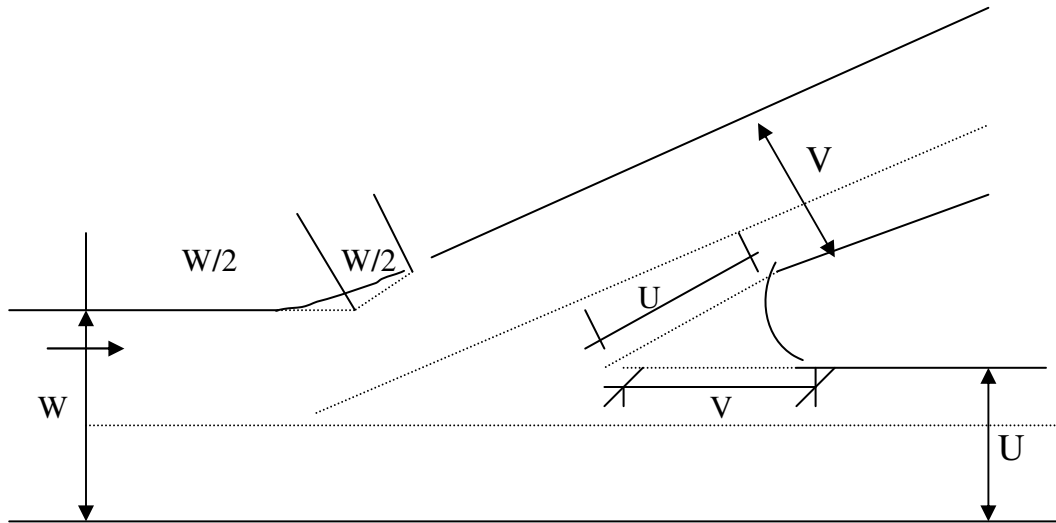


Fig 2 : Rounding off intersections at junctions

13.2.3.1 For junction of road meeting at less than 60° the rounding off or cut or similar treatment shall have tangent length of U and V from the inter sections point as shown in diagram 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in diagram 2. Provided however that the radius for the junction rounding shall not be less than (20') 6 m

13.2.4 - Deleted-

13.3 Open Spaces

13.3.1 In any layout or sub-division of land admeasuring 0.4 hectare or more 10% of the entire holding area shall be reserved as recreational space which shall as far as possible be provided in one place.

For plot areas between 3600 sq.m. and 0.4 ha.the open space shall be the difference of the gross area and 0.36 provided however that where the open space calculated as above is less than 50 sq.m. The owner may either leave a minimum open space of 50

sq.m or pay to the Corporation the price of the land equivalent to open space area calculated as above.

Notwithstanding above in the case of every large layout, distribution of the total open space in the various sectors may be allowed provided that no such space at any place admeasures less than 400 sq.m.

The shape and location of such open space shall be such that it can be properly utilised as playground.

13.3.1.1. No such recreational spaces shall admeasure less than 400 sq.m..

13.3.1.2 The minimum dimension of such recreational space in no case be less than 7.5 m and if the average width of such recreational space is less than 24m the length thereof shall not exceed 2½ times the average width.

13.3.1.3 The structures to be permitted in the residential open spaces shall be as per the following purposes.

(i) They shall be single storeyed structures with the maximum built up area not exceeding 10% of the open space. This shall be subject to maximum of 200 sq.meters. This facility shall be available for open spaces having an area 500 sq.meters and above only.

(ii) The structure shall be used for the purpose of pavilion Gymnasia or other recreational activities which ae related to open spaces and

(iii) No detached toilet block shall be permitted.

Note : Every such plot and Recreational open space shall have an independent means of access of 5M. width minimum.

13.3.1.4 Independent means of access may not be insisted upon if recreational space is approachable directly from every building in the layout. Further the building line shall be at least 3m. away from the boundary of recreational open space.

13.3.1.5 Whenever called upon by the Planning Authority to do so, under provisions of Section 202, 203 of BPMC Act areas under roads and open space For bonaFide reasons as recreational community openspaces.in Bye-law Nos 12.3 to 12.5, 13.3 shall be handed over to the Planning Authority after development of the same for which nominal amount (of Rs.1) shall be paid by the Planning Authorityh. In case of the owners who undertake to develop the open spaces, the Authority may permit the

owner to develop the open space unless the Authority is convinced that there is issue of open space in which case the Authority shall take over the land.

13.3.2 In addition to open space under 13.3.1 in the case of sub-division of land in industrial zones of area 0.8 hectare or more, 5 percent of the total area shall be reserved as amenity area which shall also serve as a general parking space. When such amenity area exceeds 1500 sq.m the excess area could be utilised for the construction of buildings for banks, canteens, welfare centers and such other common purpose considered necessary for the industrial users as approved by the Authority

13.3.2.1 -Deleted-

13.4 Size of Plots

13.4.1 Residential and Commercial Zones – (excluding weaker section housing schemes undertaken by public authorities) – The minimum size of plots in residential layouts shall be 50sq.m subject however to the following further provisions

- (a) Plots having areas upto 125 sq.m. shall be permitted only for row housing schemes and the width of such plots shall be between 4.5 to 8 m.
- (b) Plots having areas between 125 sq.m. to 250 sq.m. shall be permitted only for row housing or semi detached housing and the width of such plots shall be between 8 to 12 m. and
- (c) Plots above 250 sq.m. shall be permitted for row housing semi-detached or detached housing and the width of plots in this category shall be above 12m and no dimension of plot shall be less than 12m

The above rules will also apply to sub-division schemes layouts and building constructions pattern in Commercial Zones.

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

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

13.4.3 Other buildings – The minimum size of plots for building for other uses like business, educational, mercantile, petrol filling station etc. shall be as decided by the Authority subject to rule No. 13.4.3.1 to 13.4.3.3

13.4.3.1 Cinema Theatres/Assembly Halls- Minimum size of plot for cinema theatres/assembly building used for public entertainment with fixed seats shall be on the basis of seating capacity of the building at the rate of 3 sq.m. per seat or as prescribed by Govt. from time to time.

13.4.3.2. *Mangal Karyala* – The minimum size of plot shall be 1000 sq.m.

13.4.3.3 *Petrol filling Station* The minimum size of plot shall be

(a) 30.50 X 15.75 m. in the case of Petrol Filling Station with kiosk without service bay.

(b) 36.5 X 30.5 m . case of Petrol Filling station with service bay.

13.4.4. *F.A.R./Built-up Area/Tenement Density/Calculation on Net*

Plot Area –

For the purpose of F.A.R./ Built up Area/Tenement density calculation the net area of the plot shall only be considered. In the case of a layout such net area shall be calculated after deducting from the gross area of plot, the areas covered by means of access and recreational and amenity open space

13.4.4.1.-Deleted-

13.4.4.2 –Deleted-

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

(a) beyond 200 m. of the location in the Development Plan.

(b) beyond the holding of the owner in which such reservation is located, and

(c) unless the alternative location is at least similar to the location of the Development Plan as regards access, levels etc.

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

13.6 Convenience Shopping – In the case of layouts or sub- division of areas in residential and commercial zones, provision shall be made for convenience shopping. Such shopping area shall not be less than 2% but shall not however, exceed 5% of the area of the plots. (In industrial zones provisions of rule No. 13.3.2 shall apply)

Further the following provisions shall apply

- (i) Such convenience shopping may be distributed within the layout area so that it is available within 300 m from any parts of the layout./
- (ii) Such convenience shops shall not have an area of more than 20 sq.m./ each and shall comprise of the following shopping activities only;
- (iii) Within a layout, the Shopping center shall be provided on Ground Floor and Upper Floors may be utilised for residential purpose and convenience like Banks, Places for Doctors and Medical practitioners , Architects/ Engineers, Income Tax consultants/ Advocate Practitioners or any other such professions etc.
- (iv) –Deleted-
- (a) Food grain shop (Ration Shops) & Groceries and General Provisions.
- (b) Pan Shops
- (c) Tobacconist
- (d) Shops for collection & distribution of clothes for cleaning & Dyeing
- (e) Darner
- (f) Tailors
- (g) –Deleted-
- (h) Hair dressing saloon and Beauty parlor
- (i) Bicycle hire and repair
- (j) Vegetable and fruit stalls.
- (k) Milk shops
- (l) Deleted
- (m) Floweriest
- (n) Bangles and other articles needed by women

- (o) Small bakeries
- (p) Newspaper stalls
- (q) Deleted
- (r) Book and stationery etc.
- (s) Medicine and Chemist shops.

The Municipal Commissioner, any from time to time add to alter or amend the above list.

- 13.7 In any layout or sub-division of plot 2 Ha or more a suitable site for an electric sub-station as directed by the Authority shall be provided.
- 13.8 Anomalies and Facilities for layout of Large Areas – For large layouts admeasuring more than 3 Ha. provision at not less than 5% of the total area shall be made in the layout for nursery schools, police posts and such other public purposes as may be directed by the Authority.

14.0 LAND USE CLASSIFICATION AND USE PERMITTED

14.1 –Deleted-

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

14.2.1 -Deleted-

14.3 Deleted

14.4 Uses as specifically Designated on Development Plan

14.4.1 Where the use of a site is specifically designated on the Development Plan. It shall be used only for the purpose so designated.

(a) Provided that where a site is designated for one specific public purpose on the Development Plan, the Commissioner may use the structure existing or to be built thereon permit the use of the structure in combination with other municipal purposes provided the same is in conformity with these rules and the zone in which the site falls;

(b) In the case of specific designation in Development Plan for school and their Playgrounds, the Commissioner may interchange their uses provided the designations are on adjoining or nearby building or premises;

(c) Deleted-

(d) Construction of multi-storeyed garages may only be permitted on parking lots.

14.4.2 Uses to be in conformity with the Zone – Where the use of building or premises is not specifically designated on the Development Plan. It shall be in not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall

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

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

Provided further that non-conforming Cattle Stables shall be shifted to a conforming area within such period as may be decided by the Municipal Commissioner.

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

14.5.1 *Non-conforming uses* Where a non conforming industry has been granted a written permission without a condition for its shifting to a confirming zone at the end of a specific period. Additions thereto for the manufacture of new articles or for starting new process may be permitted by the Authority (Commissioner) for only for the duration of the period allowed for shifting when

(a) Such schemes form an integral part of and are directly connected with the process carried on in the existing unit.

(b) Such schemes of additions do not envisage more than 5% increase in the employment and do not result in increasing existing authorized floor space for the industrial user.

(c) Such additions are for preventing undue loss or for improving the working efficiency of the existing unit or for balancing the existing production units for the industry. :

(d)–deleted–

(e) Satisfactory means of access as required under these rules for industrial zones is provided and maintained : and

(f) Parking, loading and unloading spaces are provided according to these rules.

(g) A certificate from Maharashtra presentation of water, Air etc. pollution Board is obtained .

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

14.5.2 *Other (Non-Conforming Uses Other than Industries & Cattle Stables)*- Where non conforming existing prior to the date of enforcement of these rules is allowed to be continued in the Development plan, any additions to such ;non-conforming use (other than those provided in 14.5.1) not exceeding the permissible Floor Area Ratio/Total Permissible Built-up Area for the non conforming user, whichever is less, may be permitted subject to the following terms and conditions namely

(a) The whole building is owned and occupied by one establishment only:

(b) The proposed additions are for preventing undue loss or for improving working efficiency.

(c) The addition and alternations are meant for the existing occupant and not proposed to be let out :

(d) Open spaces and parking spaces required under the Development Control Rules shall be provided;

(e) –Deleted-

15.0 **OPEN SPACE, AREA & HEIGHT LIMITATIONS**

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

15.1.1. Building shall be set back at least 3 m from internal means of access in a layout of buildings.

15.1.2 *Building Abutting Two or More Streets* – When a building abuts two or more streets, the set backs from the streets shall be such as if the building was fronting each such street.

15.1.3 *Open Spaces and Height of Buildings-* The open spaces at sides and rear shall be provided as per Table 27

15.1.4 -Deleted-

15.1.5 -Deleted-

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

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

15.2 **Interior Open Spaces (Chowk)**

15.2.1 Inner chowk - The whole of every room excepting bath W.C. and store room and not abutting on either the front, rear or side(s) open spaces (see rule No. 17.14.4) shall about on an interior open space (courtyard, inner chowk), whose minimum width shall be 3 m

further such Inner Chowk shall have an area at all levels of chowk of not less than the square of 1/5th the height of the highest wall abutting the chowk. Provided that when any room (excluding staircase bay and both-rooms and water closet (see rule No. 15.2.1.1) is dependent for its light and ventilation on an inner chowk the dimensions shall be such as is required for each wing of the building.

15..2.1.1 Where only water closet and bathroom are abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in rule No.17.14.5

15.2.2 *Outer Chowk* The minimum width of outer chowk (as distinguished from its depth) shall be not less than 2.4 m If the width of the outer chowk is less than 2.4 m then it shall be treated as a notch and the provision of outer chowk shall not apply. However, if the depth of outer chowk is more than the width the provisions of B rule No. 15.1.6 shall apply for the open spaces to be left between the wings.

15.3 Area and Height Limitations The area and height limitations through covered area, height of buildings and number of storyes tenement density, Floor Area Ratio for various occupancies, facing different road width shall be as given in appendix N and regulation 15.5 hereinafter.

15.4 Exemption to Open Spaces/Covered Area.

15.4.1 -Deleted-

(a) *Projections into open spaces-* Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja roof or weather shade more than 0.75 m wide shall overhang of project over the said open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/gallery etc. may be permitted to project 0.3 m beyond balcony projection at an angle of 30° from horizontal level;

(b) A canopy not exceeding 5 m in length and 2.5 m in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.1 m below the canopy also be permitted in the open space. The canopy shall not have access from upper floors (above floors). There shall be a minimum clearance of 1.5 m between the plot boundaries and canopy :

(c) In the Residential building in R-1 and R-2 Zones, a balcony or balconies at roof level above floor (including stilt floor) of a width of 1.2 m from building line (measured perpendicular to the building line) to the outer most line of balcony may be permitted over hanging set backs within one's own land and courtyards and this shall be subject to a maximum of 1/3 length of per meter of building and 10% of the floor area of each floor. Balcony shall be permitted to project to marginal open space of not less than 3m. in width.

(e)(i) that when the balconies are enclosed 1/3rd of the area of their faces shall have louvers or grills shall have glazed shutter:

(iii) that at no time dividing wall between the balcony and the room shall be removed:

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

(a) In an existing building a single storeyed sanitary block subject to a maximum area of 4 sq.m. in the rear and side open space and at a distance of 7.5 m from the road line or the front boundary and 1.5 m. from other boundaries may be permitted where facilities are not adequate. The Authority may reduce the 1.5m margin in rare cases to avoid hardships

(b) Parking lock up garage not exceeding 2.4 m in height shall normally be permitted in the rear corner of the plot. Provided that in exceptional cases, where the side or rear open spaces at a distance of 7.5 m from any road line or the front boundary of plot.

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

*The areas of sanitary block and parking lock-up garages shall be taken into account for the calculation of F.AR. and covered area calculations, subject to the provisions of rule No. 15.4.2

(h), except that the area of one garage per plot, shall not be counted within the maximum ground coverage permissible.

(c) Suction tank, pump room and items under rule No. 15.4.2

15.4.2 In addition to rule No. 15.4.1.1 (a)(b) and (c) and 17.7.3 the following shall not be included in covered area or F.A.R. and Build-up Area calculations :

(a) A basement or cellar space under a building constructed on stilts and used as parking space, and air-conditioning plant rooms used as accessory to the principal use;

(b) Electric cabin or substation, watchman's booth of maximum size of 1.6 sq.m. with minimum width or diameter of 1.2 m pump house, garage shaft, space required for location of fire hydrants, electric fittings and water tanks;

(c) Projection as specifically exempted under these rules.

(d) Stair case room and/ or lift rooms above the top most storey architectural features, chimneys, elevated tanks of dimensions as permissible under these rules.

Note : The shaft provided for lift shall be taken for covered area calculations only on one floor upto the minimum required as per these rules.

(e) One room measuring 2 m x 3 m on the ground floor of cooperative housing societies or apartment owners/ co-operative societies buildings and other multistoried building as office cum-letter box room

(f) Rockery, well and well structures, plant, nursery., water-pool swimming pool, (If uncovered) platform round a tree, tank fountain, bench chabutra with open top and unenclosed sides by walls ramps compound wall, gate, slide, swing, overhead water tank on top buildings,.

(g) – Deleted-

(h) Sanitary block subject to provision of rules no. 15.4.1(a) and Built up area not more than 4 sq.m.

15.5 . The height and Number of storeyes shall be governed by the provisions of appendix N and the following clauses

(a) (i) In the case of congested area plots abutting roads upto (20') 6m width, the maximum height of building shall not exceed the sum of 1.5 times the width of the road plus the front marginal open space within the premises.

(a)(ii) In the case of congested area plots abutting on roads of width between 6m-10m(20' -- 30') the maximum height of the buildings shall be 10m (30') plus front marginal open space within the premises.

(a)(b)(iii) In the case of congested area plots abutting on other roads, the maximum height of building shall not exceed the sum of the width of the road plus front marginal open space within the premises.

(a) (iv) In the case of non-congested area plot the maximum height of buildings shall not in any case exceed 16 m.

(b) –Deleted--.

(c) Notwithstanding anything contained in sub rule (a)(i) to (iv) above, for buildings in the vicinity of aerodromes, the maximum height of such buildings shall not exceed 12 m. or values framed by the Civil Aviation Authorities excepting that within 0.9 k.m. of the Air Port reference point no building shall be permitted. The development permission, shall be considered only after the applicant produces N.O.C. from the Air Port Authority.

(d) In addition to (e), for Industrial Chimneys coming in the Air port zone, it shall be of such height and character as prescribed by Civil Aviation Authorities and all industrial chimneys shall be of such character as prescribed by the Chief Inspector of Steam, Boilers, and Smoke :

(e) –Deleted-

15.5.1(i) For the purpose of rule No. 15.5 (a), the width of the street maybe prescribed width of the street, provided the height of the building does not exceed twice the width of the existing street plus the width of the open space between the existing street and the building ($2w + \text{open space}$)

(ii) Further to provisions of (i) the width of the open space between the street and the building shall be calculated by dividing the area of land between the street and the building by the length of the front face of the building.

15.5.2 *Height Exemptions* The following appurtenant structures shall not be included in the height of the building.

Roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment stair cover, chimneys and parapet walls and architectural features not exceeding 1m in height.

Table 5 Aerodrome Vicinity Height Restrictions – Deleted

16.0 PARKING LOADING AND UNLOADING SPACES

16.1 Each off-street parking space provided for Motor Vehicles shall not less than 2.5 m x 5 m areas, and for scooters and cycles the parking spaces provided shall not be less than 3sq.m. and 1.4 sq.m. respectively.

16.2.For building of different occupancies off-street space for vehicles shall be provided as given in 16.2.1.

16.2.1 The provision for parking of vehicles shall be as given in Table 6.

Table 6: Off Street Parking Space

SrN	Occupancy	One parking space for every.	Car Nos.	Scooter Nos.	Cycle Nos
(1)	(2)	(3)	(4)	(5)	(6)
1.	Residential	(a) 2 tenements having carpet area 101 to 200 sq.m.	1	4	2
	(i) Multi-family residential	(b) 1 tenement exceeding 201 sq.m.	1	2	4
		(c) 1 tenement having carpet area between 40sq.m. to 100sq.m.	--	2	4
		(d) 1 tenement having carpet area between 20sq.m. to 40 sq.m.	--	1	2
ii.	Lodging establishments, touring homes & hotels with lodging accommodation	Every five guest rooms	1	2	4

(iii)	Restaurants	(e)for grade 1 hotels eating houses, 18 sq.m. of area of restaurant including Kitchen, pantry hall, dining room etc	2	2	2
		(f) for grade II & III hotels, eating houses etc. for an area of 80 sq.m. or part thereof	--	4	8
2	Institutional (hospital medical Institutions)	Every 20 Beds	1	2	4
3	Assembly (theatres) Cinema Houses concret halls including those on colleges & Hostels & Auditoriums for Educational Buildings	40 Seats	1	5	10

(1)	(2)	(3)	(4)	(5)	(6)
4	Educational	100sq.m. or fraction thereof of the Administrative area & public service area	1	2	4
5	Government or semi-public or private business buildings and auditorium for Educational buildings	100sq.m. carpet area fraction thereof	1	2	4
6.	(a) Mercantile (Markets, Departmental Shops and other commercial users)	100sq.m. carpet area or fraction thereof	1	2	4
	(b) Wholesale establishment	--	1	2	4
	(c) Hazardous	--	1	2	4
7.	Industrial	Every,300 sq.m. or fraction thereof.	1	2	4
8.	Storage	Every 400sq.m. or fraction thereof.	1	2	2
9.	Plots less than 200 sq.m. (any use)		--	4	8

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

Note 2- not more than 50% of the rear and side marginal open spaces only (excluding entire front open space) may be permitted to be used for off street parking as above, the balance of the parking provision if required, would have to be under stilts, basement lock up garages or areas beyond the marginal open spaces, provided that in the case of cinemas and similar assembly buildings at entry 3 above, the parking spaces shall

be totally clear of minimum marginal open space except that one row of car parking may be allowed in the front open space without reducing the clear vehicular access way to less than 6 m.

16.2.2. Other Types of Vehicles – Deleted-

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

16.4 If the total parking space required by these Rules is provided by a group of property owners for their mutual benefit, such use of this space may be constructed as meeting the off-street parking requirement under these Rules subject to the approval of the Authority. In such cases, the details requirement for total development should be submitted if a common parking space is proposed for the group of buildings, and the owners of such buildings shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept un-built and will be developed as a parking lot.

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

16.6 –Deleted

16.7 –Deleted-

16.8 –Deleted-

16/8/1 -deleted-

16.9 -Deleted-

16.10 In the case of parking spaces provided in basement at least two ramps of adequate width and slope (See rule No.19) shall be provided, located preferably at opposite ends.

17.0 Plinth

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

17.1.1.1 -Deleted-

17.1.2 -Deleted-

17.2 **Habitable Rooms**

17.2.1 *Size* -- No habitable room shall have a floor area of less than 9.5 sq.m. except the in those hostels attached to recognized educational institutions wherein the minimum size of habitable room for the residence of single person shall be 7.5 sq.m. The minimum width of a habitable room shall be 2.4 m. One full side of a habitable room in which windows for minimum light and ventilation are provided shall abut on the required open space. In a two roomed tenement one room shall be not less than 9.5 sq.m. and other 7.5 sq.m.

17.2.1.1 In the case of Special Housing Scheme for Low Income Group .Economically Weaker Section of Society, the size of single room tenement shall be not less than 12.5 sq.m. with a minimum width of 2.4 m.

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

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

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

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

17.3 **Kitchen**

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

17.3.1.1 In the case of Special Housing Scheme as given in rule NO.

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

17.3.2 -Deleted-

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

17.3.4 (a) Unless separately provided in means for washing of kitchen utensils which shall lead directly or through a sink to granted an trapped connection to the waste pipe

(b).Deleted

(b) Deleted

(c) Window of not less than 1 sq.m., in area, opening directly on to an interior or exterior open space but not into a shaft (see rule No 17.14.5) and

(d) In case of multi-stoeyed residential buildings more than 15 m. in height, refuse chutes.

17.4 Deleted

17.5 Bath Rooms and Water Closets

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

17.5.1.1 In the case of Special Housing Scheme given in Rule No.

17.2.1.1 the minimum sizes of bath rooms/water closets shall be as follows :

(a) independent water closet – 1.1 X 0.9 m

(b) independent bath room -- 1.3 X 1.1 m

(c) combined bath room and –2.0 sq.m. with

water closet. Minimum width of 1.1 m.

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

17.5.3 Other Requirements – Every bathroom or water closet shall :

- (a) be so situated that at least one of its walls shall open to external air with the size of opening (windows, ventilators, louvers) not less than 0.3 sq.m. in area and side not less than 0.3 (see Rule No. 17.14.5).
- (b) not be directly over any room other than another water-closet, washing place, bath or terrace:
- (c) have the platform or seat made of water-tight non-absorbent material;
- (d) be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 m above the floor of such a room; and
- (e) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room.

17.5.4 No room containing water closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely close the entrance to it.

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

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

17.6.2 Deleted

17.7 Ledge of land

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

- 17.7.2 Height – The clear headroom below the ledge shall not be less than 2.2 m.\
- 17.7.3 The projections (cantilever) of cup-boards and shelves may be permitted and would be exempted from covered area calculations. Such projections may project upto 23 cm in the set backs for residential buildings provided the width of such cup-board/shelves does not exceed 2.4 and there is not more than one such cup-board/shelf in each room.

17.8 **Mezzanine Floor –**

- 17.8.1 Size – The aggregate area of the mezzanine floor shall not exceed 50% of the built-area of that floor. The minimum size of a mezzanine floor it is used as a living room shall not be less than 9.5 sq.m.

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

- 17.8.2 Height – The minimum height of a mezzanine floor shall be 2.2 m. The head room under mezzanine floor shall not be less than 2.2 m (see rule No. 17.2.3.2)

17.8.3 *Other Requirements* – A mezzanine floor may be permitted provided that :

- (a) it conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.5 m or more.
- (b) It is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it :
- (c) Such mezzanine floor or any part of it shall not be used as a kitchen : and
- (d) In no case a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments;
- (e) --deleted --

17.9 **Store Room**

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

17.9.2 Height – The height of a store room shall not be less than 2.2 m.

17.10 Garage :

- 17.10.1 The area of parking lock up garage shall be included in FAR calculation. However the built up area of one garage presidential plot or one garage per plot area of 500 sq.m. (5000 sq.ft) in other zones shall not be taken in to

consideration for the purposes of calculating maximum allowable ground coverage.

- 17.10.2 Garage, Private - The size of a private garage in residential buildings shall be not less than 2.5 m x 5 m and not more than 3 m x 6 m. The garage if located in the side open space shall not be constructed within 1.5 m from the main building (see rule NO. 15.4.2(g) and 15.4.1.1)
- 17.10.3 Garage Public Parking Places in Public Buildings opens from all sides and having only roots at top shall be exempt both from built-up area and FAR calculations.
- 17.10.4 (a) Height – The maximum head room in a garage and parking area shall be 2.4 m,
- 17.10.5 The plinth of garage located at ground level shall not be less than 15 cm above the surrounding ground level.
- 17.10.6 The garage shall be set back behind the building line for the street/road on to which the plot abuts, and shall not be located affecting the access ways to the building.
- 17.10.5.1 *Corner Site* When the site fronts on two streets, the frontage would be as on the street having the larger width. In cases where the two streets are of the same width, then the larger depth of the site will decide the frontage and open space. In such cases the location of a garage (in a corner plot) if provided within the open spaces shall be located diagonally opposite the point of intersections.

17.11 **Roofs**

- 17.11.2 The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain-water therefrom 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.
- 17.11.2 The authority may require rain water pipes to be connected to a drain or sewer through a covered channel formed beneath the public footpath or in any other approved manner.
- 17.11.3 Deleted.
- 17.11.4 Terrace of buildings shall not be subdivided and it shall have only common access.

17.12 **Basement –**

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

17.12.1.1 No basement shall be constructed within the prescribed setbacks and prescribed building lines and shall not exceed in area the maximum coverage of floor 1 (entrance floor):

17.12.1.2 Basement may be put to only the following uses –

- (a) Storage of house-hold or other goods of ordinarily non combustible material :
- (b) Strong rooms bank cellars etc.
- (c) air-conditioning equipment and other machines used for services and utilities of the building and
- (d) parking spaces,

17.12.1.3 The basement shall not be used for residential purposes.

17.12.2 The basement shall have the following requirements :

- (a) every basement shall be in every part at least 2.4 m in height from the floor to the underside of the roof slab or ceiling:
- (b) adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to Rules. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning system etc.
- (c) the minimum height of the ceiling of any basement shall be 0.9 m and maximum of 1.2 m above the average surrounding ground level.
- (d) Adequate arrangements shall be made such that surface drainage does not enter the basement.
- (e) The walls and floor of the basement shall be water-tight and be so designed that the effect of surrounding soil and moisture , if any, are taken into account in design and adequate damp roofing treatment is given; and
- (f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase the same

shall be of enclosed type e serving as a fire separation from the basement floor and higher floors (see rule No. 19.4.3 (q) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d).

17.13 Chimneys

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

17.13.2 **Notwithstanding the provisions of rule No. 17.3.1** the chimneys shall be built at least 0.9m above flat roofs provided the top of the chimney shall not be below the roofs provided the top of the chimney shall not be below the tops of adjacent parapet wall. In the case of sloping roofs the chimney top shall not be less than 0.6 m above the ridge of the roof in which the chimney penetrates.

17.14 Lighting and Ventilation of Rooms

17.14.1 Lighting & Ventilation of Rooms – All habitable rooms including kitchen shall have for the admission of light and air, one or more apertures, such as windows and fan lights opening directly the external air or into an open verandahs not more than 2.4 m in width.

17.14.2 Where the lighting and ventilation requirement are not met through day lighting and natural ventilation the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of part VIII Building Service Section I Lighting and Ventilation of National Building Code of India published by the Indian Standards Institution.

In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

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

17.14.4 No portion of a room shall be assumed to be lighted if it is more than 7.5 m from the opening assumed for lighting that portion.

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

Height of Building in m.	Minimum area of ventilation shaft in sq.m.	Minimum side of shaft in m.
Upto 12	3	1.5
18	4.5	1.8
20	6	1.8

17.14.5.1 In residential loading hotels , where attached toilets are provided with mechanical ventilation system installed as per rule 17.14.2 the size of the ventilate shaft may be relaxed by the Authority.

17.15 **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.

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

17.17 **Wells** – Wells intended to supply water for human consumption or domestic purposes, where provided shall comply with the requirement of rule No. 17.17.1 and 17.17.2

17.18 *Location* – The well shall be located-

- (a) not less than 15m from any ash pit, refuse pit ,earth closet or privy and shall be located on a site upwards from earth closet or privy.
- (b) Not less than 18 m from any cess pit. Soakway or bore hole latrine and shall be located on a site upwards from the earth closet or privy
- (c) That contamination by the movement of sub-soil or other water is unlikely:
and
- (d) Not under a tree unless it has a canopy over it so that leaves and twigs do not fall in to the wall and rot.

17.17.2 *Requirements* – The well other than a bore well or a tube well shall :

- (a) have a minimum internal diameter of not less than 1 m.

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

17.18 Septic Tank – Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirement of 17.18.1 and 17.18.2

17.18.1 *Location of Septic Tanks and Subsurface Absorption Systems:* A subsoil dispersion system shall not be closer than 18m from any source of drinking water, such as well to mitigate the possibility bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6m, to avoid damages to the structure.

17.18.2 *Requirements*

- (a) Dimensions of Septic Tanks –Septic tanks shall have minimum width of 0.75m. minimum depth of one metre below water level and a minimum liquid capacity of one cubic metre length of Tanks shall be 2 to 4 times the width
- (b) Septic tanks may be constructed of brick work,. Stone masonry concrete or other suitable material as approved by the Authority.
- (c) Under no circumstances should effluent from a septic tank be allowed into an open channel, drain or body of water without adequate treatment;
- (d) Minimum nominal diameter of pipe shall be 100 mm. Further at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45° with the direction of flow in the main pipe.

(e) The gradients of land drains, under drainage as well as the bottom of dispersion trenches and so always should be between 1:300 and 1:400.

(f) Every septic tank shall be provided with ventilating pipe of at least 50mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh.

The ventilation pipe shall extend to height which would cause no smell nuisance to any building in the area. Generally the ventilation pipe may extend to a height of about 2m when the septic tank is at least 15 m away from the nearest building and to a height of 2m above the top of the building when it is located closer than 15 meters.

(g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be any suitable shape with the least cross sectional dimension of 90cm and not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slab. Where no lining is used specially near trees, the entire pits would be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm from the top as an anti-mosquito measure and

(h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm wide excavated to a slight gradient and shall be provided with 15 to 25 cm of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench should be longer than 30 m and trenches should not be placed closer than 1.8 m.

17.19 **Boundary Walls/Compound Walls :**

(a) except with the special permission of the Authority the maximum height of the compound wall shall be 1.5 m above the center line of the front street.

Compound wall upto 2.4m height may be permitted if the top 0.9 m is of open type constructions of a design to be approved by the Authority.

- (b) In case of a corner plot the height of the boundary walls shall be restricted to 0.75 m for a length of 10m on the front and side of the intersections and balance height of 0.75 m if required in accordance with (a) may be made up of open type construction (through railings) and of design to be approved by the Authority and
- (c) The provisions of (a) and (b) are not applicable to boundary walls of jails, in industrial buildings, electric sub-stations transformer stations, institutional buildings like Santeria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings and height upto 2.4 m, maybe permitted by the Authority.
- (d) Compound gate should open entirely inside the property and shall not open an any access/pathway/road/street.

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

17.20.1 Deleted

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

18.0 **PROVISION OF LIFTS.**

18.1 Provision of lifts shall be made for all buildings more than 16 mm height (see rule No.25.2)

Provided however that the lift shall be provided in public hospital building exceeding 8 m in height.

19.0 *EXIT REQUIREMENTS*

19.1 **General** The following general requirements shall apply to exits :

- (a) every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency.
- (b) in every building exits shall comply with the minimum requirements of this part except those ;not accessible for general public use;
- (c)all exits shall be free of obstructions;
- (d) no building shall be altered so as to reduce the ;number, with or protection of exits to less than that required;
- (e) exits shall be clearly visible and the routes to reach the exits shall be clearly marked and sign posted to guide the population to floor concerned;
- (f) all exit ways shall be properly illuminated;
- (g)fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and yet there should be clear indication about its location from either side of the exit way.
- (h) alarm devices shall be installed for buildings above 15 m in height, (see rule No. P-II), to ensure prompt evacuation of the population concerned through the exits.
- (i) all exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street, and
- (j) exits shall be so arranged that they may be reached without having to pass through another occupied unit, except in the case of residential buildings.

19.2 **Type of Exits .**

- (a) exits shall be either of horizontal or vertical type, An exit may be doorway, corridor, passageway, to an internal staircase or external staircase ramps or a verandah and/or Terrance which have access to the street or to them roof of a building. An exit may also include a horizontal exits leading to an adjoining building at the same level; and
- (b) lifts and escalators shall not be considered as exits.

19.3 Number and size of Exits - The requisite number and size of various exits shall be provided, based on the population in each room area and floor based on the occupant load capacity of exits, travel distance and height of buildings as per provisions of rule No. 19/3.1. to 19.3.3

19.3.1 *Arrangement of Exist* - Exits shall be so located so that the total travel distance on the floor shall not exceed 22.5m residential, education, institutional and hazardous occupancies and 30 m for assembly, business mercantile, industrial and storage occupancies, Whenever more than one exit is required for a floor of a building, exits shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

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

19.3.3 *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 9.

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

19.3.5 Stair case shall be of the following minimum width -

(a) Residential building (dwellings) 1.0 m

Note : For row housing with 2 storeys the minimum width shall be 0.75

(b) Residential hotel buildings 1.5 m

(c) Assembly buildings like auditoria theatres and cinemas 1.5

(d) Educational buildings 1.5 m

(i) Not exceeding 24 m

TABLE -- 8

OCCUPANT LOAD

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

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

+ Occupant load in dormitory portions of homes for the aged orphanages, insane, asylums etc. where sleeping accommodation is provided, shall be calculated at not less than 7.5 m² gross area/ persons.

++ The gross area shall include in addition to the main assembly room or space, any occupied connecting rooms or space in the same storey above or below, where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. No deductions shall be made in the gross area for corridors, closets or other sub divisions, the area shall include all space serving the particular assembly occupancy.

TABLE - 9
OCCUPANTS PER UNIT EXIT WIDTH

Sr.no	Group of Occupancy	Number of Occupants	
		Stairways	Doors
(1)	(2)	(3)	(4)S
1.	Residential	25	75
2.	Educational	25	75
3.	Institutional	25	75
4.	Assembly	60	90
5.	Business	50	75
6.	Mercantile	50	75
7.	Industrial	50	75
8.	Stores	50	75
9.	Hazardous	25	40

(e) Institutional Building like hospitals

Upto 10 Beds 1.5 m.

More than 10 beds 2.0 m

(f) All other buildings 1.5 m.

19.4 Other Requirements of Individual Exits - The detailed requirements of individual exits are given in Rule No. 19.4.1 to 19.4.6

19.4.1 *Doorways* :

(a) Every exit doorways shall open into an enclosed stairway, a horizontal exit, on corridor or passageway providing continuous and protected means of egress

(b) No exit doorway shall be less than 100 cm. in width. Doorways shall be not less than 200 cm. in height. Doorways for bathrooms, water closet, stores etc, shall be not less than 75 cm wide;

(c) Exit doorways shall open outwards, that is, away from the room but shall not obstruct the travel along any exit No. door, when opened, shall reduce the required width of stairway or landing to less than 90cm. over head or sliding doors shall not be installed.

(d) Exit door shall not open immediately upon a flight of stairs. A landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves,

(e) Deleted

(f) Deleted

19.4.2 Revolving Doors

(a) Revolving doors may be used as required exit only in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width

(b) When revolving doors are considered as required exit way the following assumption shall be made.

(i) each revolving door shall be credited one half a unit exit width: and

(ii) revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

19.4.3 Stairways :

(a) Interior stairs shall be constructed of non-combustible materials throughout.

(b) Interior stairs shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed.

(c) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of fire-resistance rating as that for type of construction itself, For buildings more than 15m. in height, the staircase location shall be to the satisfaction of Chief Fire Officer, Pune., Fire Brigade.

(d) Hollow combustible construction shall not be permitted.

(e) The minimum width of an internal staircase shall be 100 cm. subject to provisions of rule no. 19.3.5

(f) The minimum width of tread without nosing shall be 25 cm. for an internal staircase for residential building. In the case of other buildings the minimum tread shall be 30 cm. The tread shall be constructed and maintained in a manner to prevent slipping.

(g) The maximum height of riser shall be 19 cm. in the case of residential building and 15 ;cm in the case of other buildings. They shall be limited to 12 per flight. for

low Income Housing Scheme in narrow plots, the risers may be provided in one flight

- (h) Handrails shall be provided with a minimum height of 90 cm. from the center of the tread. In the case of public offices, assembly halls, hospitals etc. an additional low rail shall be provided at a height of 75 cm.
- (i) The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m.
- (k) Deleted.
- (m) No living space, store or other fire risk shall open directly into the staircase or staircases.
- (n) External exit door of staircase enclosure at ground level shall open directly to the open space or shall be such as can be reached without passing through any door other than a door provided to from a draught lobby.
- (p) Deleted.
- (q) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Wherever the building is served by more than one staircase one of the staircases may lead to basement level provided the same is separated at ground level by either a ventilated lobby or a out off screen wall without opening having a fire resistance of not less than 2 hours with discharge point at two different ends OR through enclosures (See rule No. 17.12.2 (f) It shall also be cut-off from the basement area at various basement levels by a protected and ventilated lobby/lobbies. The staircase shall be lighted and ventilated and the minimum size of opening on walls abutting to open spaces shall be 0.3 sq.m. per landing.

19.4.4. Fire Escape or External Stairs - For buildings above 15 m in height fire escape stair shall be provided subject to the following conditions ;

- (a) Fire escapes shall not be taken into account in calculating the evacuation time of a building.
- (b) All fire escapes shall be directly connected to the ground.
- (c) Entrance to fire escape shall be separate and remote from the internal staircase.

(d) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape which shall have the required fire resistance.

(e) Fire escape shall be constructed of non-combustible materials.

(f) Fire escape stair shall have straight flight not less than 75 cm wide with 15 cm treads and risers not more than 19 cm. The number of risers shall be limited to 16 per flight.

(g) Handrails shall be of a height not less than 90 cm.

19.4.5. Spiral Stair (*fire escape*)

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

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

19.4.6 Ramps

(a) Ramps with a slope of not more than 1 to 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limited dimensions, Ramps shall be surfaced with approved non-slipping material. Provided that in the case of public office, hospitals, assembly halls etc. the slope of the ramp shall not be more than 1 in 12.

(b) The minimum width of the ramps in hospitals shall be 2.25m.

(c) Handrails shall be provided on both sides of the ramp.

(d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.

(e) Deleted

19.4.7. *Corridors*

- (a) The minimum width of a corridor shall not be less than 0.9 m in the case of 2 storey row housing residential building and in the case of other buildings and actual width shall be calculated based on the provisions of rule No.19.3.1 to 19.3.3
- (b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space,. There shall be at least one smoke-stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.

19.4.8. Refuge Area – For all buildings exceeding 15 m in height excepting multi-family dwellings, one refuge area shall be provided.

(a)deleted

(b)deleted

(c) deleted

19.4.8.1 Refuge area shall be provided on the external walls as cantilever projection or in any other manner (which will not be covered in F.A.R>) with a minimum area of 15 sq.m.

19.4.9 *Lifts*

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

20. FIRE PROTECTION REQUIREMENTS

20.1. Building shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV Fire protection of National Building Code of India unless otherwise specified in these rules. In the case of building, identified in rule No. 6.2.6.1 the building scheme shall also be cleared by the Chief Fire Officer, Pune , Fire Brigade.

21. SPECIAL REQUIREMENTS OF OCCUPANCIES

21.1 Special Requirements of Educational Buildings.

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

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

21.1.3 Exit Requirements – This shall conform to rule No.19 and 19.3.5

21.1.4 Requirements of Water Supply, Drainage and Sanitation

These shall conform to requirements of ruleNo.26.2 and 26.3 and Tables 10 and 15.

21.1.5 Parking Spaces—These shall conform to rule o.16 and Tabled 6.

21.2 Special Requirements of institutional Buildings (Hospital Maternity Homes and Health Center, Santeria)

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

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

21.2.3 Exit Requirements – This shall conform to rule NO.19 and 19.3.5

21.2.4 Requirements of Water Supply , Drainage and Sanitation

These shall conform to requirements of rule No. 26.2 and 26.3 and Table 10.16 and 17.

21.2.5 Parking Spaces – This shall conform to rule No.16 and Table 6.

21.3 Special Requirements of Institutional Building (Hospital Maternity Homes and Health Centers, Santeria)

21.2.1 No special room in the hospital building shall admeasure less than 9.5 sq./m. in area less than 3,m

21.2.3 Exit Requirements - This shall conform to rule NO.19 and 19.3.5.

21.2.4 Requirements of Water Supply, Drainage and Sanitation

These shall conform to the requirements of rules No.26.2 and 26./3 and Tables 10.11 and 20.

21.3.4 Parking Spaces – These shall conform to rules No.16 and 16.7 and Table 6.

21.4 Special Requirements of mercantile Buildings

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

21.5 Special Requirements of Industrial Buildings

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

21.5.2 In the case of Industrial Buildings with different operations/ processes, the different (gaseous, solid, liquid) effluents shall be no treated, subject to the approval of Maharashtra Water Prevention of Pollution Board and Chief Inspector of Steam Boilers and Smoke Nuisance, before letting it out on the air, ground or water course.

21.5.3 Exit Requirements – These shall conform to rules No.19 and 19.3.5

21.5.4 Requirements of Water Supply, Drainage and Sanitation

These shall conform to rule No.26.2 and 26.3 and Table 10.11 and 23.

P A R T I I I

STRUCTURAL SAFETY AND SERVICES

22. STRUCTRURAL Design

22.1 The structural design of foundation, elements made of masonry, timber, plain concrete, reinforced concrete, prestressed concrete and structural steel shall be carried out in accordance with Part VI Structural Design; Sectional – Loads., Section 2- Foundation. Concrete, Section 3- Wood, Section 4- Masonry, Section 5- Concrete, Section 6- Steel of National Building Code of India.

23. A QUALITY OF MATERIALS AND WORKMANSHIP

23.1 All materials and workmanship shall be good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian

standard specifications and codes as included in part V building materials and part Viii constructional practices and safety of national building code of India..

- 23.2** All borrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

24. ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS

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

24.1.1 The Provision of these rules are also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

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

- 24.3 **Tests** – Whenever there is insufficient evidence of compliance with the provisions of the rules of evidence that any material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of constructions the Authority may require tests sufficiently in advance as proof of compliance., These tests shall be made by an approved agency at the expenses of the owner.

- 24.3.1 Test methods shall be as specified by the rules for the materials or design or construction in question. If there are no appropriate test methods specified in the rules, the authority shall determine the test procedure, For methods of test for building materials, reference may be made to relevant Indian Standards as given in the National Building Code of India, published by the Indian Standards Institution. The latest version of the National Building Code of India shall be taken into account at the time of enforcement of these rules.

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

25. BUILDING SERVICES

25.1 The planning design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part VIII Building Service, Section 2- Electrical Installations Section 3- Air-conditioning and Heating of National Building Code of India.

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

25.2.1 Maintenance of Lift in working order – The lifts shall be maintained in working order in line with provisions of rule No. P-5 (See ruleNo.10.1)

26. PLUMBING SERVICE

26.1 The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Water Supply* and Drainage* rules of Pune Municipal Corporation of Pune and part IX plumbing Service-Section I Water Supply, Section 2 Drainage and Sanitation and Section 3 – Gas supply of National Building Code of India.

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

Occupancy	Basis
Residential Building	5 persons / tenement
Other Buildings	No. of persons based on acceptant load and area of floors given in Table 8

26.2.1 The requirements of water supply for various occupancies shall be as given in Table 10.11 and 12 or as specified by the Authority from time to time.

26.3 Requirements of Sanitary Fittings – The sanitary fittings and installations for different occupancies shall be as given in Table 13.14, 15,16,17,18,19.,20,21,22,23 and

26.3.1 The total requirements shall be calculated based on the population as per rule No.26.21

TABLE – 10
PER CAPITA WATER REQUIREMENTS FOR VARIOUS
OCCUPANCIES / USES

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

Sr No	Type of Occupancy	Consumption per head per day (in litres)
(1)	(2)	(3)
11	Junction Stations	70(45)*
12,	Terminal / Station	45
13.	International and Domestic Airports	70

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

NOTE: The number of persons for Sr. No.(10) to (13) shall be determined by the average number of passengers handled by the Station daily Due consideration may be given to the staff and workers likely to use the facilities

TABLE – 11
FLUSHING STORAGE CAPACITIES

Sr.No.	Classification of building	Storage capacity
(1)	(2)	(3)
1.	For tenements having common convenience	900 Litres net per W.C seat
2.	For residential premises other than Tenements having common convenience	270 litres net for one w.c. seat and 180 liters for each additional seat in the same flat.
3.	For Factories and Workshops	900 litres per w.c. seatg and 180 litres per urinal seat
4.	For cinema, public assembly halls etc.	900 litres per w.c. seat and 350 liltres per urinal seat

TABLE - 12

DOMESTIC STORAGE CAPACITIES

Sr. No.	No. of floors	Storage Capacity	Remark
(1)	(2)	(3)	(4)

For premises occupied as Tenements with common conveniences

1.	Floor 1 (Ground)	Nil	Provided no down take fitting are installed
2.	Floors 2,3,4,5 and upper floors	500* litres per tenements.	--

For premises occupied as Flats or Blocks

3	Floor 1	Nil	Provided no downtake fittings are installed
2.	Floors 2,3,4,5 and upper floors	500*	--

NOTE :1 If the premises are situated at a place higher than the road level in front of the premises, storage, at ground level shall be provided on the same lines as on floor 2.

NOTE : 2 The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculation on the number of down take fittings according to the scale given

Downtake tapes	70 litres each
Showers	135 litres each
Bath tub	200 litres each

*Subject to provisions of water supply and drainage rules

TABLE - 13

SANITATION REQUIREMENTS FOR SHOPS AND COMMERCIAL OFFICES.

SrNo	Fitments	For personal
(1)	(2)	(3)
1.	Water Closet	One for every 25persons or part thereof exceeding 15 (including employees and customers).For female personal 1 per ever 15 persons or part thereof exceeding 10.
2.	Drinking Water fountain	One for every 100 persons with a minimum of one on each floor.
3.	Wash basin	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cms with tap at 100 cms above finished floor level for the of handicapped, disable, old and inform persons.
4.	Urinals	Same as Sr,No. 3 of Table 15.
5.	Cleaner's Sink	One per floor minimum preferably in or adjacent to sanitary rooms.

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

TABLE - 14

SANITATION REQUIREMENTS FOR HOTELS

Sr.No	Fitments	For Residential	For public rooms		For Non-residential staff	
		Public & staff	For male	For Female	For males	For females
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water-closets	committing occupants of the room with attached water-closet minimum of 2 in both sexes lodged.	One per 100 persons upto 400 persons for over 400 add at the rate of one per 250 persons or part thereof	2 for 100 persons upto 200 persons; over 200 add at the rate of 1 per 100 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons
2.	Ablution taps	One in each water closet	one in each water closet	one in each water closet	one in each water closet	One in each water closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof on the vicinity of water-closet and urinals.				
2.	Urinals	--	One for 50 persons or part	--	Nil up 6 persons 1 for 7-20 Persons 2 for 21-45 Persons 3 for 46-70 Persons 4 for 71-100 Persons	--
4.	Wash basins	One per 100 persons omitting the wash basins installed in the room suite.	One per water closed and urinal provided	One per water closet provided	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-1-- persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5for 58-77 persons 6 for 78-100 persons

(1)	(2)	(3)	(4)	(5)	(6)	(7)
5.	Baths	One per 10 persons omitting occupants of the room with bath suite				
6.	Slope sinks	One per 30 bed rooms (one per floor in)	--	--	--	--
7.	Kitchen sinks and dish washers	One in each kitchen	One in each kitchen	One in each kitchen	One in each kitchen	One in each kitchen
	NOTE : It may be assumed that two-thirds of the number are meals and one-third females.					

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

TABLE - 15

SANITATION REQUIOREMENTS FOR EDUCATIONAL OCCUPANCY

Sr.No	Fitments	rsery Schools	Boarding Institutions		Other Education Institutions	
			For Boys	For Girls	For Boys	For Girls
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water-Closet	One per 30 pupils and part thereof.	One/every 6 pupil or par thereof	One/every 6 pupils or part thereof	One/80 pupils or part thereof	One/50 pupils or part thereof
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
		One water tap with draining arrangements shall be provided for every 50 pupils or part thereof in the vicinity of water-closets and urinals.				
3	Urinals	--	One per every 25 pupils or part thereof	--	One per every 20 pupils or part thereof	--
4.	Wash basins	One per 30 pupils or part thereof	One for every 8 pupils or part thereof. One of such was basins on each floor shall be fixed at height of 80 cms with tap at 100 cms above finished floor	One for every 6 pupils or part thereof	One per 80 pupils or part thereof	One per 80 pupils or part thereof

			level for the use of handicapped, disable, old and infirm persons.			
5.	Baths	One bath-sink per 40 pupils	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof		
6.	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum
7.	Drinking Water fountains or taps.	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof

NOTE For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office buildings
(Table 18)

TABLE - 16

SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY-HOSPITALS

Sr. No	Fitments	Hospitals with indoor patients wards	Hospitals with outdoor patients		Administrative Buildings	
		For Males & for Females	For Males	For Females	For Male personnel	For Females personnel
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water Closets	One for every 8 beds or part thereof	One for every 100 persons or part thereof	Two for every 100 persons or part thereof	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.				
3.	Wash basins	2 upto 30 beds; add one for every additional 30 beds or part thereof	One for every 100 persons or part thereof One of such wash basins on each floor shall be fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable, old and infirm persons.	One for every 100 persons or part thereof	One for every 25 persons or part thereof	One for every 25 persons or part thereof
4.	Baths	One bath with shower for every 8 beds or part thereof	---	---	One on each floor	One on each floor
5.	Bed pan washing sinks	One for each ward	---	---	---	---
6.	Cleaner's sink	One for each ward	One per floor ward minimum	One per floor ward minimum	One per floor minimum	One per floor minimum
7.	Kitchen sinks and disk washers (where kitchen is provided)	One for each ward	---	---	---	--
8.	Urinals	--	One per every 50 persons or part thereof	---	1 Upto 20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons from 101 to 200 persons add at the rate of 3% for over 200 persons add at	--

- 9 Drinking water One per 100 persons or part thereof with a number of 1 cm on each floor fountains. the rate of 2.5%

TABLE 17
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY-HOSPITALS
(STAFF QUARTERS & HOSTELS)

SrNo	Fitments	Doctors' Dormitories		Nurse Hostel
		For Male Staff	For Female Staff	
1	2	3	4	5
1.	Water Closets	One for 4 persons	One for 4 persons	One for 4 persons or part thereof
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet
3	Wash basins	One for every 8 persons or part thereof. One of such was basins on each floor fixed at height at 80 cm with tap at 100 cms above finished floor level for the use of handicapped. disable, old and infirm persons.	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4.	Baths(with shower)	One for 4 persons or part thereof	One for 4 persons or part thereof	One for 4 persons or part thereof
5.	Cleaner's sinks	One per floor minimum	One per floor minimum	One per floor minimum
6.	Drinking water fountains	1 per 100 persons or part thereof with a minimum of 1 on each floor.		

TABLE 18
SANITATION REQUIREMENTS FOR GOVERNMENT AND PUBLIC BUSINESS OCCUPANCIES AND OFFICES

SrNo	Fitments	For male personnel	For female personnel
1	2	3	4
1	Water-closets	One for every 25 persons or part thereof.	One for every 15 persons or part thereof
2	Ablution taps	One in each water closet	One in each water closet.

		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.	
3.	Urinals	Nil upto 6 persons One for 7 - 20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of 3% for over 200 persons add at the rate of 2.5%	
4.	Wash basins	---	One for every 25 persons or part thereof ---- -One of such wash basins on each floor fixed at height of 80 cms with top at 100 cms above finished floor level for the use of handicapped, disabled, old and infirm persons.
5.	Drinking water fountains	-----	One for every 100 persons with----- a minimum of one for each floor.
6.	Bath	-----	Preferably one on each floor -----
7.	Cleaners' sinks	-----	One per floor minimum preferably in or adjacent to sanitary rooms.

TABLE 19
SANITATION REQUIREMENTS FOR RESIDENCES

Sr No	fitments	Dwellings with individual Conveniences	Dwelling without Individual Conveniences
1	2	3	4

1.	Bath room	1 provided with water tap	1 for every two tenements
2.	Water-closet	1	1 for every two tenements
3	Sink (or NAHANI)	1	---
4	Water Tap	1	1 with draining arrangements in each tenements
			1 in common bath rooms and common water-closets.
	<i>NOTE:</i> Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated.		

TABLE 20
SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(CINEMAS, THEATRES AND AUDITORIA)

Sr. No	Fitments	For Public		For Staff	
		Male	Female	Male	Female
1	2	3	4	5	6

1.	Water closets	1 per 100 persons up to 400 persons For over 400 persons add at the rate of 1 per 250 persons or part thereof.	3 per 100 persons up to 200 persons For over 200 persons add at the rate of 2 per 400 persons or part thereof.	1 for 1-15 persons 2 for 18-35 persons	1 for 1-12 persons 2 for 13-25 persons
2	Ablution taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet
		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.			
3	Urinals	1 for 25 persons or part thereof.	--	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons.	--
4.	Wash basins	1 for every 200 persons or part thereof	1 for every 200 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
		One of such wash basins on each floor fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable, old and infirm persons.			
5	Drinking Water	-----1 per 100 persons or part thereof -----			
	NOTE :	It may be assumed that two-thirds of the number are males and one third females.			

TABLE 21
SANITARY REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(ART GALLERIES, LIABRARIES & MUSEUMS)

Sr. No	Fitments	For Public		For Staff	
		Male	Female	Male	Female
1	2	3	4	5	6

1.	Water Closet	1 per 200 persons upto 400 persons. For over 200 persons add at the rate of 1 per 250 persons or part thereof.	1 per 100 persons upto 200 persons. For over 200 persons add at the rate of 1 per 150 persons or part thereof.	1 for 1-15 persons 2 for 16--35 persons	1 for 1-12 persons 2 for 13-25 persons
2	Ablution tape	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet
		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closes and urinals.			
3.	Urinals	1 for 50 persons	--	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	--
4.	Wash basins	1 for every 200 persons or part thereof .For over 400 persons add at the rate of 1 per 250 persons or part thereof.	1 for every 200 persons or part thereof .For over 200 persons add at the rate of 1 per 150 persons or part thereof.	1 for 1-15 persons 2 for 16--35 persons	1 for 1-12 persons 2 for 13--25 persons
4		One of such wash basins on each floor fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disable, old and infirm persons.			
5	Cleaner's sinks	-----1 per floor, minimum-----			
Note : It may be assumed that two-third of the number are males and one third females.					

TABLE 22
SANITARY REQUIREMENTS FOR RSTAURANTS

Sr No	Fitments	For Public		For staff	
		Male	Female	Male	Female
1	2	3	4	5	6
1.	Water-closets	1 for 50 seats upto 200 seats	1 for 50 seats upto 200 seats. For	1 for 1-15persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25persons

		for over 200 seats add at the rate of 1 per 100 seats or part thereof.	over 200 seats add at the rate of 1 per 100 seats per part thereof.	3 for 36-65 persons 4 for 66-100 -"-	3 for 26-40-"- 4 for 41-57-"- 5 for 58-77-"- 6 for 78-100 -"-
2	Ablution taps	One in each water closet.	One in each water closet	One in each water closet	One in each water closet
		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.			
3	Urinals	1 per 50 seats	-----	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 -"- 3 for 46-70 --" 4 for 71-100 -"-	-----
4.	Wash basins	-----One for every water closet provided-----			
5	Kitchen sinks & dish washers	-----One in each kitchen-----			
6.	Slope or service sink	-----One in the Restaurant-----			
<i>Note:-- It may be assumes that two-third of the number are males and one third females</i>					

TABLE 23
SANITATION REQUIREMENTS FOR FACTORIEWS

Sr No	Fitments	For Male Personnel	For Female Personnel
1	2	3	4
1.	Water-closets	1 for 1 - 15 Persons 2 for 16 -35 persons 3 for 36 - 65 persons	1 for - 12 Persons 2 for 13 - 25 persons 3 for 26 - 40 persons

		4 for 66 - 100 persons From 101 to 200 persons add the rate of 3% from over 200 persons add at the rate of 2.5%	4 for 41 - 57 persons 5 for 58 - 77persons 6 for 78 - 100 persons From 101 to 200 persons add at the rate 5% from over 200 persons, add at the rate of 4%
2	Ablution taps	1 in each water-closet	1 in each water-closet
		One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closet and urinals.	
3	Urinals	Nil upto 6 persons 1 for 7 - 20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 - 100 persons.	
		For 101 to 200 persons, add at the rate of 3% From over 200 persons add at the rate of 2.5%	
4	Washing taps with draining arrangements	S1 for every 25 persons or part thereof.	1 for every 25 persons or part thereof.
5	Drinking Water fountains	1 for every 100 persons with a minimum of one on each floor.	
6	Bath (preferably showers)	As required for particulars trades or occupations.	
<p>Note 1:- For many trades of a dirty or dangerous character, more extensive provision are required.</p> <p>Note 2 :- Creches, where provided shall be fitted with water-closet (one for 10 persons or part thereof) and wash basins (One for 15 persons or part thereof) and drinking water tap with draining arrangements (One for every 50 persons or part thereof).</p>			

TABLE 24
SANITAR ARRANGEMENS FOR LARGE STATIONS AND AIRPORTS.

Sr. No	Place	W.C. for males	W.C. for females	Urinals for Males only
1	2	3	4	5
1	Junction stations	3 for first 1,000 persons and 1 for every subsequent 1,000 persons or part thereof	4 for first 1,000 persons and 1 for every additional 1000 persons.	4 for every 1,000 persons and 1 for every additional 1000 persons.
2	Terminal stations and bus	4 for first 1000 persons and 1 for every subsequent 1000	5 for first 1000 persons and 1 for every	6 for first 1000 persons and 1 for every additional

	terminals.	persons or part thereof.	subsequent 1000 persons or part thereof.	1000 persons or part thereof.
3	Domestic airport Min 200 persons for 400 persons for 600 persons for 800 persons for 1000persons	2* 5 9 12 16 18	4* 8 15 20 28 29	2* 6 12 16 20 22
4	International air ports for 200 persons for 600 persons for 1000persons	 6 12 18	 10 20 29	 8 16 22
<p>Note :-Provisions for wash basins, baths including shower stalls shall be in accordance with Part IX Section 2 Drainage and Sanitation of National Building Code of India.</p> <p>* At least one Indian style water-closet shall be provided in each toilet. Assume 60 males to 40 females in any area.</p>				

27. SIGNS AND OUTDOOR DISPLAY STRUCTURES

27.1 The display of advertising signs on building and land shall be in accordance with part X signs and Outdoor display structures of National Building Code of India.

27.2 In addition to provisions of rule No. 27.1 the following provisions shall be complied with for permitting advertising signs in different land use zones (see rule NO. 14.1)

(i) **Residential Zone – R – 1:**

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

- (a) One name plate with an area not exceeding 0.1 sqm. for each dwelling unit.
- (b) For other users permissible in the Zone, one identification sign or bulletin board with an area not exceeding 1.6 sqm.
- (c) 'For sale' or 'For Rent signs for real estate not exceeding 2sq.m in area provided they are located on the premises offered for sale or rent.

(ii) Residential Zone – R-2:

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

(iii) Commercial Zones – C1 and C2:

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

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

APPENDIX –A

(Rule Nos 6.1 and 6.5)

FORM FOR FIRST APPLICATION FOR DEVELOPMENT UNDER SECTION 44/45/58/69 OF MAHARASHTRA REGIONAL AND TOWN KPLANNING ACT, 1966 AND TO ERECT A BUILDING UNDER SECTION (253) OF B.P.M.C. ACT 1949.

(With Rs. 0.20. Court Fee Stamp)

To

The Municipal Commissioner,
Pune Municipal Corporation of Pune.

Sir,

I hereby give ; notice that I intend to carry out development in the site/ to erect, to re-erect./to demolish/to make material alterations in the building_ _____on/in plot No. _____Town and Revenue No. _____ C.T.S. No. _____situated at Road/Street _____City No._ _____and in accordance with section 44/45/58/69 of Maharashtra Regional and Town Planning Act. 1966 and Section 253 of B.P.M.C. Act. 1949.

I forward herewith the following plans and statements (item 1 to 6) wherever applicable, in quadruplicate signed by me and, (Name in ;block letters)_____, the Licensed Architect/Engineer/Structural Engineer,. the License No. _____who has prepared the plans, designs and a copy of other statements/documents/ as applicable (Items 7 to 10)

1. Key plan (Location Plan)
2. Site Plan
3. Sub-division/Layout Plan.
4. Building Plan
5. Service Plan
6. Particulars of Development in Form
7. Ownership Title
8. Attested copy of Receipt for payment of ;Building permission.
9. Clearance Certificate of Tax Arrears.
- 10.No. Objection certificate, where required.

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

Signature of Owner _____

Name of Owner _____

Dated _____ Address of Owner _____

FORM GIVING PARTICULARS OF DEVELOPMENT

(PART OF APPENDIX A – ITEM 6)

- 1 (a) (i) Full Name of Applicant -----
(ii) addressnt -----
- (b) Name and address of licensed Architect/Engineer employed -----
- (c) No. and date of issue of License -----
- 2 Is the plot affected by any reservations or road lines ? If yes, are these correctly and clearly marked on the block plan ?
- 3 *(a) What is the total area of the plot according to the document? -----
* Does it tally with Revenue/CTS Record -----

11	(a)	Please state the plinth area and total floor area existing and proposed (total of items No. 19(a)(iii) and 10(c))	-----
	(b)	Please state the overall F.A.R. (item 11(a) divided by item 3(a))	-----
	(c)	Does the works consume the full F.A.R. of the plot, as given in Item 6(b) ?	-----
	(d)	Is the building proposed with setbacks on upper floors ?	-----
	(e)	What is the total number of tenements (Item 10 (a) plus item 10 (c))	-----
		NOTE : TO INDICATE DETAILS O N THE ;BUILDING KPLAN AS IN PROFORMA I.	
12	(a)	What is the width of the front open space ? If the building abuts two or more streets does the front open space comply with Rule No. 15.1.2 ?	-----
	(b)	Please state which of the following Rules is applicable for the front open spaces :	
		N-2.2.1 to N-2.2.8	-----
		and does the front open space comply with that rule ?	-----
13	Deleted		
14	(a)	What is :	
		(i) the width of side open space(s) ?	
		(ii) the width of rear open space(s) ?	
		(iii) the distance between building ?	
	(b)	Deleted	
	(c)	Are there two or more wings to the buildings and if so are the open spaces separate or distinct for each wing as required under Rule No. 15.1.6 ?	-----
15	Deleted		
16	(a)	What are the dimensions of the inner or outer chowk ?	-----

	(b)	(i)	Is any room dependent for its light and ventilation on the chowk ? If so, are the dimensions such as are required for each wing of the building ?	-----
		(ii)	If not, is the area equal to square of minimum width for the height as per rule No. 15.2 ?	-----
17	If the height of the building is greater than 16 m above the average ground level is provision for lift(s) made ?			-----
	(a)	If so, give details of Lift		-----

Type	Passenger Capacity	No. of Lifts	Type of Doors

	(b)	Details of Fire Lift.		-----
18	(a)	Does the building fall under the purview of Rule No. 6.2.6.1 ?		-----
	(b)	If so, do the proposed fire protection requirements conform to Appendix P ?		-----
	(c)	If not, give reasons for non-conformity		-----
	(a)	_____		
	(b)	_____		
	(c)	_____		
	(d)	_____		
19	(a)	(i)	What are the requirements for parking spaces under the Rules ?	-----
		(ii)	How many are proposed	-----
		(iii)	How many lock-up garages are proposed ?	-----
	(b)	(i)	Are loading-unloading spaces necessary under Rule No. 16.5 ?	-----
		(ii)	If so, what is the requirement ?	-----
		(iii)	How many are proposed ?	-----

NOTE ; INDICATE DETAILS ON BUILDING PLAN AS IN PROFORMA I.				
20	(a)	(i)	What are the maximum width of balconies ?	-----

		(ii)	Will they reduce the require open spaces to less than the provisions of Rules	-----
		(iii)	Do they serve as a passage to any part of the building ?	-----
		(iv)	What is their total area ?	-----
	(b)		What is the maximum width of weather-frames, Sunshades (Chajja), sunbreakers, cornice, eaves or other projections ?	-----
	(c)	(i)	Are any porches proposed ?	-----
		(ii)	are they in compliance with Rule No. 15.4.1 ?	-----
21	(a)		What is the width of the means of access ?	-----
	(b)		What is its clear height ?	-----
	(c)		Will it be paved, drained and kept free of encroachment ?	-----

22			Is recreational or amenity open space provided as required under Rule No. 13.3.1 and 13.3.2 ?	-----
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23	(a)		Are any accessory building proposed ? If so, for what purpose ?	-----
	(b)		What are their heights ?	-----
	(c)		Are they 7.5 m away from the street or front boundary and if located within the open spaces 1.5 m from other ; boundary ?	-----
	(d)		Is their area calculated in F.A.R ?	-----
24	(a)		What is the proposed height of the compound wall ? Is it at a Junction ?	-----
	(b)		Is it in compliance with Rule 17.17 ?	-----

25	(a)	(i)	Deleted	-----
		(ii)	Is the proposal in the Air port Zone ?	-----
		(iii)	Is a 'No objection Certificate' for height and character of smoke from chimneys obtained from Chief Inspector of Boilers and Smoke Nuisance ?	-----

26			Does the proposal fall in any of the restricted Zones ?	-----
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27	(a)	Does any natural water source pass through the land under development ?	-----
	(b)	Is the necessary set back provided as per Rule No. 11.1 ?	-----
28	Please explain in detail in what respect the proposal does not comply with the development Control Rules and the reasons therefor, attaching a separate sheet if necessary		-----

29	(a)	Is the plinth level proposed to be above the level of the surrounding ground level ?	-----
	(b)	Deleted	
	(c)	Deleted	

30	The materials to be used in construction with specifications :		-----
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		Roof _____	
		Floors _____	
		Walls _____	
		Columns _____	

31	The number of water closets, urinals, kitchens, baths to be provided Water Closets Baths Urinals Kitchens Existing _____ Proposed _____		
32	The source of waster to be used in the constructions		---
33	Distance from the sewer.		-----
34	How much municipal land will be used for stocking building material ?		-----

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

Date :

Signature of the Applicant

Address :

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

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

Date :

Signature of Licensed Architect/
Engineer/Structural Engineer.

Address :

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

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

Existing Building No	Floor No	Area	Total Floor Area of Existing Building	Use or occupancy of floor

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

Building	Floor No	Area	Total Floor area of proposed work	Use or occupancy of floor

FROFORMA - I

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

A.	AREA STATEMENT	SQ. M
1	Area of Plot	
2	Deductions for	
	a) Road Acquisition Area	
	b) Proposed Road	
	c) Any Reservation	
	Total(a + b + C)	
3	Net Gross Area of plot (1-2)	
4	Deductions for	
	a) Recreation Ground as per Rune No. 13.3.1	
	b) Internal Roads	
	c) Total (a + b)	
5	Net Area of plots (3 - dc)	

	6	Additional for F.A.R. 2 (a) Total Built-up Area 2(b) Purpose + For _____ 2(c)	
	7	Total Area (5+6)	
	*8	F.A.R. Permissible	
	*9	Permissible /Floor Area (7 X 8)	
	10	Existing Floor Area	
	11	Proposed Area Area Statement	Sq.m.
	12.	Excess Balcony Area Taken in F.A.R. (As per B(c) Below)	
	*13	Total Built up Area (10+11+12)	
	*14	F.A.R. Consumed (13/7)	
B.	BALCONY AREA STATEMENT		
	(a)	Permissible Balcony Area Per Floor	
	(b)	Proposed Balcony Area Per Floor	
	(c)	Excess Balcony Area (Total)	
c	TENEMENT STATEMENT		
	(a)	Net Area of Plot-Item A(7) Above	
	(b)	Less Deduction of Non-residential Area (Shops etc.)	
	(c)	Area of Tenements (a-b)	
		Total Tenements (d + c)	
D.	PARKING STATEMENT		
	(a)	Parking Required By Rule Car Scooter/Motor Cycle Cycle Outsider	
	(b)	Garages Permissible	

	(c)	Garage Proposed	Car Scooter/Motor Cycle Cycle Outsider	
--	-----	-----------------	--	--

	(d)	Total Parking Provided		
--	-----	------------------------	--	--

*E	LOADING UNLOADING SPACES			
----	--------------------------	--	--	--

	Loading/Unloading Required			
	Total Loading /Unloading Provided			

PROFORMA - II

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

Contents of Sheet

Stamps of Data of Receipt of Plans

Stamps of Approval of Plans

Revision	Description	Date	Signature

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/T.P. Scheme Records/ Land Records Dept./City Survey records.

Signature of Licensed Architect/
Engineer/Structural Engineer.

Description of Proposal & Property

Name of Owner

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

NORTH LINE North Line

Signature, Name & Address of /Architect.
Engineer/Structural Engineer.

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

To

The Municipal Commissioner,
Pune Municipal Corporation of Pune.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alternation in/or building No. _____on/in Plot No._ _____in Block No.____ _____situated at Road/Street _____City No. _____shall be carried be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respect.

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

Date :-----

APPENDIX -C

(Rule No. 6.4)

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

C-1. GENERAL

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

C-2 ARCHITECT

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

C-2.2 Deleted

C-3. ENGINEER

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

C-3.2 Deleted.

C-4 Deleted

C-4.1 Deleted

C-4.2 Deleted

C-5 STRUCTURAL ENGINEER

C-5.1 **Qualifications** - Qualifications for Licensing of Structural engineers shall be in the following with minimum 3 years experience in structural engineering practice with designing and field work;

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

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

C- 5.2 Deleted

C-6. LICENSING

C-6.1 Technical Personnel to be Licensed - The qualified technical personnel or group as given in Rules C-2, C-3 and C-5 shall be licensed with the Authority and the license shall be valid for one calendar year ending 31 December after which it will have to be renewed annually.

C- 6.2 Fees for Licensing - The annual licensing fees shall be Rs. 250/- p.a.

Provided that a registered Architect shall not be required to pay the licensing fee as above.

C-6.3 Duties and Responsibilities of Licensed Technical personnel - The duties and responsibilities of licensed technical personnel shall be as follows :-

1. It will be incumbent on every licensed Technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and re-operate with the Municipal Commissioner of Pune and other Municipal Officers in carrying out and enforcing the provisions of the BP. Municipal Corporation Act, and of any rule for the time being in force under the same.
2. Every licensed Technical Personnel shall in every case in which he may be professionally consulted or engaged, be responsible, so far as his professional,

connection with such case extends, for due compliance with the provisions of Chapter XV of the Bombay provincial municipal Corporation Act and of any rules for the time being in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

3. In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises in respect of which a right to require a set-back has accrued or is about to accrue to the Commissioner under the provisions of Section 255 of the said Act, or any of them it will be incumbent on such Licensed Technical Personnel to ascertain whether the regulated line of the street has been prescribed under Section 205 & 210 and whether any portion of the said premises is required for the street and no Licensed Technical Personnel must, on any account or under any pretence whatever, be a party to any evasion or attempted evasion of the set-back (if any that may be required).
4. In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purposes in respect of which the written permission or license of the Commissioner, is prescribed by the said Act as a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any rule for the time being in force thereunder, in respect of premises designed or intended to be applied to such use, are duly fulfilled or provided for.
5. A Licensed Technical Personnel shall not carry out any work in connection with any building or other erection on a plot of land leased or agreed to be leased by the

Municipal Corporation in contravention of any term or condition of the lease or agreement for lease.

6. When a Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the Authority.

APPENDIX - D
(Rule No. 6.7.1)
**FORM FOR SANCTION OF BUILDING PERMISSION/
COMMENCEMENT CERTIFICATE**

To

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction of Commencement Certificate under Section 45 and 69 of Maharashtra Regional and Town Planning Act. 1966 to carry out development work Building Permission under Section 253 of B.P.M. Corporation Act to erect building in Building No. _____ on/in Plot No. _____ Block No. _____ situated at Road/Street _____ City No. _____ the Commencement Certificate/Building Permission is granted subject to the following conditions.

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

5. _____No. of trees shall be planted in the plot.
6. _____
7. _____
8. _____

Yours faithfully

Municipal Commissioner,
 Pune Municipal Corporation,Pune

Office no. _____
 Office Stamp
 Date : _____

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

To,

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

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

5. _____
6. _____

Yours faithfully,

Municipal Commissioner,
Pune Municipal Corporation, Pune

Office No. _____

Office Stamp _____

Date : _____

+ Quote Rule No./Section No. of Act.

APPENDIX - F

(Rule No. 7.2)

FORM FOR NOTICE FOR COMMENCEMENT OF WORK

To

The Municipal Commissioner,
Pune Municipal Corporation, Pune.

Sir,

I hereby certify that the development work/erection/re-erection/demolition or material alteration in/of Building No. _____ on/in Plot No. _____ Block No. _____ situated at _____ Mohalla/Road _____ City No. _____ will be commenced on _____ as per your permission vide office communication No. _____ dated _____ under the supervision of _____ Licensed Architect/Engineer/Structural Engineer, Licence No. _____ and in accordance with the plans sanctioned.

Signature of Owner _____

Name of owner _____

(in Block letters)

Address of Owner _____

Date : _____

APPENDIX - G

(Rule No. 7.4)

FORM FOR INFORMING KCOMPLETION OF KWORK
UPTO PLINTH LEVEL

To

The Municipal Commissioner,
Pune Municipal Corporation, Pune.

Sir,

I hereby inform that the construction up to Plinth / column upto plinth level has been completed in Building No. _____ on / in Plot No. _____ Block No. -----situated at _____ Road/Street _____ City No. _____ as per your permission vide Office Communication No. _____ dated _____ under my supervision and in accordance with the sanctioned plan.

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

Signature of Licensed Architect/
Engineer/Structural Engineer

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

Addressed of Licensed Architect/
Engineer/Structural Engineer

Date:

APPENDIX - H
(Rule No. 7.4)

FORM FOR APPROVAL OF WORK UPTO PLINTH LEVEL

To

Sir,

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

Yours faithfully,

Office Communication No. _____

Office Stamp _____

Date _____

Municipal Commissioner
Pune Municipal Corporation, Pune

APPENDISX - 1
(Rule No. 7.5)
FORM FOR COMPLETION CERTIFICATE

To

The Municipal Commissioner of Pune,
Pune Municipal Corporation of Pune,

Sir,

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

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

Encl. As above

date :

Signature of Licensed Architect/
Engineer/Structural Engineer

Name of Licensed Architect/
Engineer/Structural Engineer

(in block letters)

License No. of Architect/Engineer
Structural Engineer

Addressed of Licensed Architect/
Engineer/Structural Engineer

APPENDIX - K
(Rule No. 7.6)
FORM FOR OCCUPANCY CERTIFICATE

To

Sir,

This is to certify that the part/full development work/erection/re-erection or alteration in/of building/part building no _____ on/ in plot No. _____ Block No. _____ situated at _____ Road/Street _____ City No. _____ completed under the supervision of _____ Licensed Architect/Engineer/Structural Engineer. Licence No. _____ is permitted to be occupied to the following conditions.

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

One set of completion plan duly certified is returned herewith.

Office No. _____

Office Stamp _____

Date _____

Yours faithfully

Municipal Commissioner,

Pune Municipal Corporation, Pune

APPENDIX - L
(Rule no. 7.6.1)
FORM FOR INDEMNITY FOR PART OCCUPANCY CERTIFICATE
(ON STAMP PAPER)

To

The Municipal Commissioner,
Pune municipal Corporation, Pune.

Sub : _____

Sir,

While thanking you to allow me to occupancy a portion of the above building before acceptance of the completion certificate of the whole building for the plans approved under Communication No. _____ dated _____ I hereby indemnify the Municipal Corporation of Pune against any risk. damage and danger which may occur to occupants and users of the said portion of building also undertake to take necessary security measures for their safety. We say that this undertaking will be binding on me/us, our heirs, administrators and to our assignees.

Yours faithfully.

Witness _____

OWNER.

Date _____

APPENDIX - M
(Rule No.14.2)
LAND USE CLASSIFICATION AND USES PERMITTED

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

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

- (i) Any Residence :
- (ii) Customary Home Occupations i.e. occupations customarily carried out by the members of to the household without employing hired labor and shall include stitching embroidery, button making etc. with or without notice power. If motive power is used, the total electricity load should not exceed 1 HP
- (iii) Medical and Dental Practitioners Dispensaries, Pathological Laboratory, Clinic, Nursing Home but only on Ground floor of a building or on the Floor above the stilts.
- (iv) Maternity Homes in independent buildings or parts of buildings but on separate floors thereof with the special written permission of the Commissioner who will take into consideration the suitability of the site, size and shape of the site, means of access water and sanitary arrangements etc. before granting the permission.
- (v) Professional offices and studies of residents of the premises and incidental to such residential use not occupying a floor area exceeding 20 sqm.
- (vi) Deleted
- (vii) Deleted
- (viii) Educational building including students hostels in independent buildings, religious buildings, community halls and welfare centers and gymnasiums except trade schools ;
- (ix) Deleted
- (x) Club House and conducted as a business in independent structures or restricted to ground floor.
- (xi) Deleted

- (xii) Public Parks or Private Parks which are not utilised for business purposes :
- (xiii) Bus shelters, trolley bus shelters, Railway Station and Taxi Stands.
- (xiv) Parks, play fields and food grain shops (Ration shops). Pan shops Tobacconist, Shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments, ?Darners, Tailors, Groceries, Confectionery and other general provisions. hair dressing saloon and Beauty Parlor bicycle hire and repair,. Vegetable and fruit stalls. Milk shops Dispensaries, Floweriest, Bangles and Newspaper stalls small wood, coal and fuel merchants, Book and stationery etc. Medicine and Chemist shops., With the approval of the Corporation the Commissioner may from time to time add to alter or amend the above list.
- (xv) Places for disposal of human bodies subject to the approval of the Corporation/Standing Committee.
- (xvi) Police Station, Government and Municipal sub-officers, posts and Telegraph Offices, Branch offices of Banks, with safe Deposit Vaults, Electrical substations, Fire Aid posts along with home-guards and Civil Defense Centers, Pumping stations and water installations and ancillary structures thereof required to cater to the local area.
- (xvii) Deleted
- (xviii) Deleted
- (xix) Where the commercial zone boundary or a street with shopping frontage is at least 400 m away. shops like general provisions stores or foodgrain shop at the rate of 1for 15 tenements may be permitted on the ground floor or in a semidetached ground floor building with no other use over it, provided that the remaining are on the ground floor is utilised for parking purposes, Such shopping uses will not be permissible in more than two adjoining plots in any locality such shops uses will not cover more than 5 percent of the plot area. Such shops ma be used for a frozen food shop or coal shop. grains shops ironing shops, provision shop, vegetable shop for day to day demand, milk vending shop, kerosene shop.
- (xx) Electronic Industry of the Assembly type (not manufacturing type) with the following restrictions -
 - (a) Motive Power shall not exceed 1 H.P.

(b) Area occupied shall not exceed 50 sqm.

(xxi) Stables for domestic cattle upto 2 animals per plot.

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

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

M - 2.2 Additional Uses Permissible in R-2 A building or premises in R-2 zone may be used only for the purpose indicated at M-2.2.1 subject to the following conditions, except on those roads listed below sub-clause (xi) of M- 2.3 which have been considered as arterial links.

(a) The additional uses permissible hereunder shall be restricted to a depth of 7.5 m measured from the building line and only on the ground floor of the building in the front portion abutting the street with maximum area of 100 sqm. unless otherwise stipulated.

Such additional users shall in no case consume an FSI of more than 0.33 in non-congested and 0.50 in congested area.

Notwithstanding anything contained above a pedestrian shopping precinct extending to a depth of more than 12 m (40') may be provided, subject to the condition that no shop in such pedestrianised precinct, shall be allowed to open directly on the road in front. The minimum width pedestrian way provided shall be 3 m clear of all steps of projections and ; bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles.

Provided further that satisfactory arrangements for ; natural or artificial ventilation are made as may be directed by authority.

(b) Whether the building or premises abut on two or more streets no direct opening of such shop shall be permissible on the street which is less than 9 m in congested and 12 m in non congested area.

(c) All goods offered for sale shall be displayed within the building and shall not be kept in the passage.

(d) Wherever motive power is not specifically indicated the same shall not exceed 5 H.P. in all (individually not exceeding 2 H.P.)

M - 2.2.1 Use Provisions :

- (i) Stores or shop for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the Commissioner;
- (ii) Personal service establishments:
- (iii) Hair dressing saloon and beauty parlors;
- (iv) Frozen food lockers;
- (v) Hat repair, shoe repair and shining shops;
- (vi) Professional offices, Radio Board-casting stations, stadiums telephone exchanges:
- (vii) Shops for the collection and distribution of clothes and other materials for cleaning; pressing and dyeing establishments;
- (viii) Tailor shops not employing more than 9 persons and embroidery shops and button-hole making shops not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3 ;
- (ix) Cleaning and pressing establishments for clothes not employing solvents with flash point lower than 1380 F. machines with dry load capacity exceeding 30 kg and more than 9 persons; and provided that total power requirement does not exceed 4 kw :
- (x) Shops for goldsmiths, lock-smiths watch and clock repairs bicycle rental and repairs optical glass grinding and repair musical instruments repairs, picture framing, radio and household appliances repairs, umbrella repairs and upholstery work not employing more than 9 persons with individual motors not exceeding 1 H.P. and total H.P. not exceeding 3;
- (xi) Coffee grinding with electric motive power not exceeding 1 H.P.
- (xii) Restaurants, eating house, cafeteria, ice-cream and milk bars with area not exceeding 100 sqm,

- (xiii) Bakeries with no floor above, and occupying for production an area in excess of 75 sq.m and not employing more than 9 persons, provided that the power requirement does not exceed 4 k.w.
- (xiv) Establishments for preparation and sale of eatables not occupying for production, an area in excess of 75 sqm. Per establishment and not employing more than 9 persons Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 HP with area not more than 25 sq.m shall also come under this sub-rule
- (xv) Printing presses as per Table 25.
- (xvi) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke dust, odour, glare, heat or other objectionable influences;
- (xvii) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above, with the special written permission of the Commissioner;
- (xviii) Flour mills not using more than 10 H.P. motive power with no floor above, with the special written permission of the Commissioner,
- (xix) Vegetable, fruit, flower, fish or meat shops;
- (xx) Accessory use customarily incidental to any permitted principal use, including storage upto 50 percent of the total floor area for the principal use:
- (xxi) Battery charging and repairing, not employing more than 6 persons with an area not more than 25 sqm. and not more than 2 changers with power ;not exceeding 5 KW;
- (xxii) Photographic studios and laboratories with not more than 50 sqm. area ; not employing more than 9 persons and not using power more than 5 H.P.
- (xxiii) Deleted
- (xxiv) Coal, fire-wood shops.
- (xxv) Electronic industry of assembly type (and not manufacturing type);
- (xxvi) Diamond cutting and polishing ; not employing more than 6 persons with motive power and exceeding 1/2 H.P.

- (xxvii) Group medical centers on separate floors, preferably ground floor.
- (xxviii) Art Galleries, aquariums.
- (xxix) Storage and sale of kerosene not exceeding 1000 liters in grocery and approved ration shops.
- (xxx) Storage and sale of liquefied petroleum gas in cylinders not exceeding 6300 kg. in a separate godown conforming to the existing regulations of Chief Controller of Explosives Government of India;

Provided further that the applicant shall make adequate fire fighting arrangements at his cost in his plots to the entire satisfaction of the Planning Authority.

- (xxxii) Residential Hotels.
- (xxxiii) Lodging House subject to the provisions of (xxxii)

Users in sub-clause (xxxii) & (xxxiii) above shall only be permitted in independent building or parts of building, but on separate floors thereof with the special written permission of the Commissioner who will see the suitability of the site, size and shape of the building, means of access, water and sanitary arrangements etc. before granting the permission.

- (xxxiv) Public Libraries and Museums. in independent structures or restricted to ground floors; or on first floor in a stilted building;
- (xxxv) Correctional and mental institutions institution for hospitals in independent buildings facing on road width not less than 15 m. (except veterinary hospitals) with the special written permission of the Commissioner proved that those principally for contagious diseases, the insane or correctional purposes shall be located not less than 45 m. from any boundaries.
- (xxxvi) Air-conditioned cinema theatres with special written permission of the Commissioner and subject to all other regulations applicable to cinema theatres (with 12 m open space on all sides).

M-2.3 Use to be permitted in independent premises/building.

The following uses shall be permitted in independent plots in R-2 zones, which should be located in independent premises/bldg., (different from the restrictive uses on entrance floor (Floor 1) with residential uses on upper floors)

- (i) Drive-in-theatres, theatres, cinema house, club houses, assembly or concert halls, mangal karyala, dance and music studios and such other places of entertainment with the special written permission of the Commissioner,
- (ii) Petrol filling and service stations not employing more than 9 persons with the special written permission of the Commissioner
- (iii) Trade or other similar schools;
- (iv) Storage and sale of liquefied petroleum gas in cylinders not exceeding 6300 kg. In a separate godown conforming to the existing regulations of Chief Controller of Explosive Government of India, Provided further that the appellant shall make adequate fire fighting arrangements at his cost I his plot to the entire satisfaction of the Planning Authority;
- (v) Parking of automobiles and other light vehicles on open plots even as a business;
- (vi) Vegetable, fruit, flour, fish or meat market place with the approval of the Corporation;
- (vii) Boarding and loading houses;
- (viii) General Agriculture and Horticulture (including domestic poultry up to the use of 20 birds per plotted with a space requirement of 0.25 sqm. per bird)
- (ix) Service industries (Class 'A') I n service industries plot in R-2 Zone; besides M-2.2.1(viii),(ix),(x),(xi),(xv),(xvi), (xvii) and (xxii).
- (x) Undertakers.

NOTE : The user of cinema/Drama Theatre shown as existing user on Development plan should be regarded as designated user and in case of redevelopment of property a similar user with similar or more capacity shall be provided along with any other users that may be permissible in accordance with zoning applicable for the particular plot :

- (xi) Government/Semi Government offices.

M-2.2

List of roads on which shops and other
Commercial activities are not permitted

Sr.No	Name of the road	Starting	
		From	To
1	Pune – Satara NH-4	Bibwewadi Junction	Katraj PMC limit
2	Sahakar Nagar Rd(Golwalkar Road) Junction	Satra Road Junction	Gandhi Training college
3	Maharshi Nagar Road	Satra Road Junction	Pune Cantonment limit
4	Shastri Road	Nicen Huts	Dandekar Bridge
5	Shastri Road	Savarkar Statue	Laxmi Narayan Theatre
6.	Sinhagad Road	Swargate Chowk	PMC limits
7	Pune—Solapur Rd NH-9	Swargate chowk	PMC limits at Hadapsar
8	Nicen Huts to Dattawadi Bridge joining Erandawane	Shastri Road Junction	Erandwane Dattawadi Bridge
9	Paud Road	Paud Road	PMC limits
10	Karve Road (NDA Road)	Paud Road	PMC limits
11	Chiplunkar Road (Law college Road)	Karve Road Junction	Bal Bharti
12	Senapati Bapat Road	Bal Bharti	Ganesh khind Road junction
13	Bhandarkar Inst. Road	Gokhale chowk	Bhandarkar institute
14	Prabhat Road	Karve Road junction	Chiplunkar Rd junction
15	Kamala Nehru Park Road	Karve Rd, junction	Bhandarkar Rd, junction
16	Road abutting Rescon Ind. Jointing with Gulwani Maharaj Rd,	Karve Road junctins	Gulawani Maharaj road junction near Cummins
17	Apte Road	Near Gokhale chowk junction	Mahatma Phule Museum.
18	Karve Road junction(near Nal stop) to Erandwana Gaothan,Khिलare Road	Karve road junction	New Bridge in Erandwana Goathan
19	Model colony road	F.C.Road Junction	Ganesh khind road a junction via Lakaki & Hare krishna andir Road
20	Narveer Tanaji Wadi Rd	Mhasoba Gate chowk near Agri college	Narveer Tanaji Wadi
21	Gokhale road)Loop Road)	From Govt Polytechnique junction	Mafatlal Bungalow junctin on Ganesh

		on Ganesh kind Road	khind road
22	River side road	Dengale Bridge	PMC Office and Balgandharva square
23	Ganeshkhind road	University square	PMC limits
24	Pashan Road (NDA road	University square	Pashan Gaathan
25	Ganesh khind road	Kamgar Statue Near Sangam	Aundh Goathan
26	Aundh road	Ganeshkind road junction	Khadki Rly station
27	I.TI Road	Baner road junctin	Ganesh khind road
28	Bhau Patil Road	Aundh road junctin	Harris Bridge
29	Pune Nagar road	Alankar Talkies square	PMC limits near Kharadi
30	Deccan college Rd, MDR-17	Holkar Bridge	Yerawada chok
31	Alandi Road MDR-17	Deccan college	PMC limits at Kalas
32	LoopNagar Road	Deccan college	Don Bosco school near Nagar Road junction
33	Golf club road	Jail road junction	Golf Club Via L.T.school
34	Jail road	Nagar Road juncton near Gunjan Talkies	Lohogaon
35	Lunatic Asylum rd	Shastri road junction(Ganjwe chowk)	Senadutta peth road junction via Vaikunth
36	Dr.Ambedkar road	Wellesly Bridge	PMC Cantonment boundary
37	Raja Bahadur Mill MDR-36	R.B. Road junction	OverBridge, near Pune Rly statin
38	Tadiwala Road	Bund Garden	Rly station
39	Boat club road	Tadiwala Road junction	Max-Mullar Bhavan
40	Sir Bhanarkar road	Tadiwala Road junction	Wadia college square
41	Koregaon park road	Petrol pump	Bhairoba Pumping station
42	Cannought road	B.J. Medical college ground	Jahangir Nursing Home
43	Sasson road MDR-36	Sassoon Hospital	Rly station
44	J.J. road	Maldhakka	Rly station
45	B.J. Road MDR-38	Ambedkar square	Bund Garden Road (Waswani chowk)
46	Koregaon Road MDR-36	Queen's Garden police Chowki	Bund Garden
47	Bund Garden Road MDR-36	B.J.Medical Ground	Wadia college police chowki
48	Open Quadrangular Road around Bund Garden	Alankar	Koregaon park road
49	Nathan Road	Mangaldas junction	Solapur Rly line
50	Mangaldas Road	Wadia college chowk	Blue Diamond Chowk,

			Except for a portion of the frontage of CTS No. 28 Bund Garden road near its junction with the bund Garden Road
51	Naylar Road	Mangaldas junction	Solapur Rly line
52	Mundhwa Road	Ghorpadi Rly crossing	Mundhwa Gaothan New bridge
53	Magar Patta Rd	Solapur road junction	“
54	Ghorpdi Uday Bag	Bharat forge	Solapur Road junction near St. Patric Town
55	Shinde Chatri Rd		Through S.R.P. camp
56	Riverside Road	Sangam	Shanwarwada
57	Kondhwa Road MDR-24	Lullanagar	PMC limits near Kondhwa.
58	All 24 m. (80') & 30 m (100') wide D.P. roads	----	--

M-3 LOCAL COMMERCIAL AREA/ZONE C 1

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

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

M - 3.2 Use Provisions

- (i) Any uses permitted in R2 zone;
- (ii) Bakeries and establishment for the preparation and sale of eatables not occupying for production an area in excess of 250 sqm. per establishment and not employing more than 5 persons with no upper floors :
- (iii) Auto part stores and show rooms for motor vehicles and machinery;
- (iv) Repairing garages with the special written permission of the Commissioner, with no residential and institutional uses above and space

not more than 50 sqm. employing not more than 9 persons using power not more than 5 H.P. and not carrying out spray-painting operations.

- (v) Sale of used or second - hand goods or merchandise (not junk cotton waste, rags or other materials nature).
- (vi) Club houses or other recreational activities conducted as business :
- (vii) Storage of furniture and household goods;
- (viii) Retailing of building materials, open or enclosed with not more than 500 sqm. of open area per establishment ;
- (ix) Pasteurizing and milk processing plant ;not employing more than 9 persons and 10 H.P. motive power with area not ;more than 50 sqm. in these industrial activities.
- (x) As per provisions of Table 25 for Service Industries-A class.
- (xi) Veterinary dispensaries and hospitals and kennels;
- (xii) Supari and masala grinding/pounding not exceeding 10 HP 25sq.m. with special e written permission of Authority
- (xiii) Animal pounds;
- (xiv) Repairs, cleaning shops and analytical experimental or testing laboratories not employing more than 15 persons in the industrial activity, but ;not including cleaning and dyeing establishment using a cleaning or dyeing fluid having flash point lower than 138°F and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 HP
- (xv) Accessory use customarily incidental to any permitted principal use, including storage space upto 50 per cent of total floor area used for the principal use.
- (xvi) Paper box manufacturing including paper cutting not employing more than 9 persons, with motive power and exceeding 5 HP and area not more than 50 sqm.

- (xvii) Mattress making and cotton cleaning, not employing more than 9 persons, with motive power and exceeding 5 HP and area not more than 80 sqm.
- (xviii) Establishment requiring power for sealing tins, packages, etc., not employing more than 9 persons, with motive power not exceeding 3 HP.
- (xix) deleted.
- (xx) deleted
- (xxi) Ice factories in independent building with area not more than 250 sqm. and power not more than 45 HP and ;number of persons employed upto 20
- (xxii) Deleted

M - 4 DISTRICT COMMERCIAL AREA ZONE -- C

M-4.1 Provisions of M-3.1 shall apply for premises (Including APM user) building in district commercial Area Zone C-2 Further the uses permitted as C-2 shall be as follows :

- (i) Any uses permitted in Local Commercial Area Zones C1:
- (ii) Business Offices and exchanges :
- (iii) Whole-sale establishments with storage area not exceeding 200 sqm. subject to fire protection requirements ;
- (iv) Printing book binding, engraving and block making on an unrestricted scale regarding area and motive power, if the same are in an independent building subject to any special conditions to be prescribed by the commissioner in the interest of the adjoining development.
- (v) Major public utility buildings;
- (vi) Headquarters organisations;
- (vii) A.P.M. Uses.

M-5 SERVICE INDUSTRIES ZONE

M-5.1 **Service Industries Class A** :- The service industries of Class A may be permitted in independent building (in independent designated plot) in R-2 and C-1 zones along with the limitation of area permitted maximum number of persons to be employed, maximum permissible power requirement and the special conditions as given in Table 25 for the ?Service Industries Class A.

However, Service Industries Class A may also be permitted in R-2 zone in conformity with Rule No. M-2-2-1.

M-5.2 Service Industries Class B in Zone I :

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

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

TABLE-25

SCHEDULE FOR SERVICE INDUSTRIES

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

	4	a) Rice huller b) Groundnut-decorticates c) Grain mill for production of flour d) Manufacture of supari and massala grinding (in separate building) e) Babyoil expellers	10 10 10 10 10	9 9 9 9 9	50 50 50 50 50	
	5	Manufacture of bakery products with no floor above	10	9	75	i) shall not be permitted under or above a dwelling unit ii) operation shall be permitted only between 8.00 hrs and 20.00 hrs iii) Fuel used shall be electrically, gas or smokeless coal
	6	Manufacture of cocoa, chocolate, sugar, confectionery	NOT	INCLUDED		
	7	Coffee, curing roasting and grinding	2	9	50	
	8	Cashewnut processing like drying, shelling, roasting salting etc.	NOT	INCLUDED		
	9	Manufacture of ice	45	20	250	
	10	Sugarcane & fruit juice crushing	2	9	25	
II		BEVERAGES & TOBACCO				
	11	Manufacture of soft drinks and carbonated water	NOT	INCLUDED		
	12	Manufacture of bidi	No power to be used	As permitted	250	To be permitted in R1 zone only

III		TEXTILE & TEXTILE PRODUCTS				
	13	a)Handloom/powerloom subject to maximum of 4 looms b)Dyeing & bleaching of yarn for activity under 13(a)	5	9	50	To be permitted in R-1 zone in areas designated by the Commissioner
	14	Printing, dyeing & beaching cotton, woolen & silk textiles	NOT	INCLUDES		
	15	Embroidery & making of crape laces and fringes	5	9	50	
	16	Manufacture of all types of textile, garments including wearing apparel	3	9	50	
	17	Manufacture of made up textiles goods such as curtains mosquito nets, mattresses, bedding material, pillow cases, textile bags etc.	3	9	50	
IV		WOOD PRODUCTS AND FURNITURE				
	18	Manufacture of wooden & cane boxes & packing cases.	NOT	INCLUDED		
	19	Manufacture of structural wooden goods such as beams, posts, doors, and windows	NOT	INCLUDED		
	20	Manufacture of wooden furniture and fixtures	1	9	50	i) shall not be permitted under or adjoining a dwelling unit ii) operations shall be permitted only between 800 hrs and 2000 hrs.
	21	Manufacture of bamboo and cane furniture and fixtures	1			
	22	Manufacture of wooden products such as utensils, toys art wares etc.	NOT	INCLUDED		
V		PAPER PRODUCTS AND PRINTING PUBLISHING				

	23	Manufacture of containers and boxes from paper and paper board paper pulp	5	9	50	Manufacture with paper pulp not permitted
	24	Printing & Publishing newspaper	NOT	INCLUDED		

SCHEDULE FOR SERVICE INDUSTRIES

1	2.	3.	4.	5.	6.
25	Printing & Publishing periodicals, books, journals, atlases, maps, envelop printing picture, post-card, embossing	10	9	120	i) shall not be permitted under or adjoining a dwelling unit ii) Operatin shall be permitted only between 8.00 hrs and 20.00 hrs iii) no restrictions of power number of employees, area of hours of operation shall apply if located in a building in separate plot not less than 500 sqm. and if spl. Permission of the Corporation is obtained.
26	Engraving etching, block making etc.	10	9	120	Operation shall be permitted only between 8.00 hrs. and 20.00 hrs.
27	Book binding	10	9	120	
VI	LEATHER PRODUCTS				
28	Manufacture of leather footwear	5	9	50	
29	Manufacture of wearing apparel like coats, gloves, etc.	5	9	50	
30	Manufacture of leather consumers goods such as upholstery suitcases, pocket books cigarette and key cases purse etc	5	9	50	
31	Repair of footwear and other leather	5	9	50	
VII	RUBBER AND PLASTIC PRODUCTS				
32	Retreating and vulcanizing works	2	9	50	

33	Manufacture of rubber balloons hand gloves and allied products	2	9	50	
VIII	NON-METALLIC MINERAL PRODUCTS				
34	Manufacture of structural stone goods, stone dressing stone crushing and polishing.	NOT INCLUDED			
35	Manufacture of earthen & plaster states and images, toys and art wares.	NOT INCLUDED			
36	Manufacture of cement concrete building components concrete jallies septic tank plaster of paris work lime mortar etc.	NOT INCLUDED			
IX	METAL PRODUCTS :				
37	Manufacture of furniture and fixtures primarily of metal	NOT INCLUDED			
38	Plating & Polishing and buffing of metal products	NOT INCLUDED			
39	Manufacture of metal building components such as grills gates doors and window frames water tanks wire nets etc.	NOT INCLUDED			
40	Manufacture and repair of sundry ferrous engineering products done by jobbing concerns such as mechanical works, shops with lathes, drills, grinders, welding equipment etc.	NOT INCLUDED			
41	Total sharpening and rasor	1	9	25	Operation shall be permitted only between 8.00 hrs and 20.00 hrs.
X	ELECTRICAL GOODS				

42	Repair of household electrical appliances such as radio set, television set, tape recorders heaters irons shavers vacuum cleaners, refrigeration, air conditioners washing machines electric cooking ranges motor rewinding works etc.	3	9	50	i) Operation shall be permitted only between 8.00 hrs and 20.00 hrs.
XI	TRANSPORT EQUIPMENT				
43	Manufacturing of push cart hand cart, etc	NOT INCLUDED			
44	a) Servicing of motor vehicles and motor cycles with no floor above.	5	9	50	Operation shall be permitted only between 8.00 hrs and 20.00 hrs
	b) Repair of motor vehicles and motor cycles with no floor above.	5	9	50	No spray painting permitted
	c) Battery charging and repair	5KW	6	25	
45	Repairs of bicycles and cycle Rickshaws.	5	6	50	No spray painting permitted
XII	OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES.				
46	Manufacture of jewelry and related articles	3	9	50	Operation shall be permitted only between 8.00 hrs and 20.00 hrs
47	Repair of watch, clock and jewelry	3	9	50	Operation shall be permitted only between 8.00 hrs and 20.00 hrs
48	Manufacture of sports and athletic goods.	NOT INCLUDED			

49	Manufacture of musical instrument and its repair	3	9	50	Operation shall be permitted only between 8.00 hrs and 20.00 hrs
50	Mass manufacture of miscellaneous products such as custom jewelry, costume novelties, feather, plumes, artificial flowers brooms brushes, lamps shades tobacco pipes, cigarette holders ivory goods, bandages wigs and similar articles	NOT INCLUDED			
51a)	Repairs of locks ,stoves umbrellas, sewing machines, gas burners, buckets &other sundry household equipment	3	9	50	Operation shall be permitted only between 8.00 hrs and 20.00 hrs
b)	Optical glass grinding and repairs	3	9	50	-do-
52	Petrol filling stations	10	9	i) 30.5 X 16.75m. plot size to be in line with IRC (ii) 36.5 X 30.5 m recommendations depending on service bay or not.	
53	Laundaries, Laundry services and cleaning, dyeing bleaching and dry-cleaning	4 KW	9	50	i)Cleaning & dyeing fluid used shall not have flash point lower than 138°F. ii)Operation shall be permitted between 8.00 hrs to 20.00 hrs iii)Machinery having day load capacity of 20 kg and above

54	Photo processing laboratories	5	9	50	Operation shall be permitted between 8.00 hrs to 20.00 hrs
55	Electronic Industry of assembly type (and not of manufacturing type including heating load)	10	20	250	In independent structure on independent plot with special permission of the Commissioner.

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

M-6 INDUSTRIES

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

M-6.2 Deleted.

M-6.3 Use provisions in Industries Zone (I) :

Building or premises in industries zone may be used for any industrial as also access or uses like banks, canteens, welfare centers and such other common purposes considered necessary for the industrial workers, except for any dwelling other than dwelling quarters of watchman, caretakers or other essential staff required to be maintained on the premises as may be allowed by the Commissioner.

The following industries may be permitted only with the special permission of the Commissioner who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, Commissioner may prescribe special condition about minimum size of plot and ;minimum buffer open spaces from the Industrial Building/Industrial use space which shall not however, be 25 m (75)

- 1) Acetone manufacture;
- 2) Acetylene gas manufacture and storage;
- 3) Acid manufactures
- 4) Air-crafts (indulging parts) manufactures
- 5) Alcohol manufacture
- 6) Ammonia manufacture
- 7) Aniline Dyes manufacture
- 8) Arsenal
- 9) Asphalt manufacture or refining
- 10) Automobiles, trucks and trailers (including parts) manufacture and engine re-building, except motor bodybuilding ;not employing pneumatic reverting
- 11) Blast furnace
- 12) Bleaching powder manufacture
- 13) Boiler works manufacture or repairs, excepting repairs to boilers with heating surface not exceeding 5 sqm.
- 14) Brick, tiles or terra cotta manufacture
- 15) Building materials such as prefabricated houses; composite wall boards partitions and panels manufacture;
- 16) Carbide manufacture
- 17) Caustic soda and compound manufacture
- 18) Calluloid or cellulose manufacture of treatment and articles manufacture;
- 19) Cement manufacture
- 20) Manufacture of charcoal and fuel briquettes
- 21) Coke manufacturing ovens
- 22) Chlorine manufacture
- 23) Concrete products manufacture including concrete control mixing and proportioning plants
- 24) Cotton ginning cleaning refining or pressing and manufacture of cotton wadding or light except cotton cleaning for the purpose of preparing mattresses
- 25) Concrete manufacture or treatment
- 26) Disinfectants manufacture except mixing of prepared dry ingredients

- 27) Distillation of bones ceal or weed
- 28) Dye stuff manufacture except mixing of dry powders and wet mixing
- 29) Exterminator or pest position manufacture except mixing of prepared ingredients
- 30) Emery cloth and sand paper manufacture
- 31) Explosive or fire works manufacture of storage except storage in connection with retail sales
- 32) Fat rendering
- 33) Fertilizer manufacture
- 34) Flour mill with power exceeding 25HP grain crushing or processing mill with motive power exceeding 50 HP masala grinding mill with motive power exceeding 15 HP or a combination of any the above mills with aggregate motive power exceeding 60 HP and each one mill using motive power in excess of the above limits
- 35) Forges, Hydraulic and mechanically operated
- 36) Garbage offal or dead animals reduction dumping or incineration
- 37) Gas manufacture and storage in cylinders except manufacture of gas as an accessory to permissible industry
- 38) Glass manufacture except manufacturing of glass products from a manufactured glass
- 39) Glue sizing material or gelatin manufacture
- 40) Graphite and graphite products manufacture
- 41) Gypsum or plaster of paris manufacture
- 42) Hair felt, fur and feather, bulk processing washing curing and dyeing
- 43) Hydrogen and oxygen manufacture
- 44) Printing ink manufacture
- 45) Industrial alcohol manufacture
- 46) Junk (iron aluminum magnesium or zinc) cotton waste or rage storage and baling
- 47) Jute, hemp sisal, coir and cokum products manufacture
 - I) Lamp black, carbon-black or bone-black manufacturing
 - II) Lime manufacture
 - III) Match manufacture

- 48 Metal foundries with an aggregate capacity exceeding 10 tons a day
- 49) Metal processing (including fabrication and machinery manufacturing) factories employing such machine tools or process as power hammer forging machine pneumatic drilling or riveting sheet working with heavy sledge hammers etc. or processes expressly prohibited herein;
- 50) Metal finishing enameling anodizing japanning plating galvanizing lacquering grinding, polishing rust-proofing and heat treatment
- 51) Paint oil shellac turpentine or vanish manufacture except manufacture of edible oils and paint making (not including turpentine or varnish making)
- 52) Oil cloth or linoleum manufacture, excepting water-proofing of paper or cloth
- 53) Paper cardboard or pulp manufacture
- 54) Petroleum or its products refixing or wholesale storage
- 55) Plastic materials and synthetic resins manufacture
- 56) Pottery or ceramics manufacture other than the manufacture of handicraft products only
- 57) Potash works
- 58) Tyrexilin manufacture or products
- 59) Rolling Mills
- 60) Rubber (natural or synthetic) or gutta porcha ;manufacture except manufacture or latex goods and small rubber products and synthetic treated fabrics, such as washers, gloves footwear, bathing caps, atomizers, hoses, tubings, wire insulation toys and balls but including manufacture or types and tubes and type- recapping
- 61) Salt works except manufacture of common salt from sea water

- 62) Sand clay or gravel quarrying except under Government or Municipal agencies or control
- 63) Smelting, reduction refining and alloying of metal and metal ores except of rare and precious metals
- 64) Soap manufacture other than cold ;mix
- 65) Soda and compound manufacture
- 66) Starch glucose or dextrin manufacture
- 67) Stock yard or slaughter of animals or fowl, except the slaughter of fowls, incidental to a retail business;
- 68) Stone crushing and quarrying
- 69) Shoe polish manufacture
- 70) Sugar manufacture or refining
- 71) Tallow grease or lard manufacture
- 72) Tanning curing or storage of raw hides or skins
- 73) Tar distillation or manufacture
- 74) Tar products manufacture
- 75) Textile manufacture exceeding 50 HP total
- 76) Vegetable oil manufacturing and processing plants
- 77) Wood and timber bulk processing and wood working including saw mills and mills excelsior, plywood and veneer and wood preserving treatment except the manufacture of wooden articles with saw or machine
- 78) Wax products manufacture from paraffin

- 79) Wool pulling or scouring
- 80) Yeast Plant
- 81) In general these uses which may be obnoxious or offensive by reason of commission of odour, liquid effluvia, dust smoke gas, noise vibration or fire hazards;
- 82) With the approval of the Corporation the commissioner may from time to time add to or alter or amend the above list.

M-6.4 Use provision in special Industrialize (I).

Deleted.

- 1) Fertilizer manufacture from organic materials provided however, that these provisions shall not apply to the manufacture of fertilizers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odorous on the compounding or manufacture thereof
- 2) Sulphurous, sulphuric, citric, nitric, hydrochloric or other corrosive acid manufacture or their use or storage except as accessory to a permitted industry
- 3) Blast furnace
- 4) Ammonia manufacture
- 5) Incineration, reduction or dumping of offal, dead animals garbage or refuse on commercial basis or the establishment of loading and transfer platforms except where restricted regulated or controlled by duly constituted Government of Municipal authorities having the power to restrict regulate or control the same;
- 6) Tar distillation or manufacture
- 7) Lime manufacture
- 8) Manufacture of explosive or inflammable products of cellulose

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

M-6.5 Deleted.

M-6.6 Non - viable plots in Industrial Zone (I) :

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

- 1) Petrol pumps and Service Station
- 2) Parking lots
- 3) Electric sub-stations
- 4) Buildings of public utility concerns except residence.
- 5) The branches of Scheduled Banks.
- 6) Service industries
- 7) Storage Buildings.

M-6.7 Deleted

M-7 GREEN ZONE (other than Hills and Hills slopes)

M-7.1 The following uses shall be permitted in Green Zone.

- 1) All agricultural uses including stabling of Cattle and buffaloes up to the limit of 10 animals per hectare.
- 2) Poultry Farms
- 3) Forestry and Nursery.
- 4) Golf Club and Links
- 5) Public parks, private parks, Play fields, for recreation of all types.

- 6) Deleted.
- 7) Brick, tile or pottery manufacture;
- 8) Fish farming
- 9) Deleted
- 10) Sand, clay or gravel quarrying.
- 11) Storage and drying of fertiliser
- 12) Public utility establishments such as electric sub-stations, receiving stations, sewage disposal, water works along with residential quarters for essential staff for such works proposed to be located in the zone.
- 13) Farm house subject to the following conditions :
 - a) the land in which it is constructed is actually put under agricultural use:
 - b) Farm house shall be permitted by Municipal Commissioner Pune Municipal Corporation only after the requisite permission for Farm House is obtained by the owner from the Collector under the provisions of Maharashtra Land Revenue Code and attested certified copy is attached with the application u/s 44 of the MR. & T.P. Act 1966.
 - c) deleted.

M-8 HILLS AND HILLS SLOPES ZONE :

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

- 1) All agricultural uses.
- 2) Forestry and Nursery

- 3) Public parks, Private parks, Play fields for recreation of all types.
- 4) Public utility establishments such as electric sub-stations, receiving stations, sewage disposal, water works etc.

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

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

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

Note : In consultation with the D.T.P. the Mum Comm., PMC may from time to time add to /alter the above list.

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

General - Area included in congested area shall be intended mainly for residential purpose. All other users as listed out in Residential use in land use classification order shall be permitted on plots held in the congested area.

N-2.1.2 Residential :

a) Floor Area Ratio :

The permissible FAR shall be 1.5 for purely residential building and 2.00 for building with a mixed residential and commercial user subject to maximum tenement density of 250 T/Ha., provided in a building with mixed residential and commercial user, the commercial user will be permitted only on the ground floor and the residential user and commercial user shall not exceed FAR 1.5 and 0.5 respectively.

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

- I) the size of the tenements in re-development scheme should not be smaller than 15 sqm. and large than 55 sqm. in area;
 - II) Where the number of existing tenements exceeds the permissible density of 250 tenements per hectare, the redevelopment scheme should accommodate all the existing tenements, as far as possible, subject to condition that the proposed FAR does not exceed 25 percent above the permissible FAR of 1.5;
 - III) Where the existing tenement density is less than 250 tenements per hectare, the re-development scheme may accommodate the number of tenements so that the FAR does not exceed 1.5 and the tenement density does not exceed 250 per hectare.
- b) Front Open Spaces - The minimum set back from existing or proposed road shall be as under :-

- I) For streets of width 4.5 m and above 1.5 m existing as proposal
- II) In R-2 zone where shops/commercial user in proposed - 2.25 m
- III) For lanes less than 4.5 m width for which no road line has been prescribed a set back of 2.25 m shall be prescribed from the Center line of such lane.
- IV) Structural projections such as balconies, cornices, weather shades, roof projections etc. shall be allowed in the set back distances prescribed above, Such projections will not be taken into consideration for calculation of build-over area.
 - c) Height - The height of the building shall not be more than 18 m and shall also be governed by the width of the road in front as per Rule 15.5
 - d) Ground coverage - The maximum ground coverage shall be 2/3rd of the plot area.

N-2.1.3 Educational, Public Health and Charitable Building

- a) Floor Area Ratio-Normally the FAR permissible for above buildings would be 1.5 However in case of special circumstances additional FAR upto 50% may be permitted on 1.5 i.e. up to the maximum of 2.25
- b) Open Spaces – A clear open space of 3m all round the above Building shall be provided.

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

The pathway shall not be less than 3.6 m (12') in width and no portion of any building shall overhang or project below a height of 3.6 m (12') from the surface of such passage if the length of such passage or the number of building served by such passage requires such extra width or such clear height to be provided in the opinion of the Commissioner.

N-2.1.5 The provisions of N-2.1.2 N-2.1.3 and N-2.1.4 may be relaxed by the Commissioner in Special Circumstances However if the width of property is less than 3.6 m (12') the entire ground floor shall be on stilts.

N-2.2 Open space and Area & Height limitations for plots held on another than congested area and Koregaon Park area for which independent rules will be applicable as per appendix S.

N-2.2.1. Residential Building :

a) The provisions as given in Table 27 shall apply for residential buildings, residential-cum-office or shop buildings permissible on plots held on other than gaathan tenure and residential buildings permissible in industrial areas :

b) Minimum distance between main and Accessory Building –

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

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

Only one main bldg. either a tenement house or block of flats or a dwelling house together with such outhouses garages etc. as are reasonable required for the bonafide use and enjoyment of the occupants of such main building and their domestic servants and which shall not be separately let out, shall be permitted to be erected in any plot. These provisions are not applicable to Group Housing Schemes. provisions are not applicable to group House Schemes.

Provided that this restrictions shall not prevent erection of two or Provided that this restrictions shall not prevent erection of two or more main buildings together with incidental constructions mentioned above on the same plot, equal to the ;number of multiples of the minimum size of building plot as laid down under table - 27, if the area of the plot is twice, thrice or more as the case may be.

TABLE –27(1)

FOR, FRONT/REAR/SIDE MARGINS TO DIFFERENT CATEGORIES OF PLOTS IN RESIDENTIAL K/L USER/ZONES

Sr No	Category road width and description	Minimum size of the plot fronting on the road in sq.m	Frontage minimum in m.	Minimum setback from the road in front in m	Minimum rear open space in m	
1	2	3	4	5	6	
1	National Highways, State Highways M.D.R./O.D.R.	750SA.M	18 M	4.5M for plot boundary or 25M distance from centre line of Highways as prescribed by Highway Authorities under R.D. Rules from time to time whichever more	3m	3
2	Other roads 24m wide and above	600sq.m	18m	4.5m	3m	3
3	Road of width below 24m. and above 15m	500s.m	15m	4.5m	3m	3
4	Roads of width below 15m and above 12m	Above 250 sq.m	12m	4.5m	3m	2
5	Roads of width of 12m and below	125-250 sq.m	8-12m	4.5m	3m	2
6	Row housing on roads of width of 12 m and below	50-125 sq.m	4-8m	4.5m	2.25m	M
7	Row housing for EWS/LIG	20-50 sq.m	4m	Such plots shall be themselves set back by 1m from the edge of the pathway/2.25m from road boundary & such front rear set-back shall be maintained in common or public ownership)	Nil (\$) (Note (\$) Except that of houses shall be no side marginal open detached house)	
8	Group Housing Scheme & layout of building (multistoried)	Depending upon the no. of tenements and the permissible tenement density	15m	4.5 from the main road and 3m from the pathway	4.5 from every building	2
9	Chawl (Dwelling units with not more than 30sq.m. plinth area) only on roads 12m and below	900sq.m.	15m	4.5 from the main road 3m from pathway	3m from every building	2

NOTE : 1 to 10 printed on Table – 27(2)

TABLE – 27 (2)

FAR FRONT/REAR/SIE/MARGINS TO DIFFERENT CATEGORIES OF PLOTS IN RESIDENTIAL USER/ZONES

Sr No	Minimum size of the plot fronting on the road in sq.m	Maximum permissible built up area	Maximum number of storeys permissible	Max. height permissible	FAR	Tenement density
1	2	3	4	5	6	7

1	750 SQ.M	½ TO ¼ the of the plot area	G+2 or G+3 floor	16m	1	120 tenements
2	600sq.m	½ rd to ¼th of the plot area	G+2 or G+3 floors	16m	1	120 tenements
3	500sq m.	½ rd to ¼ th of the plot area	G+2 or G+3 floors	16m	1	Normally 120 plot area. Ho 180 tenement provided maxi 40 sq mtrs. Or
4	Above 250 sq.m.	½ rd to ¼ the of the plot area	G+1 OR g+2 FLOORS	12M	1	Normally 120 plot area How tenements pe provided max sq.m or less.
5	125-250 sq.m	½ of the plot area	G+1	10m	1	-do-
6	5—125 sq.m	½ of the plot area.	G+1	10m	1	200 tenement provided size sq.m. or less.
7	20-50 sq.m	1 full plot area after leaving setbacks as per Column 4.5 of Table - 27(1)	G+1	10m	1	300 tenement provided the s be 20 sq.m. or
8	Depending upon the number of tenements and the permissible tenement density	½ rd of the plot area	G+1 or G+2	12m	1	Normally 120 plot area. How of 180 tene permitted prov are of 40 sq.m
9	900 sq.m.	½ rd of the plot area	G+1 or G+2	12m	1	180 tenements and the size o 40 sq.m. or les

NOTE : 1 Subject to the condition that a row housing plot at the junction of two roads shall be larger to enable set backs from both roads being left, and subject further to the condition that not more than 8 and less than 4 plots shall be allowed in each block of the row, each block shall be separated from the other by 6 m and buildings shall conform to a type design to be approved by the Pune Municipal Corporation.

FAR FRONT/ REAR/ SIDE MARGINS TO DIFFERENT CATEGORIES PLOTS IN RESIDENTIAL USER/ZONES

Continued from page(after comp. page #)

NOTE : 2 In case of group housing scheme, net plot area shall be 3/4th of the gross area and number of permissible tenements shall be calculated accordingly. In case of Group Housing Scheme, the net plot area for the purposes of calculating the buildable area or

permissible number of tenements shall be actual net area of the plot i.e. the gross area less the area under roads, passages, pathways, access etc. and the area of 10% open space (or other open space amenity required) as per lay out and sub division rules.

NOTE: 3 Subsidiary structures such as car park, garage, outhouse, independent sanitary block gotha-shed etc. shall be permitted in plot having area below 250 sqm.

NOTE: 4 Equation of tenements from one size to another size will be permitted, Building with maximum built up area of ¼th of the plot area and Ground plus three floors may be allowed, provided proportionate larger marginal one space shall be the distance equal to half the height of the proposed building less the minimum obligatory marginal open space required to be left in the adjoining plot on the side as mentioned in Column 6 or column7, as the case may be.

NOTE:5 Tenement size mentioned in the above table means the total built up area including thickness of walls and internal passages etc. but excluding common corridors passages and staircases, lift rooms etc.

NOTE:6 The garage permissible for category (1) to (3) shall not be counted in allowable 1/3 rd or ¼ th ground coverage.

NOTE:7 Setbacks required for classified roads are as per list enclosed under the ribbon development rules shall be observed as prescribed from time to time.

NOTE:8 Construction of ottas, steps, railings barricades or supporting column for canopy or parch shall not be allowed in front marginal open space.

NOTE:9 In the case of Low Income Housing Scheme under Section 20 or 21 of the U.L.C. Act the tenement density may be relaxed up to 225 tenement per Ha. Or that required for consumption of full FSI whichever is lower or may be prescribed by Government from time to time.

NOTE:10 In case of Weaker Section Housing Schemes providing all tenements of a 30 sq.mtr. each or less a tenement density up to 225 tenements per Ha. Will be allowed.

NOTE:11 Setbacks in respect of plots in categories 5 and 6 only may be reduced to 2.5 m. if the front on roads 9 m or less in width.

NOTE:12 In S .Nos. 4 to 6, 9 and 10 of Dhankawadi, which were included in Hill to zone as per the published plan, and now included in Residential zone, the development permission shall be allowed with F.A.R of 0.33 and Ground floor structures only subject to

condition that double the number of trees than prescribed in Appendix 'D' of Development Control Rules are planted No occupation certificate shall be granted without actual verification of the same on the plot.

REFER NOTE –8- TABLE 27(2)

List of classified roads for observing set backs as prescribed under Ribbon Development Rule from time to time in force

Sr No	Name of the classified road	Width proposed in the R.D.P. in meter.
1	2	3
1	Bombay-Pune-Satara –NH-4	45 m and 60 m as shown on plan
2	Pune-Shankarshet-Solapur-NH-9	36 m and 45 m as shown on plan
3	Shankarshet Road-NH-9	36 m
4	Pune-Ahmednagar-SH-27	45 m and 60 m as shown on plan
5	Pune-Paud Road –SH – 38	36 m
6	Pune-NDA Road-SH-39	36 m
7	Pune-Sinhagad Road MDR-16	36 m
8	Pune-Alandi-Ravet-MDR-16	36 m
9	Pune-Alandi MDR-17	60 m
10	Ganeshkhind Road-MDR-16	36 m
11	Aundh-Pashan NDA-Sus-Road ODR-4	36 m
12	Aundh-Baner-ODR-4	24 m
13	Sassoon Road – MDR-36	15 m
14	B.J. Road – MDR-36	15 m
15	Cannought Road-MDR-16	15 m
16	Koregaon Road –MDR	30 m
17	Koregaon Park Road –MDR-36	12 m
18	Bund Garden Road – MDR-36	30 m
19	Mangaldas Road – MDR	24 m
20	Nathan Road-MDR	12 m
21	Naylor Road-MDR	12 m
22	Dr. Ambedkar Road-MDR	20 m
23	Raja Bahadur Mill Road-MDR	24 m

24	Boat Club Road – MDR	15 m
25	Sir Bhandarkar Road-MDR	15 m
26	Tadiwala Road-MDR	15 m
27	Mula Road-MDR	15 m
28	Park Road from Khadki Rly. Station to Government House	15 m
29	Deccan College Road-MDR	30 m
30	Open Quadrangular Road around Bund Garden-MDR	15 m
31	Loop Nagar Road-MDR	30 m
32	Lunatic Asylum Road-MDR	15 m
33	Golf Club Road-MDR	30 m
34	Yerawada Estate Road-MDR	30 m

Set back observed for above roads as per Ribbon Development Rules shall remain even if these are classified

N-2.2.2 Education Building :

- a) Built-up area -The maximum permissible built up area shall be not more than 1/3rd of plot area.
- b) F.A.R. –The maximum F.A.R. shall be 1 or as prescribed by Highway Authority.
- c) A minimum open space of 6m shall be left on all sides from boundaries of the plot.
- d) Deleted

N-2.2.3 Institutional building (Hospitals, Maternity Homes, Health Centers)

- a) *Built up area-* The built up area shall not be more than 1/3rd of the area of the plot.
- b) F.A.R. –The maximum F.A.R. shall be 1.of as prescribed Highway Authority.
- c) There shall be a minimum open space of 6m on all sides.
- d) Deleted.

** However, an extra F.A.R. upto 0.5 may be permitted by the Municipal Commissioner for buildings used exclusively for Educational & Registered Charitable

Trust Hospitals purpose. Permissible height of 16 mtrs. May be relaxed to 20m. only to enable extra F.S.I. being availed of.

However, with the previous approval of the Govt. further relaxation in F.A.R. may be permitted by the Municipal Commissioner.

N-2.2.4 *Cinema Theatres/Assembly Halls* :

a) **Open spaces**

1) **Front set back** – A set back of 12m from road shall be left.

NOTE : Further in cases of plots facing National Highway and Major District Roads the bldg. Shall be 37 m or as prescribed by Highway Authority from the center line of existing or proposed road or 12 m from plot boundary whichever is more

II) Side and rear open space- Side and rear marginal distances to be left shall be 6m
The above shall be exclusive of parking spaces, subject to Rule No.16.7 and 6 m

b) No Cinema Theatre/Mangal Karyala/Assembly Hall shall be permitted unless the minimum distance between boundary of the site for Cinema Theatre/Assembly Halls etc. and boundary of educational, institutional and other Government Business Buildings is at least 60 m

c) Maximum F.A.R. shall be 1.

d) Minimum width of Access road shall be 15m

N-2.2.5 (I) Public Entertainment Hall/Mangal Karyalaya and like Buildings:

a) **Built up area**- The maximum permissible built up area shall be 1/3rd

b) **F.A.R.**- Maximum F.A.R. shall be 1

c) **Access Roads**- The minimum width of access roads shall be 15m and the plot shall abut on this road.

d) **Open space** – (i) front open space-12 m

(ii) from all the three boundaries – 6 m.

N-2.2.5 (ii) *Luxury Hotels* : For luxury hotels with a rating of 4 and above as certified by the Deptt. of Tourism of GOI and as per the norms prescribed by the Tourism Department of GOM and providing at least following minimum amenities constructed on a plot in Sectors II to VI in R-2 zone maximum FSI of 1.5 may be permitted provided that such extra FSI shall be subject to the premium at the rate as may be determined from

time to time by the M.C. Pune Municipal Corporation in consultation with the D.T.P. of the additional built up area in excess of norm all permissible F.S. I. of 1.00 .

Permissible height of 16m may be relaxed upto 20 m only to enable extra F.S.I. as above being availed of Minimum width of Access road shall be 15 m.

N-2.2.6 *Petrol filling* station with or without Service Boys

- a) The plot on which a petrol filling station with or without service boys is proposed shall be on independent plot on which no other structure shall be constructed.
- b) Petrol station shall not be permitted within a distance of 90m from any junction of roads.
- c) Petrol station shall not be sited on the convex side of a road curve, unless the curve is relatively flat and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m and vice-versa.
- d) Petrol station shall not be sited within a distance of 90m from the nearest gate of a school, hospital theatre, place of assembly or stadium.

N-2.2.7 Building in Commercial Zone -

- a) **Means of Access** - When two or more buildings are constructed in the same plot, every building shall be provided with independent means of access of not less than 6m width. The means of access shall not be considered as part of marginal open spaces required to be left around the building.
- b) **Built-up-Area** - Maximum plot coverage shall be half of the plot size.
- c) **F.A.R. and V.P.R.** - Maximum F.A.R. permissible shall be one for the purpose of F./A.R. net area of land excluding open space and area covered by internal roads shall not be considered, Provided that in goathan area, F.A.R. may be permitted to be increased to 1.50 Further the area and height limitations shall be subject to a maximum volume to plot ratio (V.P.R.) of 4 m.
- d) **Open spaces** - Marginal open spaces along periphery of land or plot shall be 4.5 m minimum provided that in case of land plots fronting on classified roads. set-back prescribed under Ribbon Development rules or 4.5 m whichever is ;more

shall be observed excluding congested area where marginal distance shall be as per DCR-N-2.1.2 (b)

NOTE : The provisions of note under Rule no. N-2.2.4(i) shall apply for front open space in the case of storage building.

N-2.2.8 Industrial Buildings :

a) Minimum size of plot, maximum built up area minimum marginal open spaces to be left in a plot, minimum width of plot and maximum number of storeys, to be provided in a plot shall be as in Table 28.

**TABLE - 28
AREA, HEIGHT, LIMITATIONS FOR INDUSTRIAL BLDGS.**

Sr No	Plot size in sq/.mtrs.	Max Built up area (%)	Min. marginal open spaces	Min width of plot m.	Max FSI	Max.; No. of storeys
1	2	3	4	5	6	7
1.	300-5000	50	3	15	1	2
2	501-1000	50	4	20	1	2
3	1001-2500	50	4.5	25	1	2
4	2501-5000	50	6	35	1	2
5	Above 5001	50	9	50	1	2

NOTE : 1 The provisions of Note under Rule No. N-2.2.4(a) (i) shall apply for front open space given in Col. (4)

NOTE: 2 The maximum built up area shall be 50% of Ground coverage.

b) In Industrial zone, actual factory of workshop building and storage or godown shall not be constructed within a distance of 10 m from the Boundary or Industrial zone, where it separates two zone, such distance shall be measured from the opposite edge of the road where the zone abuts on an existing or more in the case of special industries listed in M-6.3, provided further that ancillary buildings such as essential staff quarters, canteen garages, electricity

station water tank etc. may be permitted in such open spaces provided minimum distance of 10 m is left free from the boundaries

N-2.3 Additional FAR in lieu of area required for Roads :

The Municipal Commissioner shall permit additional floor space index on 100 percent of the area required for road widening or for constructing new roads proposed under the Development plan or those proposed under any provision of the B.P.M.C. Act 1949 if the owner (including a lessee) of such land is prepared to surrender such area for road widening or for constructing new roads without claiming any compensation therefore F.A.R. on such 100 per cent of the area going under such road widening or road construction shall, however be limited to 40 per cent of the net buildable plot area of the plot remaining after release of the land required for such road widening or road construction. This concession would also be available in all development zones.

Permissible height of 16 m may be relaxed up to 20 m only to enable such extra F.S.I. being availed of.

APPENDIX P

(Rule No. 20.2)

ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR BUILDING MORE THAN 15 M IN HEIGHT AND BUILDINGS AS COVERED BY RULE NO. 6.2.6.1

P-1. GENERAL

P-1.1 In addition to the provisions of Part IV Fire Protection of National Building Code of India, the Chief Fire Officer, Pune, Fire Bridge may insist on suitable provisions in building from fire safety and fire fighting point of view depending on the occupancy and height of buildings.

P-2 CONSTRUCTION

P-2.1 Building Materials :

P-2.1.1 Load bearing elements of construction and elements of construction for which the required fire resistance is one hour or more shall be non-combustible material Interior finish material (wall paneling, floor covering etc) may be permitted of materials having their rating for flame spread and smoke developed not exceeding very low flame spread limit in accordance with IS : 1642 – 1960 Class I) Ceiling linings shall be non-combustible or of plaster board.

P- 2.1.2 Stairways and corridors shall not contain combustible materials.

P-2.2 Structural members such as supports and bearing walls shall have fire resistance rating of 3 hours, transoms and ceiling 2 hours to 4 hours.

P-2.3 Internal walls and partitions separating corridors from area of floor that are used for any purpose other than circulation shall have a fire resistance of not less than one hour. There shall be no openings in such walls other than for doors or delivery hatches with fire resistance and less than half an hour to one hour. Fire sections (fire walls) subdividing the building to prevent fire spread, shall have a fire resistance rating not less than two hours.

P-2.4 Facades shall consist of non-combustible building materials. A fire must bridge a distance of at least 0.9 meters between storeys.

P-3 STAIRCASE ENCLOSURES FOR BUILDINGS MORE THAN 15 M IN HEIGHT

P-3.1 The internal enclosing walls of stair case shall be of brick or R.C.C. Construction having fire resistance of not less than two hours.

All enclosed staircases shall be reached via ventilated lobby and shall have access through self closing doors of at least half hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with check action door closers.

P-3.2 The staircase enclosure on external wall of the building shall be ventilated to atmosphere at each landing.

P-3.3 Permanent vent at the top equal to 5% of the cross sectional area of the enclosure and operable sashes at each landing level with area not less than 0.5 sqm. on the external wall shall be provided. The roof of the shaft shall be at least 1 m above the

surrounding roof. There shall be no glazing or glass bricks in any internal enclosing wall of a staircase. If the staircase is in the core of the building and can not be ventilated at each landing a positive pressure of 5 mm wg. by an electrically operated blower/blower shall be maintained.

P-3.4 The mechanism for pressurizing as staircase shaft shall be so installed that the same shall operate automatically and also with manual operation facilities, when the automatically and also with manual operation facilities, when the automatic fire alarm (see Rule No. P-13.1.3) operator.

P-4 LIFT ENCLOSURES.

P-4.1 The walls enclosing lift shaft shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 sqm. (0.2 sqm.) in clear area. Lift motor rooms preferably sited at the top of the shaft and shall be separated from lift shafts by the enclosing walls of the shaft or by the floor of the motor rooms.

P-4.2 Landing doors in lift enclosure shall open in the ventilated or pressurized corridor/ lobby

P-4.3 The number of lifts in one lift bank shall not exceed four shaft for fire lift I a lift bank shall be separated from each other by a brick masonry or R.C.C . of wall of fire resistance of not less than two hours.

P-4.4 If the lift shafts and lift lobby are in the core of the building a positive pressure of not less than 2.5 m and not more than 3 mm w.g. by an electrically operated blower/ blower shall be maintained in the lift lobby and positive pressure of ;not less than 5 mm w.g. shall be maintained kin the lift shaft./ The mechanism for pressuring the lift shaft and lift lobby shall be so installed that they shall operate automatically when the automatic fire alarm operate.

P-4.5 Exit from the lift lobby if located in the core of the building shall be through a self closing smoke stop door of half hour fire resistance.

P-4.6 The lift machine room shall be separate and no other machinery shall be installed therein.

P-4.7 Lift shall not normally communicate with the basement. However, one of the lifts may be permitted to basement level is pressurised and separated from the best of

the basement areas, by smoke actuated fire resisting door of two hours fire resistance. These doors can also be kept in hold-open position by an Electromagnet device to be linked with smoke detector.

P-4.8 Deleted.

P – 5 EXTERNAL WINDOWS :

P-5.1 Area of the openable external windows on a floor shall be not less than 21/2 % of the floor area. The locks for these windows shall be fitted with budget lock of the carriage key type(which can be opened with the point of fireman's axe).

P – 6 Deleted

P – 6.1 Deleted

P - 6.2 Deleted

P – 7 BASEMENTS

P -7.1 Each basement shall be separately ventilated. Vents with cross sectional area (aggregate)not less than 2.5% of the floor area spread evenly round the per meter of the basement shall be provided in the form of grills or breakable stall boards lights or pavement light or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basements ceiling level. Inlets and extracts may be terminated at ground level with stall boards or pavement lights as before but ducts to convey fresh air to the basement floor level have to be laid Stall-boards and pavement lights should be in positions easily accessible to the Fire Brigade and clearly marked "SMOKE OUTLET" or "AIR INLET" with an indication of area severed at or near the opening.

P-7.2 The staircase of basements shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m additional staircase at proper places shall be provided.

P-7.3 In multi-storeys basements, intake ducts may serve all basement levels but each basement and compartment shall have separate smoke outlet duct or ducts.

P - 7.4 Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat sensitive detector of sprinklers if installed and shall have the standard units. It should also have an arrangement to start it manually and shall be designed to function at a temperature not less than 550°C.

P -7.5 Kitchens working on gas fuel, departmental stores, and shops shall not be permitted in basement/sub-basement.

P- 8 COMPARTMENTATION (FIRE SECTIONS)

P-8.1 If the uncomparted floor space on a floor exceeds 750 sq. Meters it shall be separated in compartments each not exceeding 750 sq.meters by means of fire walls of; not less than two hours fire resistance. In extended buildings, fire walls should be erected at distance not exceeding 40 meters. For floors with sprinklers, the area mentioned above may be increased by 50 percent.

P-9 SERVICE DUCTS

P-9.1 Service ducts shall be enclosed by walls having a fire resistance of not less than two hours. Doors for inspection or access shall also have a fire resistance not less than two hours.

P- 9.2 If the cross sectional area exceeds 1 sq. mm shall be sealed where it passes a floor by carrying the floor through the duct. The floor within the duct shall be pierced for any service pipe or ventilation trunk and shall fit as closely as possible around any such pipe or trunk.

P-9.3 A permanent vent shall be provided at the top of the service shaft of cross sectional area of not less than 460 sq.cm. or 6.25 sq.cm. for each 900 sq.cm of the area of the shaft whichever is more.

P - 10 REFUSE CHUTES AND REFUSE CHAMBERS

P - 10.1 Hoppers to refuse chutes shall be situated in well ventilated position and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosure.

- P- 10.2 Inspection panel and hopper (charging station) opening shall be fitted with tight fittings metal doors covers, having a fire resistance of not less than one hour.
- P-10.3 Refuse chutes shall not be provided in staircase wells, air conditioning shafts etc.
- P- 10.4 Refuse chambers shall have walls and floors or roofs constructed on ;non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

P - 11 **BUILDING SERVICES**

P-11.1 **Electrical Services:**

- a) The electric distribution cable/wiring shall laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.
- b) Water mains, telephone lines, lines, inter-com-lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- c) Separate circuits for water pumps, lifts, staircases and corridor lighting and blowers for pressuring system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the other Master switches essential services circuits shall be clearly labeled.
- d) The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having he fire resistance of not less than two hours.
- e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit.
- f) An independent and well ventilated service rooms shall be provided on the ground floor with direct access from outside or from corridor for the purpose of termination of electric supply from the licensees service and alternate supply cables,. The doors provided for the service room shall have fire resistance of not less than two hours.
- g) If the licensees agree to provide meters on upper floors, the licensees cables shall be segregated from consumer cable by providing a partition in

the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside.

- h) PVC cables should have an additional sheathing or protection provided by compounds sprayed on after installation because of the notorious secondary damage in case of fire.

P- 11.2 Town Gas/L.P. Gas supply pipes

Where gas pipes are run in the building, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. Gas meters shall be housed in a suitably constructed metal cupboard located at well ventilated space at ground level.

P – 11.3 Staircase and Corridor Lightings :

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of light points, if any.
- b) For assembly, institutional buildings, the alternative source of supply may be provided by battery continuously trickle charged from the electric mains.
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor do not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- d) Emergency lights shall be provided in the staircase/corridor for assembly, and institutional buildings.

P – 11.4 Alternate Source of Electric Supply :

A stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand by fire pump – pressurization fans and blowers,

smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump. Where parallel HV/LV supply from a separate substation is provided with appropriate transformer for emergency the provisions of generator may be waived in consultation with the Chief Fire Officer, Pune Fire Brigade.

P – 11.5 – Transformers :

- a) If transformers are housed in the building below the ground level it shall be necessarily in the first basement in separate fire resisting room of 4 hours rating. The rooms shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb (sill) of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured transformer into other parts of the basement. The direct access to the transformer room shall be provided preferably from outside. The switch gears shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.
- b) The transformer if housed in basement shall be protected by an automatic high pressure water spray system (Mulsifyre System).
- c) In case the transformer housed in the basements totally segregated from other area of the basements by 4 hours fire resisting wall/walls with an access directly from outside it may be protected by carbondioxide or B.C.F. fixed installation system.
- d) When housed at ground floor level it/ they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.
- e) They shall not be housed on upper floors.
- f) A tank of RCC construction of capacity capable of accommodating entire oil of the transformers shall be provided at lower level, collect the oil from the catch-pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non combustible construction and shall be provided with flame-arrester.

P – 11.6 Air – Conditioning :

- a) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with II : 655-1963 Metal Air Ducts (Revised)
- c) Wherever the ducts pass through fire walls or floors the opening around the ducts shall be sealed with fire resisting materials such as asbestos rope, vermiculite concrete glass wool etc.
- d) As far as possible metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e) The materials used for insulating the duct system (inside or outside) shall be of non-combustible materials such as glass wool, spangles with neoprene facing.
- f) Area more than 750 sq.m on individual floor shall be segregated by a fire wall and Automatic fire dampers for isolation shall be provided where the ducts pass through fire walls. The fire dampers shall be capable of operating manually.
- g) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosures.
- h) The air handling of units shall as far as possible be separate for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floor.
- i) If the air handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions give below.
 - i) Proper arrangements byway of automatic fire dampers working on smoke detectors for isolating all ducting at every floor from the main riser shall be made.
 - ii) When the automatic fire alarm operates the respective air handling units of the air-conditioning system shall automatically be switched off.
- j) Automatic fire dampers shall be provided at the inlet of the fresh air duct and the return air duct of each compartment on every floor.
- k) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of the air movement and to remain tightly closed upon operation of a smoke detector.

- l) The air filters of the air-handling units shall be of non combustible materials.
- m) The air handling unit room shall not be used for storage of any combustible materials.
- n) Inspection panels shall be provided in main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- o) No combustible material shall be fixed nearer than 15 cm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spungless _____ enclosed and rapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.

P-11.7 Boiler Room :

Provisions of Boiler and Boiler Rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of Boiler/Boiler Room:

- a) The boilers shall not be allowed in sub-basement but may be allowed in the basement away from the escape routes.
- b) The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with composite door of 2 hours fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the Boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance, in order to prevent the flow of oil into the boiler room in case of tank reapture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

P- 12 PROVISIONS OF FIRST AID FIRE FIGHTING APPLIANCES.

P-12.1 The first aid fire fighting equipment shall be provided on all floors including basements; lift rooms etc. in accordance with IS: 2217-1963 Recommendations for providing First Aid Fire Fighting Arrangements in Public Buildings in consultation with the Chief Fire Officer, Pune Fire Brigade.

P-12.2 The fire fighting appliances shall be distributed over the building in accordance with IS: 2190-1971 Code of Practice for selection, installation and maintenance of portable first-aid fire appliances.

P- 13 FIXED FIRE FIGHTING INSTALLATIONS

P – 13.1 Building above 13 m height depending upon the occupancy use shall be protected by wet riser, wet riser-cum-down comer, automatic sprinkler installation, high pressure water spray or foam generating system etc. as per details given in P-13.2 to P-13.7.

P- 13.2 The wet riser/wet riser-cum-down covers installations with capacity of water storage tanks and fire pumps shall conform to the requirements as specified in Table – 30

P – 13.3 Deleted.

P – 13.3.1 *Static Water Storage Tank*

A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storage tank with capacity specified for each building with arrangements of replenishment by grounds main or alternative source of supply at 1000 litres per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local fire service. Provision of suitable number of manholes shall be made available for inspection repairs and inspection of suction house etc . The covering slab shall be able to withstand the vehicular load on 18 tons.

The domestic suction tank connected to the static water storage tank shall have an over-flow capable of discharging 2250 liters per minute to a visible drain point from which by a separate conduits, the cover flow shall be conveyed to storm water drain.

P- 13.3.2 To prevent stagnation of water in the static water storage tank the suction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity (see fig.2.)

P-13.3.3 The static water storage tank shall be provided with a fire brigade collection breaching with 4 Nos. 63 mm dia (2 Nos. 63 mm dia for pump with capacity 1400 litres/minute) instantaneous main inlets ranged in a valve ;box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 cm dia to discharge water into the tank when required at a rate of 2250 litres per minute.

TABLE – 30

FIRE FIGHTING INSTALLATIONS / REQUIREMENTS

S No	Type of the building/	Requirements				
		Type of installations	Water Supply		Pump capacity	
1	2	3	Underground static tank 4	Terrace tank 5	Near the underground static tank 6	At the Terrace level 7
1	Apartment buildings below 15 m in height	Nil	Nil	Nil	Nil	Nil
2	Apartment Buildings (a) above 15 m but not exceeding 21 m (b) Deleted (c) Deleted (d) Deleted (e) Deleted (f) Deleted	Wet riser-cum-down comer with provision of fire service inlet only near ground level	Nil	10000 lts	Nil	100 litres per minute giving a pressure not less than 1.5 kg/cm at the topmost hydrant.

3	Non apartment building	Nil	50,000 litres	Nil	Nil	Nil
	a) Industrial Storage & Nil Hazardous b) Deleted c) Educational building above 15 m but ;not exceeding 21 m in height d) Deleted e) Deleted f) Deleted g) Deleted	Wet riser cumdown comer	Nil	10000 Litres	Nil	Nil

- NOTE: 1 Any of the above categories may incorporate an automatic sprinkler drencher system, if the risks such that requires installation of such protection methods.
- 2 Minimum of two hydrants shall be provide within the courtyard.
- 3 West riser cum down comer is an arrangement for fire fighting within the building by means of vertical rising mains not less than 10.00 cm internal dia. With hydrant outlets and house real on each floor/landing connected to an overhead water storage tank for fire fighting purpose, through a booster pump, check valve and a non return valve near the tank-end and a fire pump, gate and non-return valve over the undergrounds static tank. A fire service inlet at ground level fitted with a non-return valve shall also be provided to the rising main for charging it by fire services pumps in case of failure of static fire pump over the underground static tank
- 4 The performance of pumps specified above shall be at RPM not exceeding 2.000
- 5 The above quantities of water shall be exclusively for fire fighting and shall not be utilized for domestic or other use the layout of underground water static tank shall be as pr sketch attached.
- 6 Deleted
- 7 A facility to boost up water pressure in the riser directly from the mobile ump shall be provided to the wet riser system with a suitable fire service inlets (collecting breaching with 2 number of 63 mm inlets with check valves for 15 cm dia rising main) and a non-return valve and a gate valve.
- 8 Hose Reel – Internal diameter of rubber house for hose reel shall be minimum 19 mm A shut off breach with nozzle of 4.8 mm size shall be provided.

P- 13.4 Automatic Sprinklers :

Automatic Sprinklers shall be installed

- a) In basement used as per parks, if the area exceeds 500 sq.m.
- b) In multi-storied basements used as car parks, and for housing essential services ancillary to particular occupancy .
- c) Any room or other compartment of building exceeding 500 sq.m.
- d) Departmental Stores or shops that totally exceeds 750 sq.m
- e) All non-domestic floors of mixed occupancy considered to constitute a hazard and not provided with staircases independent of the reminder of a building.
- f) Godown and warehouses as considered necessary.
- g) On all floors of the building exceeds 60 m.
- h) Dressing rooms, scenery docks, stages and stage basements of theatres.

P - 13.5 Automatic high pressure water spray (mulsifyre) system :

This system shall be provided for protection of indoor transformers of a substation in a basement area.

P- 13.6 Foam generating system :

This system shall be provided for protection of boiler room with its ancillary storage of furnace oils in basement.

P- 13.7 Carbon-di-Oxide Fire Extinguishing System :

Fixed CO₂ fire extinguish installation shall be provided as per IS: 6382-1971 Code of Practice for design and installation of fixed CO₂ fire extinguishing system on premises where water or foam cannot be used for fire extinguishment because of the special nature of the contents of the buildings/areas to be protected. Where possible BCF (Bremochlorodifluoromethane) installation may be provided instead of CO₂ installation

P - 14 Deleted.

P - 14.1 Deleted

P -14.2 Deleted

P - 14.3 Deleted

P - 15 LIGHTING PROTECTION OF BUILDINGS.

P - 15.1 The lighting protection for building shall be provided based on the provisions of part III of the National Building Code of India - 1970.

P - 16 Deleted

P - 16.1 Deleted

P - 17 Deleted

P - 17.1 Deleted

P - 17.2 Deleted

P - 18. HOUSE KEEPING

P - 18.1 To eliminate fire hazards a good house keeping inside the building and outside the building shall be strictly maintained by the occupants and/or the owner of the building.

P - 19 FIRE DRILLS AND FIRE ORDERS

P - 19.1 Fire notices/ orders shall be prepared to fulfil the requirement of the fire fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their action in the event of the emergency by displaying fire notices vantage points. Such notices should be displayed prominently in broad lettering.

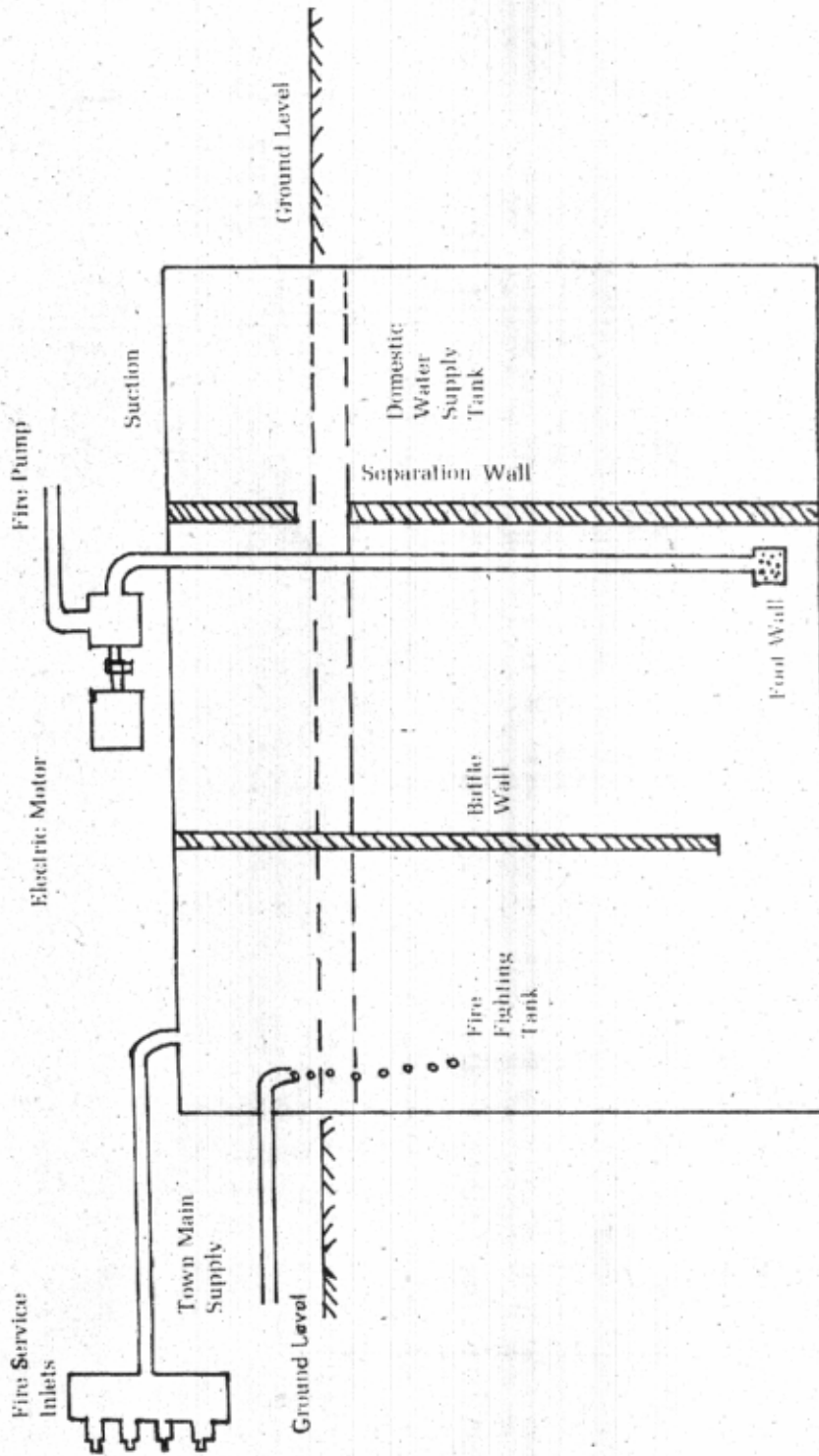


Fig. 1. : Arrangement For Providing Combined Fire Fighting and Domestic Water Storage Tank as Per Rule No. P-13.3.3.

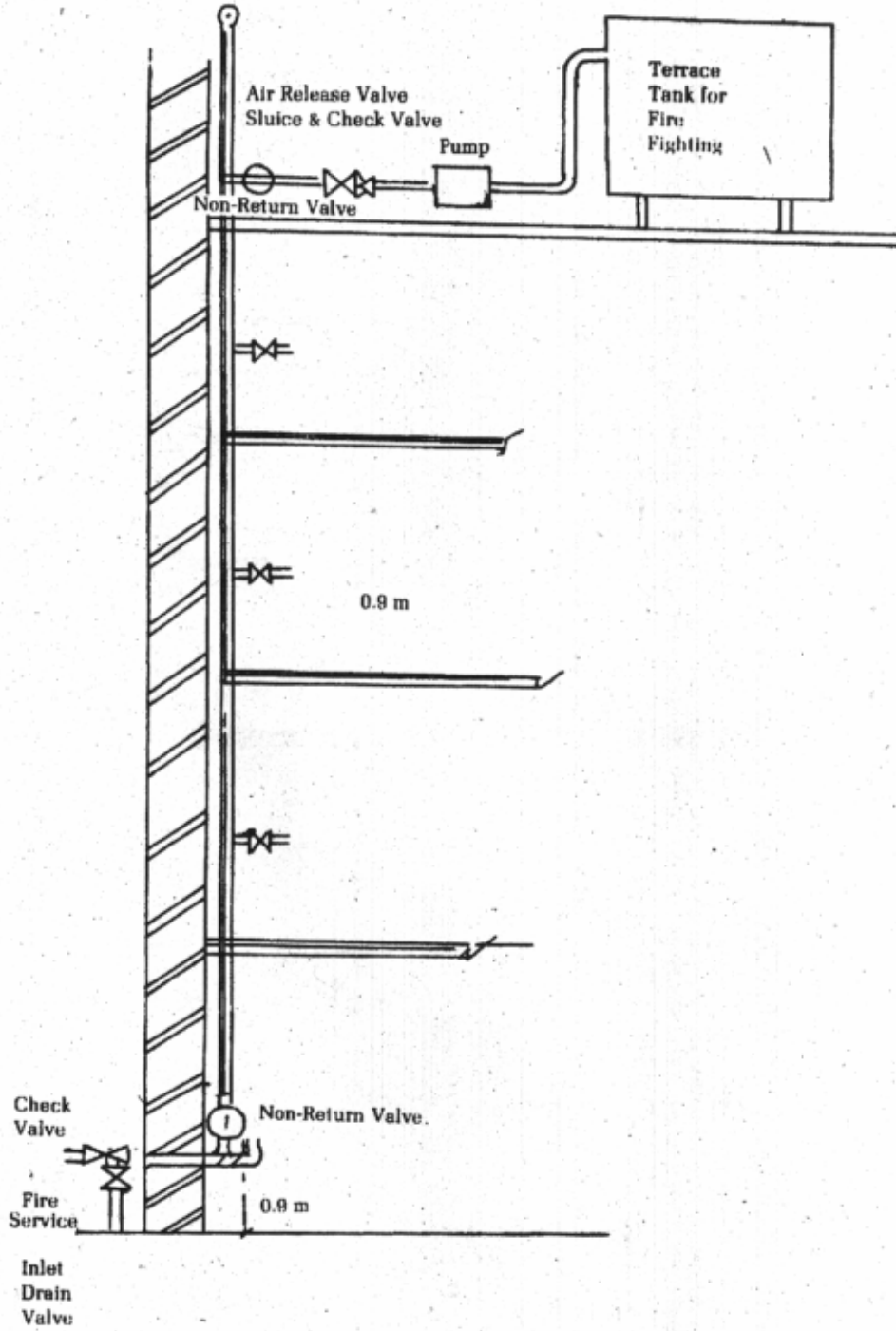


Fig.2. : Apartment Buildings Exceeding 16 m.

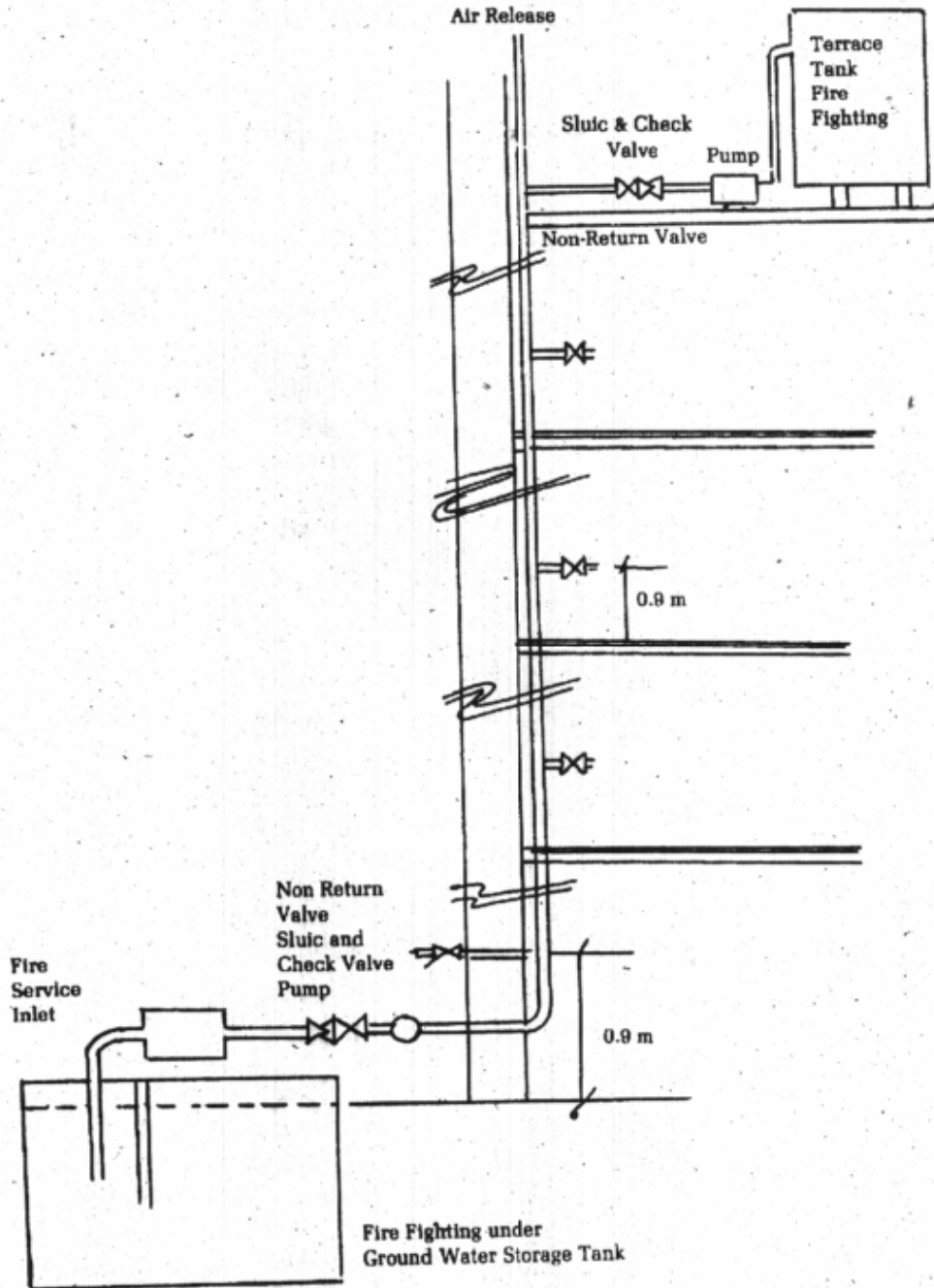


Fig. 3. : Apartment Buildings Exceeding 16 m

APPENDIX - Q

The Commissioner may exercise to grant temporary permissions for structures or for users otherwise permissible as per Development Plan Zoning.

- A) The following types of structures may be considered for grant of temporary permission.
- 1) Monsoon permission for a period of 4 months from 1st June to 30th September every year either for protection from rain or covering of the terrace to protect from rain during the monsoon only.
 - 2) Pendants allowed for various fairs, ceremonies, religious functions etc.
 - 3) Structures for godown / storage, temporary sit office only during construction work.
 - 4) Temporary exhibition/circus etc.
 - 5) Watchman's chowky constructed for protection of land.
 - 6) Storage of important machinery in case of factories in industrial land before installation etc.
 - 7) Structures for ancillary work for quarrying in conforming zone.
 - 8) MAFCO stalls, Milk booths and such other type of stalls etc.
 - 9) Transit accommodation for persons to be rehabilitated during construction period.
 - 10) No such permission should be granted for a period of more than 1 year at a time and for an aggregate period of more than 3 years for (3),(5),(6),(7),(8) and (9)

It is desirable to grant permission for construction of structures on a permanent basis if F.S.I. is available instead of continuing temporary permission from year to year.

APPENDIX - R

Policies/Development strategies for lands included in the EWS / HDH reservation - Pune Corporation Schools in rental premises- Public participation for effective implementation of the Development Plan and ;Mini Urban Renewal Project for reservations of encumbered properties in gaothan.

The policies/development strategies herein below mentioned shall be deemed to constitute an integral part of the Development Plan/Development Control Rules.

R - 1. In case of bona fide and registered housing societies whose lands purchased prior to the publication of the Draft Revised D.P. fall in site reserved for EWS Housing Corporation may permit rehabilitation of the members of such housing societies.

- a) On part of the same land purchased by the society or on an alternative land in the same reservation, of elsewhere.
- b) In case of plotted development or group housing pattern, maximum size of the housing site shall not exceed 2000 sq.ft. (185 sq.mt) per member for individual housing.
- c) In case of flatted development, maximum tenement density of 120 tenements per ha. is reached and ;no tenements exceed 80 sq.mtr. (860 sq.ft.) in any case.
- d) Such rehabilitation shall be restricted to the nos. of member as existing on the roll of the society immediately prior to the Draft Revised Dev Plan.
- e) Such rehabilitation will be considered only in those cases where the lands purchased by the societies were unreserved lands from the Residential zone of the 1966 Dev. Plan and not from the Green zone or reservations.

R – 2. In case of land owners whose lands are reserved for HDH the Corpn. may permit rehabilitation of the original owners in lands included in HDH reservation subject to the following conditions.

- a) The owner/owners whose lands are included in the HDH reservations are otherwise rendered completely landless.

- b) The land to be permitted for such rehabilitation shall be on the basis of maximum plot area of 2000 sq.feet(185 sq.mtrs) per family plus approach roads if required.
- R – 4. Cities reserved for EWS Housing may be exploited either the Pune Housing and Area Development Board or by the Corporation or by any Development Authority, which may be set up for such purpose in future.
- R-4.1 MHADA may undertaken Integrated Housing Schemes for all Income Groups in sites reserved for EWS Housing subject to the condition that the area to be utilised for EWS Housing or number of tenements to be constructed for economically Weaker section such Integrated Housing Scheme does not fall below the level prescribed for this purpose in HUDCO's similar housing assistance conditions.
- R – 4.2 The P.M.C. may be allowed to utilise the E.W.S. Housing sites also for Housing the Dishoused in case land for rehabilitation of the Dishoused persons from sites reserved for H.D.H. is not immediately available to the Corporation for such rehabilitation.

R-5 Primary Schools in rented premises in gaathan :

Where existing buildings in Gaathan have been occupied by PMC for Municipal School on rental basis. wholly or partly, and where reservation of the building in the Development Plan has been made on the basis of such occupation by the Municipal school, the owner may be allowed to redevelop the property, use the permissible F.S.I. for compatible other purpose and hand over to the P.M.C. newly built up area not less than the area occupied by the School with such specifications of construction as may be directed by the Corporation on the same old rent subject to the conditions that the owner shall be permitted in such cases an extra F.,S,I. to the extent of area occupied by the rented school but limit to 40 p.c. of the normally permissible F.S.I. on the remaining area. The regulation about maximum height of building may also be relaxed in such cases and upto 20m. may be permitted only if require to enable the extra FSI being availed of.

- R- 5. Public participation : Reservations for on-remunerative purpose like Garden, School Playground, Hospital etc. may be allowed by the PMC to be exploited by any recognized registered public institution working in the field of reservation by

such institution is assured to be at same level and norms as if it were implemented by the PMC itself..

R – 6. Mini Urban Renewal Project for reservations of encumbered properties in Gaothan

Almost all sites reserved in the Gaothan contain few or more structures. Such reservations viz., for the purpose of schools dispensaries, shopping centers, family planning clinics when they are on encroached land may be developed by the Corporation by treating them as Mini Urban Renewal Project where under part of the site (not more than 50 per cent in any case) may be used by the Corporation for rehabilitation of the existing occupants such a treatment will not however, be permitted in case or reservations for open spaces, playground, parking spaces, children's play ground etc where the intention is to create completely open spaces through the reservations.

APPENDIX "S"

Building Rules framed by the Collector of Pune for Koregaon Park

1. Koregaon Park is the area bounded by
 - 1) The Koregaon Park North Road on the north ;
 - 2) The Ghorpadi village boundary on the east ;
 - 3) The Southern Railway line on the south ; and
 - 4) The Circuit House - Fitzgerald Bridge Road on the west.

2. The Building Rules framed by the Collector of Pune for the Koregaon Park area.
 1. The minimum area of a building plot shall be as mentioned in the layout. No building plot as shown in the layout shall be sub-divided.
 2. No building shall be allowed to be erected in any plot unless the said plot has suitable access by an existing metalled road or by projected road which shall be previously constructed (i.e. metalled in conformity with the layout sanctioned by the Collector)

3. Only one main building together with such outhouses as are reasonably required for the bona fide use and enjoyment by its occupants and their domestic servants shall be permitted to be erected in any building plot.

Provided that this restriction shall not prevent the erection of two or more building on the same plot, if the plot admeasures at least twice or thrice as the case may be (according to the number of buildings) the minimum size required. Provided also that the same open space shall be required around each main building as if each of these were in a separate building plot.

4. Every building to be built shall face the road and where the plot has frontage on more than one road the building shall face the more important road.

5. Every building shall be set back at least 20 feet from the boundary of any road, 40 feet or more in width and 15 feet from the other roads as shown in the layout. Provided that in the case of Highways, Provincial or District Roads the set-back of buildings from the boundary of the road shall be as prescribed in C.R.R.D. No. 10204/24- VIII dated 27th June 1945 viz. 50 feet in the case of Highways, Provincial and Major District Road 30 feet in the case of District Roads other than Major District Roads and 20 feet in the case of village roads.

6. No building shall be constructed within 10 feet of the side boundaries of the plot. The distance between the main building and the rear boundary of the plot shall be; not less than 20 feet.

Provided that subsidiary buildings such as outhouse, a garage, stable, privy and the like may be permitted at the rear of the main building subject to the condition that such building shall be at a distance of not less than 10 feet from either any building in the compound or boundary of the plot.

8. The open space to be kept around every building shall be open to sky and free from any erection except projection of roof, chajja or weather sheds, steps or hoods or fountains with parapet walls not more than 4 feet high.

Provided that balcony or gallery may be allowed to project over such open space if the distance between the outer edge of such a projection and the boundary of the plot is not less than 10 feet.

9. Not more than one-third of the total area of any building plot shall be built upon. In calculating the area covered by buildings the plinth area of the buildings and other structures excepting compound walls, steps, open ottas and open hounds or wells with parapet walls not more than 4 feet high or Chajja and weather sheds shall be taken into account. Area covered by a staircase and projections of any kind shall be considered as built over.
- Provided a balcony or gallery which
- a) is open on three sides;
 - b) has no structure underneath on ground floor;
 - c) projects not more than 4 feet from the walls; and
 - d) length of which measured in a straight line does not exceed $\frac{2}{3}$ rd the length of the wall to which it is attached; shall not be counted in calculating the built over area.
10. No building shall contain more than two storeys including the ground floor.
11. If flats are constructed there shall be not more than two self contained flats on each floor, each flat being occupied by one family only.
12. The minimum standard of accommodation to be provided exclusively for one family shall consist of one lighting room and one bed room together admeasuring not less than 250 sq.ft. one kitchen. one verandha not less than 6 ft. in width in front and rear, a bathroom and a water- closet or latrine.
13. In no circumstances shall one roomed tenements be allowed to be constructed or used as residence. No chawls or temporary sheds shall be allowed to be constructed.
14. Every building shall have a plinth of at least 2 feet above the general level of the ground.
15. No building shall exceed 100 feet in length in any direction.
16. All subsidiary buildings such as an outhouse providing auxiliary accommodation such as a garage, servant's quarter, stable, storeroom, privy etc. appurtenant to the main building but detached therefrom shall be ground floor structures only and shall be constructed at the rear of the plot at a distance of not less than 10 feet from one another or from the main building or from the boundary of the plot.

17. Owner of the adjoining plots may be permitted with their mutual consent to group the subsidiary ground floor buildings, such as outhouses, stables, privies etc. along the common boundary in the rear of their plots provided that such building shall be at a distance of not less than 10 feet from any other building in the compound.
18. The minimum floor area of any room intended for human habitation shall be not less than 120 square feet.
19. No sides of a room for residential purposes shall be less than 10 feet long at least one side of every such room shall be an external wall abutting on the surrounding open space through its length or on an interior open yard (chowk) not less than 300 sq.ft in area and 15 feet in any direction or on an open verandah.
20. The height of every room inside the building shall be not less than 10 feet from the floor to ceiling and in the case of a sloping roof the height of the lowest point thereof shall be not less than 7 feet and 6 inches from the floor.
21. Every room shall be provided with windows or other apertures other than doors opening out into the internal air for the admission of light and air and the aggregate area of such openings shall not be less than 1/7th of the floor area of the room in which they are provided.
22. Privies shall be at the rear of the main building and not less than 10 feet from it. They shall be innocuous to the neighbors. They shall not be within 30 feet of a well and shall be screened from public view.
23. No cesspools shall be allowed to be constructed unless there exists an agency for clearing them regularly and properly.
24. No cesspool shall be used or made within 100 feet of any well.
25. No Khalkuwa Khalketi shall be used for reception of night soil.
26. No cattle shall be kept in any part of the residential buildings. No stable or cattle shed shall be constructed within 10 feet of a residential building.
27. Shops may be allowed on the ground floor of the building in the plots reserved for shops only. The upper floor of the building may be used for residence. Provided all regulations applicable to residential building are adopted.

28. The Collector may within his discretion sanction or license the erection of any building other than a dwelling house if he is satisfied after necessary inquiry in the locality that the erection and user of such building will not adversely affect the amenities of the adjoining lands or buildings.
29. All buildings shall be of pucca construction and no easily combustible materials shall be used in their construction.
30. No boundary or compound wall or fence shall be erected on the boundary not to any street of a greater height than 4 feet measured from the center of the road in front.
31. No addition to or alterations in a building shall be carried out without the previous written permission of the Collector.
32. In the case of land or building situate within the limits of a municipality or any other local authority, the rules and bylaws of the Municipality or local Authority in that behalf shall apply in addition to regulations prescribed above.
33. The permission shall be liable to be revoked on breach of any of the conditions.
34. All the roads within lay-out will be constructed and got ready within six months from the date of sanctioning the layout.
35. Central arrangements for the delivery of water to the individual plot holder will be made and got ready within six months from the date of sanctioning the layout.
36. No building shall be used for other than the residential purposes.

APPENDIX 'U'

Plans showing boundaries of congested area from sectors II to VI within the Pune Municipal Corporation Limits as follows :

- | | | | |
|----------|-----|-----|--|
| Sector - | II | i) | Parvati, (ii) Bibwewadi, |
| Sector - | III | ii) | Kothkrud, (ii) Yerandawana,, (iii) Pulachiwadi, |
| Sector - | IV | j) | Pashan,(ii) Aundh,(iii) Bopodi, (iv) Dapodi,
(v) Bhamburda. |
| Sector – | V | (i) | Sangamwadi,(ii)Yerawada,(iii) New Kirkee,
(iv) Ramwadi, |
| Sector- | VI | i) | i) Mundhwa, ii)Hadapsar, (iii) Wanawadi
iv)Kondhwa, (v)Somwar-Mangalwar peth (Part) |

URBAN DEVELOPMENT DEPART

Mantralaya Mumbai 400 032

dated 5th June 1997

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. TPS-1893/1045/CR-54/93/UD-13-Whereas, the Development Plan of Pune (hereinafter referred to as "the said Plan") has been sanctioned by Government in Urban Development Department under its notification No. TPS-1884/1377/C 220/84/(iii)/UKD-07, dated 5th January 1967 (hereinafter referred to as " the said notification and Development Control Rules") and the Development Control Regulations have also been sanctioned as part of the said plan.

And whereas, the Government of Maharashtra, Urban Development under its letter No. TPS-1893/1045/UD-13, dated 8th July 1993 issued directives under Section 37(i) of Maharashtra Regional and Town Planning Act, 1966 to Pune Municipal Corporation to modify the said Development Control Rules by taking recourse to Section 37 of the Maharashtra Regional and Town Planning Act 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") so as to amend the Development Control Rules of Pune city on the lines of the sanctioned Development Control Regulations of Greater Bombay with relevant and suitable modifications.

And whereas, as per the directives of the Government, the Pune Municipal Corporation (hereinafter referred to as "the said Municipal Corporation") decided to modify the said Development Control Rules in respect of Development control Regulations No. 2.20,2.56,1.6,2.12, 11.1.1, 12.0 ,12.4.1 ,13.1.1, 13.1.2, 13.3, 14,13,3, 1,31,13.6, 14.4.1, 14.4.2, 15.1.4, 15.1.5, 15.1.6.2, 15.4.1,15.4.1.1 , 15.4.1, 15.4.2 Table No. 6, 16.6, M-1, M-2.2, M-2.2.1, M-2.2, M-7, M-8, Table No. 25, Table NO. 27(i) and 27(2), N 2.2.6, Table No. 28, N-2.1.2, 2.3, Appendix R-7, now in force, in Pune Municipal Corporation limits, with suitable and relevant modifications in the said

Development Control Rule Numbers as listed from SR, No. 1 to 36 in the notice and followed all legal formalities under Section 37 of the said Act and thereafter submitted a proposal of modification so as to include modified Rules in lieu of Development Control Rule in the said Development Control Rules listed above (hereinafter referred to as " the said modification") to the Government for sanction vide letter No. DPG-40/8, dated 22nd August 1995.

And whereas, the Government of Maharashtra vide Notification NO. TPS-1896/380/UD-13, dated 3rd October 1996 sanctioned the modification in respect of Development Control Regulation No. 1.1, 13.3.1, 13.3.1.1, 13.3.1.3, 15.4.1 Table-6, M-2.2, M-2.2.1, M-2.2.2 Table 27(i) and 27(2) and appendix R-7 10 which appeared in Extra Ordinary Government Gazette, dated 10th October 1996, part one, Pune Division at page No. 44 to 53.

And whereas, the Government of Maharashtra after making enquiries and after consulting Director of Town Planning is satisfied that out of the end proposal of modifications other than the modifications which are sanctioned previously, the remaining modifications and partial modifications to Regulation No. 13.3.1 as listed in the Schedule attached along with the presanctioned modifications, so as to have continuity, are necessary and shall be sanctioned and made applicable with immediate effect.

Now therefore in exercise of the powers conferred under sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposal of modification partly with some changes and for that purpose amends the Government in Urban Development Notification No. TPS-1884/1377/CR-220/84(iii)/UD 7-dated 5th January 1987 as shown in the Schedule attached viz. MODIFIED DEVELOPMENT CONTROL REGULATIONS OF PUNE MUNICIPAL CORPORATION..

Note: The aforesaid schedule of modifications to the Development control Rules of Pune Municipal Corporation, Pune, 1982 is kept open for inspection of the public during office hours in the office of the Pune Municipal Corporation, Pune.

By order and in the name of Governor of Maharashtra

K. NALINAKSHAN,
Principal Secretary,
Urban Development Department,

**MODIFIED DEVELOPMENT CONTROL REGULATIONS
OF PUNE MUNICIPAL CORPORATION**

Modification under section 37 of the Maharashtra Regional and Town Planning Act,
1966

Sr No	DCR No	Existing DCR	Modified DCR
	1.1	These Development Control Rules shall be called the Development Control Rules for Pune Municipal Corporation, Pune 1982	These Development Control Rules shall be called the Development Control Rules for Pune Municipal Corporation, Pune 1982
1	2.20	A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS:3808-1966 Method of Test for Combustibility of Building	"Combustible Material" Means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS:3008-1966 Method of Test

		Materials.	for combustibility of Building Materials National Building Code.
2	2.56.1	Residential Building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwelling, lodging or rooming, houses, hostels, dormitories, apartment houses and flats, residential hotels and private garages.	Residential Building: Means a building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining facilities and includes one or more family dwelling hostels, dormitories apartment houses and flats and private garage of such building but shall not include a residential hotel.
3	6.2.12	Nil	Clearance certificate for Tax arrears. The notice shall also be accompanied by an attested copy of a clearance certificate from the Assessment Department of the Corporation for payment of Tax up to date.
4	Nil	Amendment Modification to Appendices : Except where the same are prescribed in BMC Act 1988 or MRTP Act, 1966 or the rules or bylaws framed thereunder the Commissioner from time to time add, alter or amend Appendices, X to XXIII	Amendment Modification to Appendices Except where the same are prescribed in BPMC Act, 1949 or MRTP Act 1956 or the rules or bylaws framed thereunder the Commissioner from time to time add, after or amend appendices A,B and D to 1
5	12.0	Means of Access	Public Streets and Means of Access.

6	12.4.1	Nil	<p>Private Street: if any private street or other means of access is not constructed or maintained as specified in subregulation or if structures or fixtures arise thereon in contravention of that sub rule, the Commissioner may be written notice direct the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained. through such street or other ;means of access or which shall benefit by works executed to carry out any or all of the aforesaid requirement in such manner and within such time as he shall direct, If the owner or owners fail to comply with his direction the Commissioner may arrange for its execution and recover the expenses incurred from the owner or owners.</p>
7	13.1.1	Nil	<p>Every site produced to be developed or redeveloped shall have an access from a public street/road as required in these Regulations, Such access shall be kept free of encroachments.</p>

8	13.1.2	Nil	<p>Contents : Every sub division/layer shall contain sub plots being formed after Subdivision, access the to recreational open space, if any required under Regulation 12, 13.2, 13.3 spaces for other ancillary uses if any required under Regulation 13.7, 13.8 as also reservations/designation/allocations road or road widening proposals of the development plan and the regular lines or streets prescribed under the BPMC Act 1949, where there is a conflict between the width or widening lines proposed in the development plan and those under the regular lines of the street wider of the shall prevail Provided that the commissioner, may without any reduction in area allow adjustment in the boundaries of reserved/allocated sites within the same holding an confirming to the zoning provision to suit the development. In doing so he, will ensure that the shapes of altered allocated/ reserved sites are such that they can be developed in conformity with these regulations.</p>
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9	13.3.1	<p>In any lay out or subdivision of land admeasuring 0.4 hectares or more, 10% of the entire holding area shall be reserved as recreational space which shall as far as possible be provided in one place. For plot areas between 3600 sq.m. and 0.4 ha. Provided however that where the open space calculated as above is less than 50 sq.m the owner may either leave a minimum open space of sq.m. or pay to the Corporation the price of the land equivalent to open space area calculated as above Notwithstanding above in the case of very large lay out, distribution of the total open space in the various sectors may be allowed provided that no such space at anyplace admeasures less than 400 sq.m. The shape and location of such open space shall be such that it can be properly utilized as playground</p>	<p>a)For every land irrespective of in town planning scheme or otherwise admeasuring 0.20 ha or more layouts or subdivision or amalgamation proposals shall be submitted</p> <p>a) In any layout or subdivision or land admeasuring 0.20 ha or more, 10 percent of the entire holding area shall be reserved as recreational space which shall be as far as possible be provided in one place. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilized as play ground. No deduction in FSI for road/ open space shall be made in lay out for area between 0.20 ha to 0.40 ha. However, for the areas above 0.40 ha. deduct in shall be made for open space and not for road for computation of FSI.</p>
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			<p>Note :</p> <p>a) No permission will be granted to delete the existing sanctioned internal road to avail the FSI of such road by way of revision or layout/subdivision or amalgamation where full completion certificate is granted.</p> <p>b) The open spaces shall be exclusive of areas of accesses/internal roads/designations or reservations development plan roads and areas for road widening and shall as far as possible be provided in one place. Where however, the area of the layout or subdivision is more than 5000 sq.m open spaces may be provided in more than one place, but at least one of such places shall be not less than 50% at one place and further not less than 300 sq.m. at one place such recreational spaces will not be necessary in the case of land used for educational institutions with attached independent</p>
10	13.3.1.1	No such recreational spaces shall admeasures less than 400 sq.m.	
11	13.3.1.1	The structures to be permitted in The recreational open spaces shall	

	<p>be as per the following purposes.</p> <p>i) They shall be single storeyed structures with the maximum built up area not exceeding 10% of the open space. This shall be subject to maximum of 200 sq.m. This facility shall be available for open spaces having an area 500 sq.m. and above only.</p> <p>ii) The structure shall be used for the purpose of pavilion or Gymnasium or other recreational activities which are related to open spaces and</p> <p>iii) No detached toilet block shall be permitted.</p> <p>iv) Elevated/underground water reservoirs, electric substations, septic tank, soakpit etc. may be built and shall not utilize more than 10% additional of the open space in which they are located.</p> <p>v) Such structures shall not be used for any other purpose except of recreational/sports activities.</p>	<p>playgrounds.</p> <p>No such recreational spaces shall admeasures less than 200 sq.m.</p> <p>The structures and uses to be permitted in the recreational open space shall be as per 13.3.1.2</p> <p>1) They shall be two storeyed structures with maximum 15% built up area, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be consumed on first floor.</p> <p>2) The structures used for the purpose of pavilion or Gymnasium or club house and other structures for the purpose of sports and recreation activity may be permitted.</p> <p>3) No detached toilet block shall be permitted.</p> <p>4) A swimming pool may also be permitted in such a recreational open space and shall be free of FSI.</p> <p>a) The ownership of such structures and other appurtenant users shall vest, by provision in a deed of conveyance, in all the</p>
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12	13.6	Convenience shopping (iv) (a) to (s)	<p>owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz. "R G" in the layout or subdivision of the land.</p> <p>b) The proposal for construction of such structure should come as a proposal from the owner/owners/society/societies or federation of societies and shall be meant for the beneficial use of the owner/owners/members of such society/Societies/federation of societies.</p> <p>c) Such structure shall not be used for any other purpose, except for recreational activity, for which a security deposit as decided by the Commissioner will have to be paid to the corporation.</p> <p>d) The remaining area of the recreational open space for playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a play ground.</p>
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13	14.4.1	<p>Use as specifically designed on development plan.</p> <p>a) Provided that where a site is designed for one specific public purpose on the Development plan, the commissioners may use the structure the existing to be</p>	<p>e) The owner/owners/society/ societies the federation of the societies shall submit to the Commissioner a registered undertaking agreeing to the conditions in (a) to (d) above.</p> <p>Addition to uses below shall be made as follows:</p> <p>s) Confectionery and wine shop with minimum 50 sq.m. area.</p> <p>t) plumbers, electrician, radio, television and video equipment's repair shops and video libraries</p> <p>u) sports shops each nor exceeding 75 sq.m.</p> <p>v) Flour mills (power up 10 HP)</p> <p>w) goldsmith, photo studio, optician, watches shop.</p> <p>x) P.C.'s / S.T.D.'s other equipment based communication facilities.</p> <p>y) Tea shop of Amrittulya type upto 20 sq.m. The above use shall be also permitted in R1 Zone adding to the list of M.1.1 (xiv)</p> <p>z) Restaurants and eating house each with carpet area not exceeding 50 sq.m.</p>
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		<p>built thereon permit the use of the structure in combination with other Municipal purpose provided he same is in conformity with these rules and the zone in which the site falls.</p> <p>b) In the case of specific designation in development plan for schools and their playgrounds the Commissioner may interchange their uses provide the designation are on adjoining buildings or nearby building or premises.</p>	<p>Users as specifically designed on Development plan. Where the use of the site is specifically designed on the Development Plan, it shall be used only for the purposes so designated.</p> <p>Users as specifically designed on Development plan Where the use of the site is specifically designed on the Development plan, it shall be used only for the purposes so designated. Provided that where a site is designated for one specific public purpose on the Development Plan, the Commissioner with prior approval of Government may permit the use of the structure existing or to be built upon there or permit the use of the structure in combination with other Municipal purposes provided the same is in conformity with these rules and the zone conformity with these rules and the zone in which the site falls.</p> <p>a) In the case of specific designation in Development plan for school and their playground, the Commissioner their uses provided the designations are on adjoining or nearby building or premises.</p>
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			<p>b) Combination of public purpose uses in reserved sites where the corporation or the appropriate authority proposes to use land / building premises reserved for one specific public purpose / purposes for different public purpose / purposes it may do so, with the previous approval of Government provided that the combination of such second user conforms to these regulations and the permissible use in the zone in which the site falls provided that this shall not apply.</p> <p>c) To any site being developed for an educational or medical purpose club / Gymkhana where in a branch of bank may be allowed.</p> <p>d) to any site being developed for medical purposes wherein shops of pharmacists or chemists may be permitted.</p> <p>e) to any site being developed for recreational use, such as garden play grounds, recreation ground, part etc. each measuring not less than 200 sq.m. at one place where in</p>
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	14.4.2	<p>Uses to be in Conformity with the Zone where the use of building or premises is not specifically designated on the development plan, it shall be in conformity with the zone, Provided that a non conforming industrial use zone within a period 5 years from the date on which the sanctioned revised Development plan comes in force provided further that non-conforming Cattle Stables shall be shifted to a conforming area within such period as may be decided by the Municipal Commissioner.</p>	<p>electric sub station which may utilize not more than 10% of the site in which they are located or proposed.</p> <p>f) Shifting and/or interchanging the purpose of designators/reservations in the Development plan, the Commissioner with the consent of interested persons may, shift interchange the designations/reservations in the same or on adjoining lands building, to which an access is available of has to be provided and the same is not encumbered, provided that the area of such designations/reservations is not reduced.</p> <p>Uses to be conformity with zone where the use of building or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall.</p> <p>a) Provided any lawful use of premises existing prior to the date of enforcement of these rules shall continue.</p> <p>b) Non-conforming industries</p>
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			<p>Non-conforming industries which are neither hazardous nor polluting and which have been permitted to operate, without any requirement that they must shift to a conforming zone after a specific period may with the Commissioner's special permission be allowed to make additions to start a new process or to manufacture new products provided the degree of nuisance from the existing unit will in no way be affected by such additions if.</p> <ul style="list-style-type: none"> i) such scheme forms an integral part of and is directly connected with the process carried on the existing unit; ii) such addition is require do prevent undue loss or improve the working efficiency or the conditions of the existing unit or to balance the existing production units of the industries. iii) open spaces of 6 m are maintained from the boundaries of the plot as well as between two
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			<p>building,</p> <p>iv) satisfactory means of access as required by these Regulations for industrial zones is provided and maintained; and</p> <p>v) parking spaces are provided according to these Regulations,</p> <p>c) In case a building accommodating any non conforming use, collapse or pulled down or is destroyed, any new building shall conform to these regulations and to the land use prescribed for the plot / land in development plan, Provided further, that non-conforming cattle stables and industries causing nuisance shall be shifted to a conforming area within such period as may be decided by the Municipal Commissioner.</p>
15	15.1.4	Nil	<p>If the length or depth of building exceeds 40 m an additional marginal distance of 10% of the required distance shall be necessary on the side or rear open space as the case may be.</p>
16	15.1.4	Nil	<p>For narrow plots that is, those less</p>

17	15.4.1	Nil	<p>than 15 m. in width or depth the side or rear marginal open spaces may be relaxed as in Table 29 & 30.</p> <p>Manner of computing for open space / setback where the street is to be sided if the building plot abuts any road which is proposed to be widened under the Development plan or regular lines of street under BPMC Act, 1949 the front open space, road side setback shall be measured from the resulting line or the center line of the widened road as the case may be Where there is any conflict between the width resulting from the prescribed regulate line of street under BPMC Act 1949 the larger of the two shall prevail.</p>
18	15.4.1.	Nil	
19	15.4.1.1	<hr/>	<p>Open spaces to be unencumbered Every marginal open space whether interior or exterior shall be kept free of any erection thereon and shall remain open to sky except the features covered by this Regulation.</p> <p>Features permitted in open space.</p>

20	15.4.1	<p>C) In the residential building R-1, R-2 Zone, a balcony or balconies at roof level above floor (including stilt floor) or a width or 102 cm (measured perpendicular) from the building line to the under most line of balcony may be permitted over hanging in setback within one's own land and courtyards and this shall be subject to maximum of 1/3 length of perimeter of building and 10% of the floor area of the each floor, Balcony shall be permitted to project to marginal open space of not less than 3. in width.</p> <p>i) That when the balconies are enclosed one third of the area of their faces shall have louvers or grills shall have glazed shutter.</p> <p>ii) That at no time dividing wall between the balcony and the room shall be removed</p>	<p>c) Section Tanks, pump room, electric meter room or substation, garage shaft space require for fire hydrants, electrical and water fittings, water tanks dustbin etc.</p> <p>d) One watchman's booth not over 3 sq.m in area or less than 1.2 m in width or diameter.</p> <p>C) Balcony or balconies of a minimum width of 1.00 m may be permitted free of FSI at any floor, not more than 15% of the floor area and such balcony projection shall be subject to the following conditions.</p> <p>i) In non-congested area no balcony shall reduce the marginal open space to less 3 m In congested area balcony may be permitted on upper floors projecting in front set backs except over lanes having width of 4.50 or less No balcony shall be allowed on ground floor which shall reduced minimum required room set back or marginal open space. The width of the balcony will be measured</p>
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21	15.4.2	<p>In addition to rule 15.4.1.1(a), (b) and (c) and 17.7.3 the following shall not be included in covered area FAR and built up area calculations.</p> <p>a) A basement or cellar space under a building constructed on stilts and used as a parking space and air-conditions plant rooms used as accessory to the principal use.</p> <p>b) Electric cabin or sub-station, watchman booth of maximum size of 3.00 sq.m. with a minimum width or diameter of 1.2 m. pump house, garage shaft, space required for location of fire hydrants, electric fittings and water tanks.</p> <p>c) Projections as specifically exempted under these rules.</p> <p>d) Stair case room and/or lift</p>	<p>perpendicular to the building line and measured from that line to the balcony's outer most edge.</p> <p>ii) Balconies may be allowed to be enclosed, when enclosed one third of the area of their face shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters.</p> <p>iii) The dividing wall between the balcony and the room may be permitted to be removed on payment of premium as prescribed by the Municipal Commissioner from time to time.</p> <p>In addition to rule 15.4.1.1 (a) (b) and (c) and 17.7.3 the following shall not be included in covered area of FSI and ;built up area calculations.</p> <p>a) Multi storeyed stilt floor space constructed under a building shall be allowed to be used as parking subject to the height restrictions in that area.</p> <p>b) Electric cabin or sub-station watchman booth of minimum size of 3.00 sq.m. with a minimum</p>
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		<p>rooms above the topmost storey. architectural features, chimneys, elevated tanks of dimensions as permissible under these rules. Note: The shaft provided for lift shall be taken for r covered area calculations only on one floor upto the minimum required as per these rules.</p> <p>e) One room admeasuring 2m x 3 m o the ground floor of co-operative housing societies or apartment owner's associations building and other multistoried building as office cum letter box room</p> <p>f) Rookery, well as well structures plant, nursery, water poll, swimming pool, (if uncovered) platform, round a tree tank fountain, bench, chabutra with open top and compound wall , gate, side wing, overhead water tank on top of building.</p> <p>g) Nil</p> <p>h) Sanitary block subject to provision of rule 15.4.1 (a) and built up area not more than 4 sq.m.</p>	<p>width or diameter of 1.2 m. pump house, garage shaft, space required for location of fire hydrants, electric fittings and water tanks.</p> <p>c) Projections as specifically exempted under these rules.</p> <p>d) A basement in two tiers construction under a building and used for storage of house-hold or other non hazardous goods, conditioning plant/meter room, electric sub-stationing and parking spaces for the plots of the size more than 1000 sq.m. in non congested area only, (use accessory to the principal use). (In non congested area for starred hotels with rating three and above, hospitals of charitable trusts, Cinema theatres, for an area as per technical requirements with special written permission of the commissioner) Similarly the basement required for Safe Deposit Vaults Lockers and proposed to be used by the Banks in the same building with special written permission of the Municipal Commissioner who will also decide the amount of premium to be charged who will verify the documents of the bank proposal.</p>
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			<p>e) Areas covered by staircase rooms for stair flights of width 0.75 m and above in case of row housing, pent house and duplex, 1.2 m and above in case of residential/commercial buildings and 2m. and above in case of assembly halls, area of stair case flight, midlanding and floor handing, staircase passages irrespective of width of staircase subject o payment of premium to be decided by the municipal Commissioner and without any premium for Government. Semi-government buildings, Educational and Hospital buildings of Charitable Trustees and buildings constructed for slum dwellers under slum Redevelopment Schemes as per Appendix-T</p> <p>Note: Minimum width of staircase room and flight shall be 12 m. except in case of Duplex and EWS Housing were it shall be 0.75 m</p> <p>f) Architectural features, chinmneys and elevated tanks of permissible area of fire escape stairways and lifts with</p>
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			<p>cantilevered fire escape passages according to the Chief Fire Officer's requirement. Lift room lift wells, lift lobbies subject to premium as decided by Municipal Commissioner.</p> <p>g) Area of one office room of a cooperative housing society or apartment owner's association of size 4 m x 3 m only on the ground floor.</p> <p>h) Area of the sanitary blocks(s) consisting of a bathroom and water-closet for each wing of each floor of a building of prescribed dimensions deriving access from a common passage as required for the use domestic servants or staff engaged in the premises.</p> <p>i) Area covered by (i) lofts, (ii) Meter rooms, (iii) Porches (iv) Canopies, (v) Air conditioning plant rooms, (vi) Electric sub-stations, (vii) Service floor 0 height not exceeding 1.5 m for hotels rating with three stars and above with the special permission of the Commissioner.</p> <p>j) Area of structures for an</p>
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			<p>effluent treatment plant as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.</p> <p>k) Areas covered by service ducts, pump, rooms electric sub-stations, stilts and additional amenity of lift.</p> <p>l) Area of one milk booth under the public distribution system in a building layout of area exceeding 0.4 ha with the permission of the Commissioner.</p> <p>m) Rockery, well and well structures, plant, nursery, water pool, swimming pool, (if covered) platform round a tree, fountain bench, chabutra with open top and unclosed sides by walls, ramps, compound wall, gate side, swing, overhead water tank on top of buildings. Provided that the distance between Terrace and sockpit of tank is less than 1.50 m.</p> <p>n) Area of one public telephone booth and one telephone</p>
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			<p>exchange (PBX) per building with the permission of the Commissioner.</p> <p>o) Area of one room for installation of telephone concentrates as per requirement of Telephone Authority but not exceeding 20 sq.m. per building with the permission of the Commissioner.</p> <p>p) Area of separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of Commissioner.</p> <p>q) Area covered by new lift and passage thereto in an existing building with height upto 16 m in gaonthan/ congested area.</p> <p>r) Area of covered passage of clear width not more than 1.52m (5ft) leading from a lift exist at terrace level to the existing staircase so as to enable decent to power floors in a building to reach tenements no having direct access to a new lift in a building without and existing</p>
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			<p>lift.</p> <p>s) Atrium or entrances of any size and passage more than 1.5 m width in shopping malls, public buildings.</p> <p>Note : This rule shall not be applicable for the building proposals where occupancy certificates have been granted prior to 30.9.1993 Provided further that where a permissible FSI has not been exhausted in the case of existing building and cases. decided by the Corporation, prior to coming into force of these modified regulations, provisions about the exclusion from FSI computation as in these regulations will be available for construction of remaining balance FSI on site as on 30.9.1993</p>
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TABLE 6
OFF STREET PARKING SPACE
(SUBSTITUTED FOR EXISTING TABLE O.6)

No	Occupancy	One Parking Space for Every	Congested area			Non Congested Area		
			Car Nos	Scooter Nos	Cycle Nos	Car Nos	Scooter Nos	Cycle Nos
1	2	3	4	5	6	7	8	9

	Residential i) Multi-family residential	a) I tenement having carpet area more than 80 sq.m.	1	2	2	1	2	2
		b) 2 tenements having carpet area between 40 sq.m. to 80 sq.m.	--	2	4	1	4	4
		c) 4 tenements having carpet area upto 40 sq.m.	--	4	8	1	4	4
	ii) Lodging establishments, tourist homes, hotels with lodging accommodation	d) Every five guest rooms	2	2	4	3	4	4
	iii) Restaurants	e) For Grade 1 hotel eating houses 18 sq.m. of area of restaurant including Kitchen, Pantry hall dining rooms etc.	2	2	2	2	4	4
		f) For Grade II and III hotels, eating houses etc for an area of 80 sq.m. or part thereof.	--	4	8	1	4	4
2	Institutional (Hospital Medical Institutions)	Every 20 Beds	3	2	4	3	4	4
3	Assembly (theatres) cinema house, concert halls, Assembly halls including, those on college and Hostels and Auditorium for Education buildings.	40 seats	3	5	10	3	10	10

4	Educational	100 sq.m. or fraction thereof the administrative area ad public service area.	2	2	4	2	4	4
5	Government or semipublic or private business building and Auditoriums for Educational building	100 sq.m. carpet area fraction thereof	2	2	4	2	4	4
6	a) Mercantile (Markets, departmental stores, shop and other Commercial users)	100 sq.m. carpet area fraction thereof	2	2	4	2	4	4
	b) Wholesale	100 sq.m. carpet area fraction thereof	2	2	4	2	4	2
	c) Hazardous building	100 sq.m. carpet area fraction thereof	1	2	4	1	4	4
7	Industrial	Every 300 sq.m. or fraction thereof	1	2	4	1	4	8
	Storage type		1	2	4	1	4	8
	Plots less than 200 sq.m. (any use)		--	2	4	--	2	4
	Plots less than 100 sa.m.		--	2	4	--	2	4

Note: In case where proportional no. of vehicles is less than 1 (i.e. fraction) it will be round the next full number.

11	16.6	Nil	In addition to the regular parking area as per rule, a space of 3.0 m wide strip along the road on front/side , shall be provided as visitors parking on the roads prescribed by the ;.C. for the mixed user buildings as prescribed and directed by the Municipal Commissioner.
23	M-1	<p>APPENDIX-M (Rule 14-2) PURELY RESIDENTIAL ZONE</p> <p>(iii) Medical and Dental practitioners, dispensaries, pathological laboratory, clinic Nursing Home, but only on Ground Floor of a building or on the Floor above the stilts.</p>	<p>(iii) Medical at Dental Practitioner Dispensary including pathological laboratory, diagnostic clinic poly clinics to be permitted on any floor above However, maternity homes, clinics Nursing homes with indoor patients on ground or stilt floor or on first floor with separate means of access/staircase from within the building or outside, but not within the prescribed marginal open spaces in any case and with the special permission of Commissioner.</p>
24		Nil	<p>(vii) Flour mills with special written permission of the Commissioner if,</p> <p>a) It located on ground floor.</p>

25	M-2.2	<p>Additional uses permissible in R-2 building or premises in R-2 Zone may be used only for the purpose indicated at M.2.2.1 subject to the following conditions except on those roads listed below sub-clause (xi) of M-2.3 which have been considered as arterial links.</p> <p>a) The additional uses permissible shall be restricted to a depth of 7.5 m measured from the building line and only on the ground floor of the building in the front portion abutting the street with maximum area of 100 sq.m. unless otherwise stipulated.</p>	<p>a) Adequate care has been taken in structural design.</p> <p>c) It does not cause any nuisance to the neighbors and residents on upper floors and</p> <p>d) Power requirement does not exceed 7.5 KWT Additional H.P. upto 10 may be granted with special written permission of Commissioner.</p> <p>Additional use permissible in R-2 building or premises in R-2 zone may be used only for the purpose to the following conditions except on those roads listed under clause M-2.4 to a depth of 12m</p>
26	M-2.2.1	Nil	Business/ Corporate office on any floor (in addition to the

26A	M-2.2.2	Nil	<p>normal parking requirement as per table 6, an additional strip for visitors parking in front setback as prescribed shall be kept).</p> <p>Notwithstanding anything contained in these regulations, convenience shops as defined in Rule 3.6 may be permitted on all roads having width of 12 m and above. In gaonthan area, these users will be permitted on roads having width of 9 m and above.</p>
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27 M-22 List of roads on which shops are not permitted.

Sr.No	NAME OF THE ROAD	STARTING FROM	STARTING TO
1	Singhagad Road	Swargate Chowk	P.M.C. Limit
2	Nicen Huts to Dattawadi Bridge joing Erandawana	Shastri Road Junction	Erandawna Dattawadi Bridge
3	Chiplunkar Road (Law College Road)	Karve Road Juntion	Balbharti
4	Senapati Bapat Road	Balbharati	Ganesh Kind Road Junction
5	Bhandarkar Inst Road	Gokhale Chowk	Bhandarkar Institute
6	Prabhat Road	Karve Road Junction	Chiplunkar Road Junction
7	Kamala Nehru Park	KarveRoad Junction	Bhandarkar Road Junction
8	Apte Road	New Gokhale Chowk junction	Mahatma Phule museum
9	Model colony Road	F.C. Road junction	Ganesh khind road junction via Lakaki & Hare Krishna Road
10	Narveer Tanaji Wadi Road	Mhasoba Gate Chowk Near Agriculture College	Narveer Tanaji Wadi
11	Gokhale Road	From Govt Ploytechnic junction on Ganesh khind	Mafatlal Bunglow junction on Ganesh khind Road
12	Baner Road	University square	I.T.I. junctin
13	Pashan Road (N.D.A. road)	University square	Pashan Gaonthan
14	Ganesh khind Road	Kamgar statue near Sangam Bridge	Aundh Gaonthan
15	Deccan college Road MDR-17	Holkar Bridge	Yerwada chowk

16	Alandi Road-MDR	Deccan college	P.M.C. limits at Kalas
17	Jail Road	Nagar Road, Golf Club junction	Lohegaon
18	Lunatic Asylum Road	Shastri Road junction (GANJWE CHOWK)	Senadatta peth road Junction via Vaikunth
19	Dr. Ambedkar Road	Wellesly Bridge	Collectors Office Compound
20	Boat club road	Bundh Garden	Max-Muller Bhavan
21	Koregaon park Road	Petrol pump	Bhairoba pumping Station Koregaon park area, plot no.1 to 122 of Collector layout..
22	Cannought Road	B.J. Medical college Ground	Jahangir Nursing Home
23	Sasoon Road MDR-36	Sasoon Hospital	Railway Station
24	B.J. Road MDR-36	Ambedkar Square	Bund Garden Road via Wasani chowk
25	Koregaon Road MDR-36	Queens Garden Police Chowki	Mangaldas Road junction
26	Bund Garden Road	B.J. Medical Ground	Wadia College Police Chowki
27	Nathan Road	Mangaldas junction	Solapur Railway Line
28	Mangaldas Road	Wadia chowk	Blue Diamond Chowk
29	Naylar Road	Mangaldas junction	Solapur Railway Line.

Note : Show room and shopping centers having no direct frontage on the road and parking in the front open marginal distance shall be on these roads provided, there shall be no exit from showrooms and shops direct on the road side..

Sr No	DCR No	Existing DCR	Modified DCE
28	M-7	<p>Green Zone (other than hills and hills slope) (6) NIL</p> <p>(9) NIL</p>	<p>Green Zone/belt (other than hills and hills slope)</p> <p>(6) Swimming pools/Sports and Games, health Clubs Cafeteria-Canteen, Tennis Court etc.</p> <p>(9) Amusement Park</p> <p>Note : Maximum floor space area shall not exceed 4% of the total plot with only ground floor without stilts.</p> <p>The minimum area for such user shall be 0.4 hectare and 400 trees per hectare shall be planted on such plot.</p>
29	M-8	Hills and hill slopes zone M-8.1.5	<p>Swimming pools/Sports and Games, Health Clubs, Cafeteria-Canteen, Amusement park etc.</p> <p>Note: Maximum floor space area shall not exceed 4% of the total plot with ground floor structure without stilts.</p>
30	V-24	<p>TABLE NO. 25 SCHEDULES FOR SERVICE INDUSTRIES</p> <p>Printing and publishing news not included</p>	<p>Planning Authorities suggestion not accepted, proposed item being general industry.</p>

Substituted for TABLE 27(1) and 27(2)

TABLE - 27

Far Front/Rear/Side Marginal/Tenement Densities/Heights to different categories in Non-congested residential Zones.

Sr No	Description of Road	Minimum plot size in sq. mtr	Minimum front age in m.	Minimum setback from road front in m	Minimum side and Rear open space in m	Maximum permissible Ground coverage in sq.m	Maximum Height permissible in m	Far	Tenement Density/Maximum No. of Storeys permissible	Remarks
1	2	3	4	5	6	7	8	9	10	11
1	National/State Highway, or road as specified by the municipal Commissioner	750	18	6 m from the D.P. road line	Half the height of the building minus three subject to minimum of 3m (side & rear)	1/2 or 1/3	18m	1	250 Tenements per Ha/f+7orG+6	
2	M.D.R.C.D.R and other roads 24m wide and above	600	18	4.5 for purely residential tenements and 6m for other uses on ground floor.	-do-	-do-	-do-	-do-	-do-	

Sr No	Description of Road	Minimum plot size in sq. mtr	Minimum front age in m.	Minimum setback from road front in m	Minimum side and Rear open space in m	Maximum permissible Ground cover age in sq.m	Maximum Height permissible in m	Far	Tenement Density/Maximum No. of Storeys permissible	Remarks
1	2	3	4	5	6	7	8	9	10	11
3	Roads of width below 24 m wide and above 15m	500	15	-do-	-do-	-do-	-do-	-do	-do-	
4	Road of width below 15 m and above 9 m	250	12	-do-	-do-	-do-	12m	-do	250 Tenements per Ha/ Ga/G+3 or G+2	
5	Road of width below 9 m above 6m	250	12	-do- 7.5 for other uses on ground floor	-do-	-do-	-do-	-do		
6	Road of width 12m and below	125 , 250	8 to 12	3.00	side margin 2.25 m of 2.25 m only on one side in case of semidetached Rear margin 3.00	-do-	10m	-do	-do- i)G+1 ii)G+2 with side and rear margin of 3m	In case of categories 6,7 & 8 marginal

Sr No	Description of Road	Minimum plot size in sq. mtr	Minimum front age in m.	Minimum setback from road front in m	Minimum side and Rear open space in m	Maximum permissible Ground coverage in sq.m	Maximum Height permissible in m	Far	Tenement Density/Maximum No. of Storeys permissible	Remarks
1	2	3	4	5	6	7	8	9	10	11
	Row Housing on Roads of width of 12m and below	50 125	4 to 8	3.00	side margin 2.25 rear margin 1.50	-do-	10m	-do-	-do- G-1	distance of any building shall be minimum 3.0 m from peripheral boundary of the layout.
	Row Housing for EWS/LIG	20 50	4	1.0 m from pathway 2.25m from road boundary	-do-	One full plot area after leaving areas under setbacks	10A	-do-	400 Tenements per Ha. .size of the tenements should be between 20 and 30 sa.mtrs.	

Note :

1. Subject to the condition that a row housing plot at the junction of two roads shall be larger to maintain to set back from both roads and subject to the condition that not more than 8 and lies than 4 poles shall be allowed in each block of the row, each block shall be separate from the other by 6m and buildings shall conform to a type to be approved by the Pune Municipal Corporation.
2. Subsidiary structures such as Car Park, Outhouse, Independent sanitary block, etc. shall not be permitted in plot having area below 250 sq.m. No garage shall be permitted in a building having stilt or basement provided for parking.
3. Tenement size means the total built up area including thickness of walls and internal passage, etc but excluding common corridors, passages and staircases lift rooms etc.
4. Construction of ottas, steps, railings, barricades or supporting column for canopy or porch shall not be allowed in front marginal open space. However, steps may be permitted within 1.20 m from the building line.
5. In case of Weaker Housing scheme providing all tenements of a 30 sq.m. each of less, a tenement density upto 300 tenements per Ha. will be allowed.
6. In S.No.6,9 to 10 of Dhankawadi which were included in Hill top zone as per the published plan and now included in residential zone, the development permission shall be allowed with FSI of 0.33 and ground floor structures only subject to the condition that double the number of trees than prescribed in Appendix 'D' of Development Control Rules are planted. No occupation certificate shall be granted without actual verification of the same on the plot.

7. All the plot size mentioned in the table for categories 1 to 5 are minimum. In case where actual size of the plot is more, than the provisions for the respective plot size would be made applicable irrespective of road width on which the plot fronts.
8. Shops and other commercial uses not having an opening on road side will be permitted upto 0.33 FSI in case the plots front on roads of width 12m and above, provided that the off-street parking provision is made as per the rules. With a provision of additional visitors parking in front margin of the building. The parking space must be leveled, mettaled paced as directed by the Munic9pal Corporation.
9. R-1 shops will be permitted only on the plots fronting on roads having width from 6 m to 9m with a front set back of 7.5m
10. Only residential users shall be permitted on plots fronting on roads with width less than 6 m.
11. For plots, in non-congested areas, exceeding 1000 sq.m. and above, height shall be governed in accordance with Government Notification Urban Development Department No. TPS 1894/762/CR-50/94-UD-13 dated 20th November 1995.
12. With the special permission of the Commissioner, shopping lushes and departmental stores may be permitted on the entire ground floor of the building subject to the following conditions.
 - i) The side and rear marginal open spaces shall not be less than 9 m in width.
 - ii) No back-to back shops would be permitted unless they are separated by a corridor at least 1.8 m in width which shall be properly lighted and ventilated.
 - iii) All goods offered for sale or displayed should be within the premises comprising the shop and should not be kept in the passages or open spaces.

Provided that such shopping users and department stores may be permitted in the entire building where the whole building is in occupation of one establishment or of a co-operative society only and subject to the above conditions.

TABLE NO 28**(EXISTING)****AREA, HEIGHT LIMITATIONS FOR INDUSTRIAL BUILDINGS**

Sr.No	Plot Size in Sq. Mtr.	Max. Built Up Area (%)	Min. Marginal Open Spaces	Min. width of plot in Mtr.	Max, FSI	max. Number of Storeys
1	2	3	4	5	6	7
1	300 to 500	50	3	15	1	2
2	501 to 1000	50	4	20	1	2
3	1000 to 2500	50	4.5	25	1	2
4	2501 TO 5000	50	6	35	1	2
5	5001 AND ABOVE	50	9	50	1	2

TABLE NO. 28
(PROPOSED)
AREA, HEIGHT LIMITATIONS FOR INDUSTRIAL BUILDINGS

Sr. No	Plot Size in Sq. Mtr.	Max. Built up Area (%)	Min. Marginal Front Open spaces in Mts.	Min. side Rear Marginal Spaces	Min Width of plot in Mtr.	Max. FSI	Max Number of Storeys
1	2	3	4	5	6	7	8
1	300 to 500	50	5	3	15	1	3
2	501 to 1000	50	6	4	20	1	3
3	1000 to 2500	50	6	4.5	25	1	3
4	2501 to 5000	50	6	6	35	1	3
5	5001 and above	50	6	9	50	1	3

Note : In case of plot-fronting on highways building shall be set back at a distance of 25 m from the center line of the highway and or 6 m from the boundary of Road boundary (R/W) whichever is more.

Sr No	DCR No.	Modified DCR
36	N-2.1.2	Add Not below III of No.2.1.2 - Permissible Tenement Residential Density shall be 375 per Ha. instead of 250 for congested area. However, additional FSI of 25% above permissible 1.5 shall be permissible if the existing tenements density exceeds 250 T/Ha.
	N- 2.3(A) B)	<p>Additional FSI in lieu of area required for roads. The municipal Commissioner shall permit additional floor space index on 100 per cent area required for road widening or for constructing new roads proposed under the Development plan or the those proposed under any provision of the B.P.M.C. Act, 1949 if the owner (including a lessee) of such land hands over such area for road widening or for constructing new roads without claiming any compensation there of FSI on such 100 percent of the area going under such widening or road construction shall however be limited to 40 percent of the net buildable plot are of the plot remaining after release of the land required for such road widening or road construction. The balance FSI if any can be converted into T.D.R. as per n.2.4 This concession would also be available in all development zones.</p> <p>Reconstruction in whole or in part of any user which existed on or after the date of declaration of intention to revised the development plan of Pune i.e. 15 March 1976, which has ceased to exist in consequence of accidental fire/natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of Pune municipal Corporation or is likely to be demolished for the reasons of the same having been declared unsafe by or under lawful orders of Pune Municipal Corporation, shall be allowed with an FSI in the new building not exceeding that of original building or the FDI permissible under these regulations whichever is more.</p>
	N-2.4	Transferable Development Rights (TDR)

	N-2.4	Regulations for the grant of Transferable Development Rights (TDR) to owners/developers and conditions for grant of such rights.
	N-2.4.1 (A) B	<p>The owner (or lessee) of a plot of land which is reserved for a public purpose, or road construction or road widening, in the devilment plan and for additional amenities deemed to be reservations provided in accordance with these Regulations, excepting in the case of an existing or retention user or to any required compulsory or recreational open space, shall be eligible for the work of transferable Development Rights (TDRs) in the form o Floor Space Index (FSI) to the extent and on the condition set out below. Such award will entitle the owner of the land, to FSI in the form of a Development Right Certificate (DRC) which be may use for himself or transfer to any other person.</p> <p>However, in case of lessee who shall pay the lessor or deposit with the Planning Authority/Development Authority or Appropriate as the case maybe, for the payment to the lesser, an amount equivalent to the value of the lesser interest to be determined by any of the said authorities considered on the basis of Land Acquisition Act, 1894, FSI or TDR against the area of land surrendered free of cost and free from all encumbrances will be available to the lessee.</p>
	N- 2.4.2	<p>Subject to the Regulation N-2.4.1, above where a plot of land is reserved for any purpose specified in Section 22 of Maharashtra Regional and Town Planning Act 1966 the owner will be eligible for Development Rights (DRS) Subject to regulations N-2.4.5 and N-2.4.6 given below after the said land is surrendered free of cost as stipulated in Regulation N-2.4.5 in this rule, and k after completion of the development of construction as per rules, if he undertakes the same.</p>
	N-2.4.3	<p>Developments Rights (DRS) will be granted to an owner or a lessee only for reserved lands which are returnable/non-returnable under the Urban Land Ceiling and Regulations Act, 1976 and in respect of all other reserved land to</p>

		which the provisions of the aforesaid Act do not apply and on production of a certificate to this effect from the Competent Authority under the Act before a Development Right is granted. In the case of non-returnable lands the grant of Development Rights shall be to such extent and subject to such conditions as Government may specify Development Rights (DRS) are available only in case where development of a reservation has not been implemented.
	N-2.4.3	Developments Rights (DRS) will be granted to an owner or a lessee only for reserved lands which are returnable/non-returnable under the Urban Land Ceiling and Regulations Act, 1976 and in respect of all other reserved land to which the provisions of the aforesaid Act do not apply and on production of a certificate to this effect from the Competent Authority under the Act before a Development Right is granted. In the case of ;non-returnable lands the grant of Development Rights shall be to such extent and subject to such conditions as Government may specify Development Rights (DRS) are available only in case where development of a reservation has not been implemented.
	N-2.4.4	Development Rights Certificates (DRS) will be issued by the Commissioner himself. They will state in figures and in words the FSI credit in square meters of the built-up area to which the owner or lessee of the said reserved plot is entitled, the place under user zone in which the DR's are earned and the zones in which such credit may be utilized.
	N-2.4.5	The built up area for the purpose of FSI credit in the form of a DRC shall be equal to the gross area of the reserved plot that is surrendered and will proportionately increase or decrease according to the permissible FSI of the zone where from the TDR has originated.
	N-2.4.6	When an owner/lessee also develops or constructs the built up area on the surrendered plot at his cost subject stipulation as may be prescribed by the Commissioner or the appropriate authority as the case may be and to their satisfaction and hands over the said developed/constructed built up area to the Commissioner/Appropriate Authority, free of cost he may be granted a further

		D. R in the form of FSI equivalent to the area of the construction/development done by him, utilization of which etc. will be subjected to the Regulation contained in this Rule.
	N-2.4.7	A DRC will be issued only on the satisfactory compliance of the conditions prescribed in this Rule.
	N-2.4.8	A holder of DRC who desires to use the FSI credit therein on a particular plot of land shall attach to his application for development permission valid DRC's to the extent required.
	N-2.4.9	The city has been divided into three zones, A,B & C marked on the plan annexed here to and the following rules shall apply for the use of DRC's :- a) DRC's shall not be used in Zone 'A' and congested area in other sectors II to VI of the city. b) DRC's shall not be used on plot for housing scheme of slum dwellers for which additional FSI is permissible under Appendix for which additional FSI is permissible under Appendix T and the areas where the permissible FSI is less than 1.0
		c) DRCs shall not be used on the plots fronting on following arterial roads up to a depth of 30m in Zone "B" only. It can be used on the rest of the area subject to other regulations. 1) Aundh village to Nagar road passing through Ganeshkhind road Sancheti Hospital Maldhakka, Sasoon Hospital, Alankar Cinema, Bund Garden Road, Fitzgerald Bridge Nagar Road up to P.M.C. limits. 2) Dapodi to Katraj passing through Bombay-Pune Road, Engineering College, Jangali Maharaj Road, Shastri Road Veer Savarkar Statue, Karmaveer Bhaurao Patil Statue, Satara Road upto P.M.C. limits. 3) Karve Road, Sambhaji Bridge to P.M.C. limits. 4) Paud Road, Paud Fata to P.M.C. limits.

		<p>5) Sholapur Road from Swargate to P.M.C. limits.</p> <p>6) University Road to Shastri Road passing through Senapati Bapat Road, Law College Road, Khilare Road, Mhatre Bridge, Anant Kanhere Road.</p> <p>d) Subject to restrictions mentioned in (a),(b),(c) above.</p> <p style="padding-left: 40px;">i) DRC's originating from Zone A may be used in Zone B or C</p> <p style="padding-left: 40px;">ii) DRC's originating from Zone B may be used in Zone B or C</p> <p style="padding-left: 40px;">iii) DCR's originating from Zone C may be used in Zone C only.</p>
	N-2.4.10	DRC's may be used on one or more plots of and whether vacant or already developed or by the erection of additional storeys or in any other manner consistent with these Regulations, but not so as to executed in any plot a total-built-up FSI higher than the prescribed.
	N-2.4.11	<p>a) The FSI on receiving plots shall be allowed to be exceeded nor or than 0.4 in respect of DR available for the reserve plots.</p> <p>b) The FSI on receiving plot shall be allowed to be exceeded by further 0.4 in respect of DR available on account of land surrendered or road widening on construction of new road from the very said plot.</p>
	N-2.4.12	DR's will be granted and DRC's issued only after the reserved land is surrendered to the Corporation, free of cost and free of encumbrances after the owner or lessee has leveled the land to the surrounding ground level and after he has constructed a 1./5 m high compound wall (or at a height stipulated by the Commissioner) with a gate at the cost of the owner, and to the satisfaction of the Commissioner. The cost of any transaction involved shall be boom by the owner or lessee.
	N-2.4.13	With an application of development permission, where an owner seeks utilization of DR's he shall submit the DRC, to the Commissioner who shall endorse thereon in writing, in figures and words the quantum of the proposed to be utilized, before granting development permission and when the development is complete, the Commissioner shall endorse on the DRC in writing, in figures and words, the quantum of the DR's actually utilized and the balance remaining

		thereafter.
	N-2.4.14	A DRC shall be issued by the Commissioner himself as certificate printed on a bond paper in an appropriate form prescribed by Commissioner. Such a certificate will be a "transferable & negotiable instrument" after due authentication of him all transaction, etc, relating to grant of utilization of DRC.
	N-2.4.15	The surrendered reserved land for which a DRC is to be issued shall vest in the Corporation/Appropriate Authority and such land shall be transferred in Survey Records in the name of the Corporation Authority. The surrendered land so transferred to the Corporation who is not the Appropriate Authority for implementation of the proposal the Appropriate Authority may on application, thereafter be allowed by the Corporation to transfer the land in favour of that Appropriate Authority on appropriate terms as may be decided by the Corporation.
	N-2.4.16	The Commissioner/Appropriate Authority shall draw up in advance and make public from time to time a phased annual program (allowing a 10% variation to deal with emergency development) for utilization of TDR's in the form of DR's prioritizing revised (draft or sanctioned) development plan reservations to be allowed to be surrendered and indicating the areas for their utilization on receiving plots. Notwithstanding this, in regent case the Commissioner/Appropriate Authority, may for reasons to be recorded in writing grant DRs and when considered appropriate and necessary.
	N-2.4.17	Grant of TDR in cases where lands are under acquisition : i) Where Land Acquisition has been declared but request was made for TDR to the Special Land Acquisition Officer after 30 September 1993 i.e. the date of publication of these draft Development Control Regulation containing TDR concept. ii) Possession of the land has been delivered without having received part or full compensation under either the Maharashtra and Town Planning Act, Bombay

		<p>Provincial Municipal Corporation Act, private negotiation or under any act for the time being in force within 12 years prior to 30 September 1993</p> <p>Note:</p> <ol style="list-style-type: none"> 1) Zone "A" shall include following Municipal Corporation : 8,9,24,25,26,27,,32,34,35,36,37,38,39,42,43,44,45,46,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,67,68,75,77,86,94,98,104 (Total 42 wards) 2) Zone "B" shall include following Municipal Corporation electoral wards : 6,7,10,11,16,21,23,29,30,31,66,70,71,72,73,74,76,78,79,80,81,82,85,90,91,92,95, 97,99,102,103,106,107,109,110 (Total 35 wards) 3) Zone "C" shall include following Municipal Corporation electoral wards:1,2,3,4,5,12,13,14,15,17,18,1,20,22,28,33,40,41,47,48,65,69,83,84,87,88,89,93,96, 100,101,105,108,111 (Total 34 wards) 4) All the boundaries of electoral wards shall be as existing on 30/09/19993 irrespective of changes made therein hereafter.
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APPENDIX R – 7

The development Plan of Pune

Modification in Notes in Government Gazette, dated 5th January 1987

Sr. No.	Present policy of development of various sites designated/zones or various purpose	Suggested Modified Policy
1	2	3
DISPENSARY, MATERNITY HOMES AND HOSPITALS		
1	Sites designated for dispensaries which are encumbered in sector-I, shall be allowed to be developed for mixed use as dispensary and residence provided the owners of properties give built up area of 100 sq.mtrs. for the purpose of dispensary in the newly constructed premises on the ground or first floor to the satisfaction of the Pune Municipal Corporation. They may avail additional floor area ratio up to 40% of total plot area of the actual constructed area to be handed over to the Pune Municipal Corporation, which ever is less, Remaining built up area shall be uses purely for Residential use purpose, However, in no case Floor Space Index (FSI) is to exceed 2.25	Sites designated for dispensaries, maternity homes and hospitals in congested areas of Sector 1 to VI, may be allowed to be developed for mixed use provided that owners of properties give built-up area of 100 sq. mtrs. for the purpose of Dispensary 200 sq.mtrs. for maternity home and hospital as may be applicable in the newly constructed premises on the ground and or first floor to the satisfaction of the Pune Municipal Corporation. They may avail additional FAR/FSI up to 40% of total plot area or the actual constructed area to be handed over to the Pune Municipal Corporation which ever is less. Remaining built up area shall be used purely for residential use purposes along with R-1 and R-2 uses as per D.C. Rules. However, in no case FAR/FSI shall exceed 2.25

2	<p>Sites for Maternity Homes and Hospitals shall be allowed to be developed for the designated purposes by the owner/s or through public Institutions registered under Public Charitable Institution Act working in that field.</p>	<p>a) The P.M.C. may acquire, develop and maintain the amenity as a reservation, or</p> <p>b) The owner may be permitted to develop the amenity to subject to his handling over to the Corporation free of charge a built-up space/area of 15% of the total reserved area of dispensary in non on congested area. Sectors I to IV and 25% of the total reserved area of maternity home or hospital in sectors II to VI as may be applicable. The owner/s shall be entitle to have the full permissible FSI of the plot for permissible users of the plot without taking into account the area utilized for constructing the amenity for Maternity Home and Hospital Built up area to be handed over to the Corporation shall either be on ground of first floor only. The Commissioner may hand over the amenity space for a Maternity Home to a public organization for operation and maintenance on terms decided by him</p>
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3	<p>Pune municipal corporation should in principal develop these sites. However, if the Pune Municipal Corporation is ;not willing the owners of the land interested parties may be allowed to develop these sites as per the norms and specifications prescribed by the Pune Municipal Corporation may ask for allotment of reasonable number f shops as per the usual policy which be allotted at the instance of Pune Municipal Corporation by way of rehabilitation of the shop-keepers who are affected in implementation of development plan or other proposals.</p>	<p>a) Pune Municipal Corporation may acquire the land and develop the same for shopping center OR</p> <p>b) The owner may be allowed to develop the shopping center after handling over 15% built-up area of the total permissible floor space at one side/or end free of cost to the Pune Municipal Corporation according to design, specifications and conditions prescribed by the Pune Municipal Commissioner and in case this facility is availed of by the owner, he will be entitled for utilization of full permissible F.S.I. of the plot without taking into account the built-up area handed over to the Pune Municipal Corporation.</p>
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CHILDERN PLAY GROUND-PLAY GROUND PARKS AND GARDEN

4	<p>Pune Municipal Corporation to acquire the land and thereafter the site may be allowed to be developed through public Institutions like Lion's Club or Private Industrialists, who are interested in developing sites by allowing their advertisements in such developed sites. However, sites reserved for playgrounds may be acquired by Pune Municipal Corporation for any public charitable institutions working in the field of education for their deposit the cost of acquisition of land in advance.</p>	<p>The P.M.C. to acquire the land and thereafter the site may be allowed to be developed/maintained through Public Institutions or the Commissioner, may entrust the development and ;maintenance of the facility to a suitable agency on terms to be decided by him</p>
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PARKING

Sites designated for parking in Sector 1 to VI, an area of 50 percent abutting the road side from sites shall be merged in the road area to be utilized for the parking purposes and remaining 50 percent area shall be excluded from reservation and shall be allowed to be used for Permissible purpose by the owner, he owner shall hand over the 50 per cent land merged in the road area free of cost and encumbrance to the Corporation. The owner shall be allowed to avail benefit of additional FSI in lieu of area surrendered in the road for parking purposes as provided in DCR N-2.3

- a) The Pune Municipal Corporation may acquire the land and develop, operate and maintain the parking lot either as opening parking or multi-storeyed parking or.
- b) The owner may be allowed to develop the parking lot for the public according to the design specification and conditions prescribed by the Commissioner, utilizing the full built-up area equal to the F.S.I. available on the plot for the purpose of providing the parking spaces. The operation and ;maintenance of the facility will be decided by the Commissioner. The parking space may be in the basement or open spaces or under stilts or on the upper floors, the Corporation or the owner will be entitled to have full permissible FSI of the plot, without taking into account areas utilized for providing the parking spaces for the other permissible users of the plot. In case this facility being availed of by the owner, he shall hand over parking space equivalent to the total plot area free of cost, preferably at ground level or in stilts.

Provided only in case where the Commissioner has exercised the option of

		allowing the development on plots designed for parking lots as per the policy ;note of the Revised Development plan, option (b) shall be applicable in full.
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C - 2 ZONE

<p>Reservation of site to be converted into zoning for same purpose and may be allowed to be developed through owners of private entrepreneurs as per norms/ terms fixed b Pune Municipal Corporation, Pune Municipal Corporation may ask for reasonable area as per usual policy two sites in sector -III (site Nos. 11 and 12) will be acquired and developed by Pune Municipal Corporation. One site will be developed by Food Craft Polytechnic since these lands are owned by them.</p>	<p>Reservation of site to be converted into zoning for same purpose and allowed to be developed owner/owners private entrepreneurs for the users permissible inR1, C1 and C2 zones.</p> <p>a) The owners shall develop further 40% of the total permissible FSI exclusively for residential purpose.</p> <p>b) The owner shall develop further 30% of FSI for residential cum commercial purpose of which 10% of development shall be allowed for commercial purpose on the ground floor in the form of shopping line or in the form of shopping center in the residential complex.</p> <p>c) The owner shall develop the balance 30% FSI exclusively for commercial purpose out of which 15% of the built up commercial area at one end or side of the dite shall be given to the Pune Municipal Corporation free of cost and this commercial area shall be used by the Pune Municipal Corporation only or the purpose related to rehabilitation of those affected but implementation of DP and/or office users of other public bodies but restricted to Municipal Corporation, MSEB Water supply and sanitation Board and MTNL.</p>
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		<p>d) The owner shall be entitled for 50% FSI of the built-up commercial area handed over to Pune Municip</p> <p>d) The owner shall be entitled for 50% FSI of the built-up commercial area handed over to Pune Municipal Corporation.</p> <p>c) The TDR will be available for the area surrendered to the Municipal Corp</p>
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CULTURAL CENTRE

7	Reservation of sites to be converted into zoning for same purpose and may be allowed to be developed through private entertainment or Institution owners for general public utility as per the users prescribed in the Development Control Rules.	Reservation of sites to be converted into zoning for same purpose and may be allowed to be developed by owners or private entrepreneurs of Institution for general public utility as per the users prescribed in the Development Control Rules. The following norms for development of such sites shall be observed, (i) 25 per cent of the total area of site for shopping and residential purpose.(ii) 25per cent of the total area for sports activities (iii) 50 percent of the total area for users prescribed in the D.C.Rule M.9
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ECONOMICALLY WEAKER SECTION HOUSING (EWS) FOR RETAINABLE LAND DECLARED UNDER UL (C&R) ACT. 1976

8	<p>Certain number of sites demanded by the Pune Municipal Corporation , Pune housing and area development authority board are to be reserved for the same purpose remaining sites are to be deleted and lands to be included in residential zone</p>	<p>Reserved site for PMC/PHADA are converted into Public Housing for various income groups. In case of housing scheme under urban Land (C&R) Act 1976, the policy made by Govt. from time to time shall continue to prevail. In case of returnable lands in terms of ULC Act, the owner shall be allowed to develop the and on following conditions.</p> <p>a) Minimum tenement density shall be 225 per gross feet.</p> <p>b)15% of the constructed built up area shall be handed over to P.M.C. free of cost. The owner/developer shall be entitled for TDR as per Regulation No. 2.4</p> <p>c)The owner/developer shall construct 25% tenements of size of not more than 25 sq.m. and the remaining can be of any size Out of these 25% tenements, 15% tenements shall be handed over Pune Municipal Corporation free of cost.</p> <p>d) Pune Municipal Corporation shall use such tenements only for project affected person / transit camps for slum dwellers.</p> <p>persons/transit camps for slum dwellers.</p>
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SLUM IMPROVEMENT

9	Sites reserved are to be changed into zoning for same purpose and allowed to be developed as per Maharashtra Slum Area (Improvement and Redevelopment) Act, 1971 and / or the Maharashtra Housing and Area Development Act, 1976	Sites reserved are changed into zoning for same purpose and shall be allowed to be developed as per revised slum redevelopment rules gives in Annexure – “T”
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FIRE BRIGADE

10	<p>a) The Pune Municipal Corporation may acquire the land and develop it for fire Brigade OR</p> <p>b) The owner may be allowed to develop the designated site for fire brigade in congested areas for fixed use provided that owner/owners of properties hand over a built up area of 500 sq.mtrs. For the purpose of fire brigade according to the design, specifications and conditions prescribed by the Municipal Commissioner. They may avail additional FAR up to 4% of the total plot area or the actual constructed area to be handed over to the Pune Municipal Corporation, whichever is less. The remaining built up area shall be used purely for residential purpose along with R-1, users as per D.C. Rules However in no case F.A.R./F.S.I. shall exceed 2.25</p> <p>In non-congested areas the owner may be permitted to develop the amenity subject to handing over to the corporation free of charge a built up space 500 sq.mtr. for purpose of fire brigade along with a plot of land admeasuring 3000 sq.mtrs. or 40% of the total reserved land whichever is more. The owner/s shall be entitled to have full permissible F.S.I. of the plot plus 500 sq.mtrs in lieu of built-up area for the permissible users without taking into account the area utilized for constructing the amenity for fire brigade all the remaining plot subject to 40% of remaining plot area.</p>
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INDUSTRIAL USE

11	Reservation to be converted into zoning for very purpose. In according with the sanctioned Regional Plan of Pune it has been devised as a policy to reduce industrial acreage in Pune Metropolitan Region. In view of this owners of all the lands in industrial zone may be allowed to develop such land for residential use if they so desire. The Municipal Commissioner, Pune Municipal Corporation may independently entertain development permissions for residential use for such lands.	Reservation to be converted into zoning for very purpose. In according with the sanctioned Regional Plan of Pune it has been devised as a policy to reduce industrial acreage in Pune Metropolitan Region. In view of this owners of all the lands in industrial zone including Brick clin zone shall be allowed to develop such lands for residential uses if they so desire. The Municipal Commissioner shall independently entertain development permission for residential use for such lands.
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Interpretation : If any question of dispute arises with regard to interpretation of any of the above Regulations/Policies, the matter shall be referred to the State government, which after considering the matter and if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of such Regulations/Policies. The decision of the government on the interpretation of such Regulations/Policies shall be final and binding on the concerned party or parties.

**K. NALINAKSHAN,
Principal Secretary,
Urban Development Department.**

TABLE – 29**Open space Relaxation in Narrow plots in Residential and Commercial Zones.**

Sr No	Plot Size/Dimension	Relaxation	Restriction on Building
1	Depth is less than 15 m	Rear open space may be reduced to 3m	No room except store room and staircase derives light and ventilation from reduced open space.
2	Width less than 15m but more than 11.5 m	Side open space may be reduced to 3m.	No room except store room and staircase derives light and ventilation from reduced open space.
3	Depth less than 11.5m but more than 9 m	Front open space any be reduced to 3 m. and rear open space reduced to 1.8 m	i) Depth of the building not to exceed 5.5 m ii) Height not to exceed, 3 storeys of 10m.
4	Width less than 11.5 m but more than 9m	One side open space may be reduced to 3m. and the other side open space may be reduced to 1.8 m	i) Width of the building not to exceed 5.5 m ii) Height not to exceed, 3 storeys or 10m.
5	Depth or width less than 11.5 m.	Semi detached structure on adjoining plots with open spaces as at Sr. Nos. 3 or 4 above.	i) Depth of the building not exceed 5.5 m ii) Height not to exceed 3 storeys or 10m
6	Depth or width less than 9 m.	Open space may be reduced to 1.5 m. all	Only ground floor structure

TABLE - 30

Open space Relaxation in Narrow plots in Industrial Zones.

Sr.No	Relaxation granted in or condition imposed on	Width less than 10.5m	Depth less than 10.5m	Width between 10.5 upto 12m	Depth between 10.5m upto 12m	Width between 12m upto 18m	Depth between 12m upto 18m
1	2	3	4	5	6	7	8
1	Open space	Side open space may be reduced to 1.8 m	Rear open space may be reduced to 1.6 m	i)May be reduced on one side to 4.5 m ii)The other side may reduced to 1.8 m	May be reduced at the rear to not less than 1.8 m	One side open space may be reduced to 1.8 m	Rear open space may be reduced to 1.8 m
2	<u>Building dimensions etc</u> i) Maximum width ii) Maximum depth iii) Maximum height iv) No. storeys v) Walls	6 m 30 m 4.5 m One Dead wall 40 cm. thick on both side	30 m 30 m 4.5 m One Dead wall 40 cm. thick on both side	6 m 30 m 8 m Two Dead wall 40 cm thick facing the reduced open space, as in serial no (i)(ii) above of this column	30 m 6 m 8 m Two Dead wall 40 cm thick facing the rear side	6 m 30 m 8 m Two Dead wall 40 cm thick facing the reduced open space	30 m 6 m 8 m Two Dead wall 40 cm thick facing the rear side

NOTIFICATION

Urban Development Department,
Mantralaya Bombay - 400 032
Date 20th November 1995.

No TPS 1894/762/CR-50/94/UD-13-Whereas Development plan of Pune (hereafter referred to as “ the said Development Plan”) sanctioned by the Government in Urban Development Department vide Notification No. TPS/1377/CR-220/84(iii)/UD-7, dated 5th January, 1987 (hereinafter referred to as “ the said Notification”) wherein Development Control Rules (hereinafter referred to as “ the said Development Control Rules”) were also sanctioned as the part of the said plan;

And whereas, the Government in Urban Development Department vide its letter No TPS 1894/762/CR-509/UD-13 dated 25th 1994 has given a direction to Pune Municipal Corporation to modify the Development Control Rules, by taking resource to Section 37 of the Maharashtra Regional and Town Planning Act, 1966 (Man. XXXVII of 1966) (hereinafter referred to as “the said Act” so as to allow permissible height of the new building in Pune Municipal Corporation area up to 27 meter subject to the adequate provision of fire fighting appliances;

And whereas, as per the directives of Government, the Pune Municipal Corporation (hereinafter referred to as “ the said Municipal Corporation”) decided to modify the said Development Control Rules about height of the building , now in force in Pune Municipal Corporation limits, with suitable and relevant modification, by adding new Rule No. 21.6 along with Appendix “U” in the said Development Control Rules and followed all legal formalities under section 37 of the said Development Control Rules (hereinafter referred to as “ the said Minor Modification”) to the Government for sanction, vide letter No. DPS/51 dated 7.9.1995;

And whereas, the Government of Maharashtra after making enquiries as found necessary, is satisfied that the said proposal of Minor Modification is necessary and should be sanctioned with some changes;

Now, therefore in exercise of the powers conferred under sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposal of Modification with some changes and for that purpose amends the Government in

Urban Development Department Notification No. TPS 1384/1377/CR-220/84(iii)/UD-7, dated 5th January 1987 as follows ;

“A new Rule No. 21.6 along with Appendix “U” amended to this notification is included in the Development Control Rules of Pune”.

NOTE : The aforesaid new Rule No. 21.6 along with Appendix “U” is kept open for inspection of the public during office hours in the office of the Pune Municipal Corporation, Pune.

By order and in the name of Governor of Maharashtra,

(P. V. GHADGE)
UNDER SECRETARY TO GOVERNMENT.

APPENDIX

The following New Rule No. 21.6 is added to the prevail Development Control Rules of Pune,

21.6 Special requirement for building above 21 mtr. And high rise building, which will be permitted only in non-congested area, irrespective of road widening FSI for all types of building except industrial building.

21.6.1 High Rise Building.

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

(Provided that the building, if it is more than 24 mtrs. Built for Slum Redevelopment Scheme for accommodating exist slum dwellers situated on a site occupied by the existing slum dwellers shall not be treated as High Rise Building).

21.6.2 Building of height above 21 meters and below 24 m.

- a) Minimum area of the plot shall be 1000 meters.
- b) Front set back (minimum) shall be 6 meters
- c) Side or rear margin (minimum) shall be 7.50 m
- d) Ground coverage (maximum shall be $\frac{1}{4}$ of the plot, which shall be measured above stilt.
- e) Minimum width of access road shall be 9.00 m. which shall be join another street of equal or greater width.
- f) Entire building shall be on stilts only, and area of which shall be maximum 50% of the plot (basement shall be permitted).
- g) Fire protection measures shall as per Appendix P and subject to clearance of Chief Fire Officer, and payment of premium fixed by the Municipal Commissioner.

21.6.3 High Rise Building – Building of height above 24 meters an up to 30.6 meters,

- a) Minimum area of the plot shall be 1000 sq.m
- b) Front set back (Minimum) shall be 7.50 meters.

- c) Side or rear margin (minimum) shall be 7.50 m
- d) Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above stilt.
- e) Minimum width of access road shall be 9.00 meters, which shall join another street of equal or greater width
- f) Entire building shall be on stilts only an area of which shall be maximum 50% of the plot (basement) shall be permitted.
- g) Additional fire protection requirements mentioned in "Appendix-U") annexed hereto shall be applicable, as subject to clearance of Chief Fire Officer and payment of premium fixed by the Municipal Commissioner.
- h) Appointment of a Structural Engineer shall be made while applying for building permission, and his structural stability certificate shall be furnished, while applying for plinth checking certificate and part of full occupancy certificate, or whenever direct by the Municipal Commissioner.

21.6.4 High Rise Building - Building of height above 30.6 sq.m. meter and upto 36 meters-.

- a) Minimum area of the plot shall be 2000 sq.m.
- b) Front set back (Minimum) shall be 7.50 meters.
- c) Side or rear margin (minimum) shall be 7.50.m
- d) Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above stilt.
- e) Minimum width of access road, which shall join another street of equal or greater width.
- f) Entire building shall be on stilts only and area of which shall be maximum 50% of the plot (basement) shall be permitted).
- g) Additional fire protection requirements mentioned in "Appendix-U") annexed here to shall be applicable, as subject to clearance of Chief Fire Officer and payment of premium fixed by the Municipal Commissioner.
- h) Appointment of a Structural Engineer shall be made while applying for building permission, and his structural stability certificate shall be furnished, while applying for plinth checking certificate and part of full

occupancy certificate, or whenever directed by the Municipal commissioner.

- i) High rise building above 30.6 m and up to 36 m. shall be permitted, only after the Municipal Commissioner is satisfied that the fire fighting system is well equipped and strengthened to meet the requirements.

21.6.5 Notwithstanding any thing contained in Regulation No. 21.6 stated above these regulation shallot apply to following areas here normal regulations shall apply.

- a) i) Parvati

Area bounded by

Singhagad Road on the north

Singhagad Road on the west

PMC limit on the south

and Road from over bridge pto Laxminagar and western boundary of Tulsibagwale Colony in S. No. 89, 90 etc. of Parvati on the EAST & more specifically shown in orange verge on the o accompanying part plan of D.P. Pune.

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

Area bounded by

Ganesh khind Road on the north

Senapati Bapat Road on the east

S.No. 106- South boundary on the south

Western boundary of S. Nos. 107,105,106 - on the west and more specifically shown in orange verge on the accompanying part plan of D.P. Pune.

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

- b) Height restrictions in the vicinity of Aerodrome.

for structures, installations or buildings in the vicinity of Aerodrome the height shall be permitted by the Munic9pal Commissioner in consultation and in concurrence with the Civil Aviation Authority

- c) The Municipal Commissioner with prior approval in consultation with Government in Urban Development Department shall add areas &

precincts, monumental/heritage, areas/buildings for restricting the eight within that area.

NOTE :

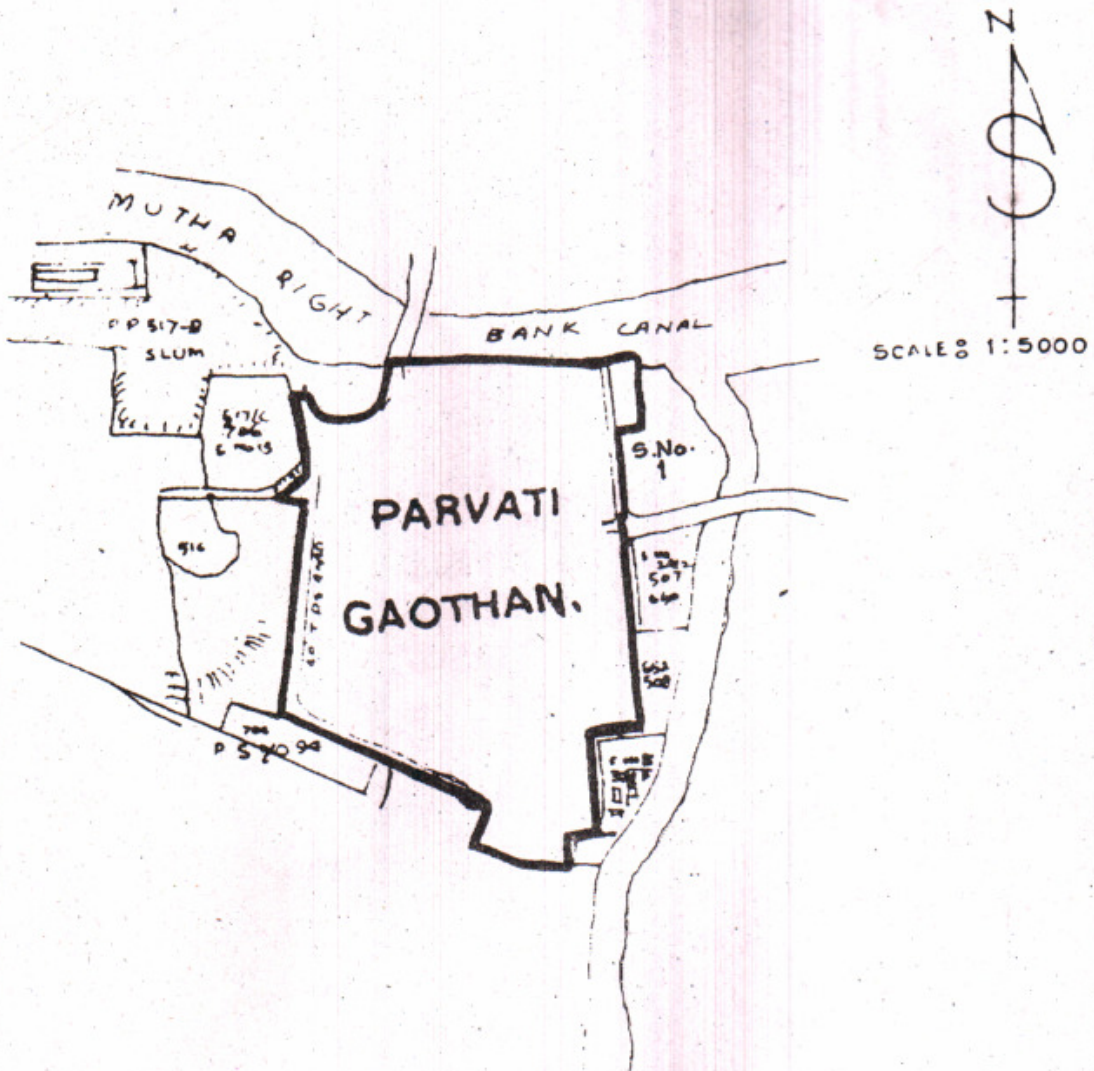
- 1) No fire brigade premium will be charged for slum Redevelopment Schemes approved as per "Appendix - T".
- 2) two tire stilt may be permitted with ramps clear of marginal open spaces.

MMDM R-1 (3000 Books) 5-98

City Engineer

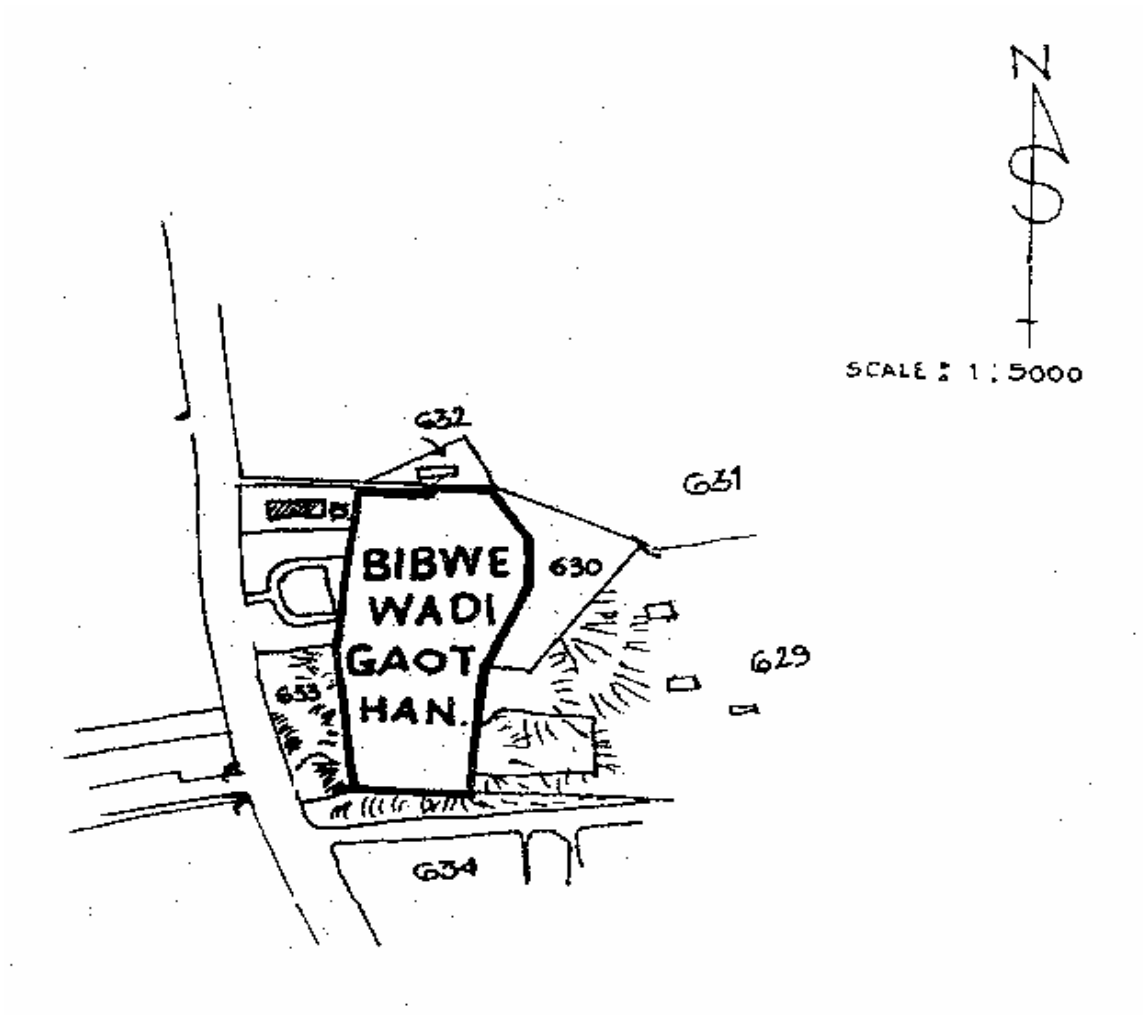
Printed and Published by Shri. Rajiv Agarwal, I.A.S. Municipal Commissioner, Pune Municipal Corporation, Pune 5.

**LAND SHOWN IN BLACK VERGE FOR CONGESTED AREA
PARVATI**



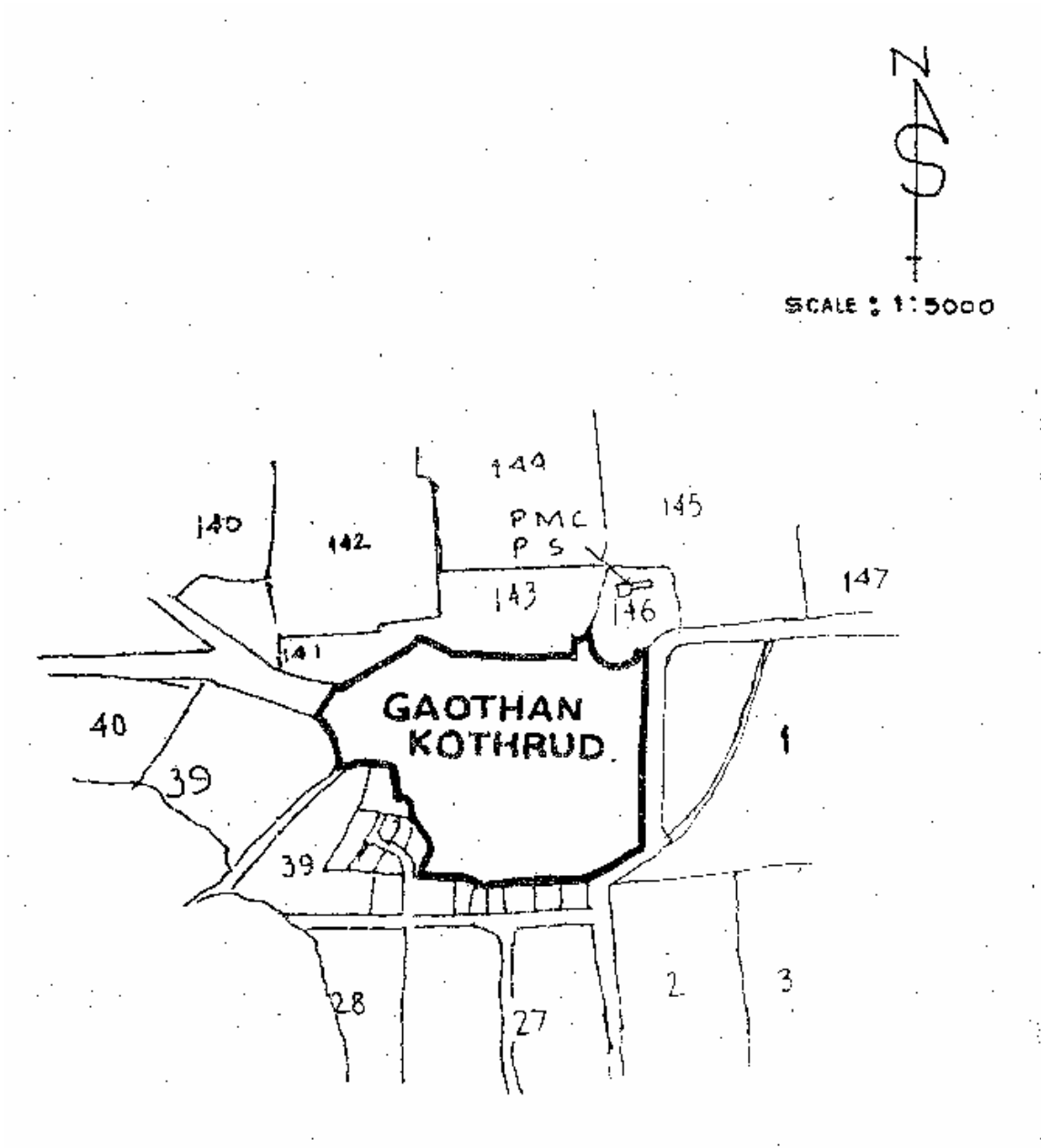
LAND SHOW IN BLACK VERGE FOR CONGUSTED AREA

BIBEWADI



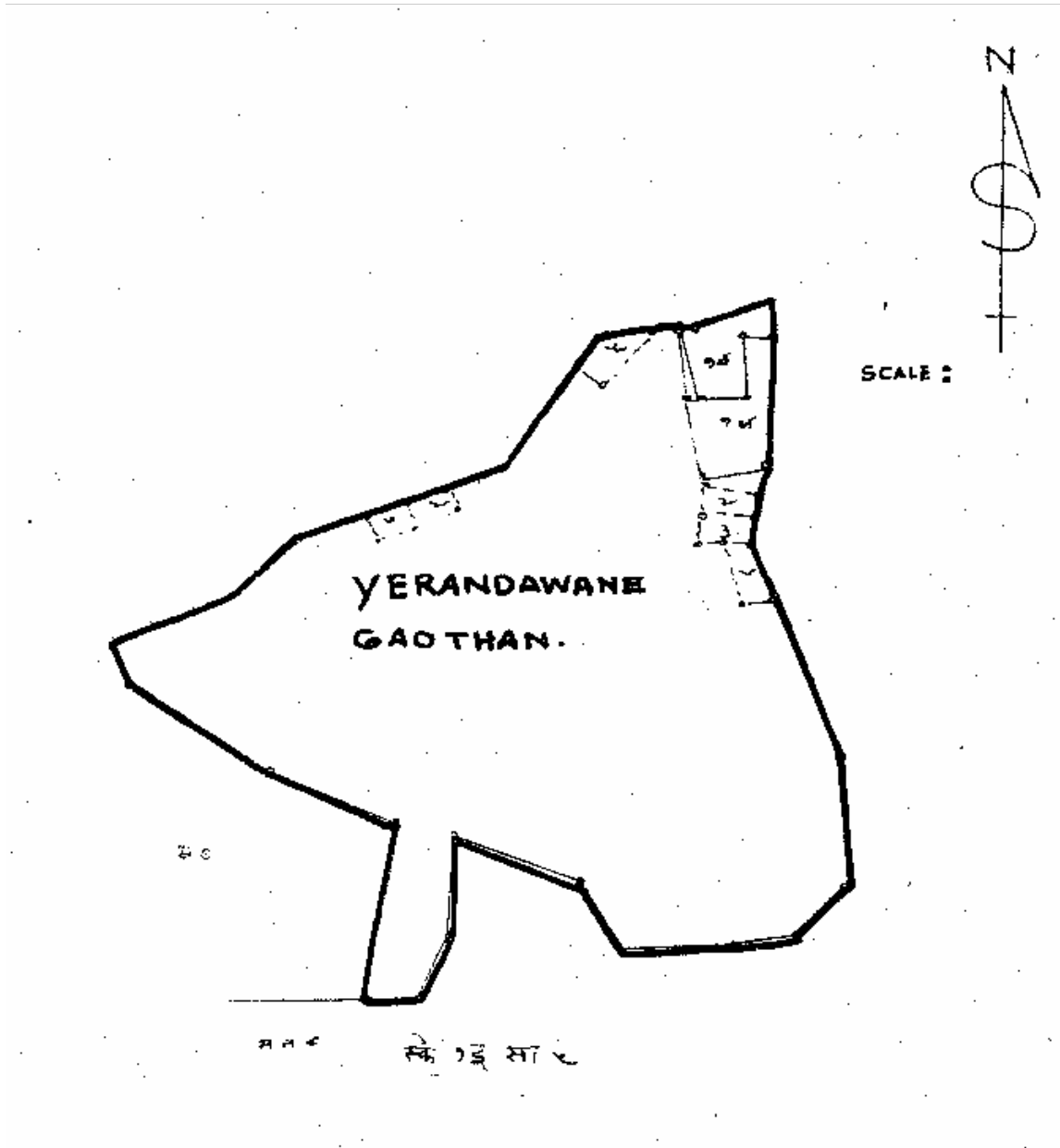
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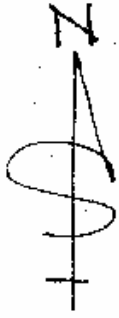
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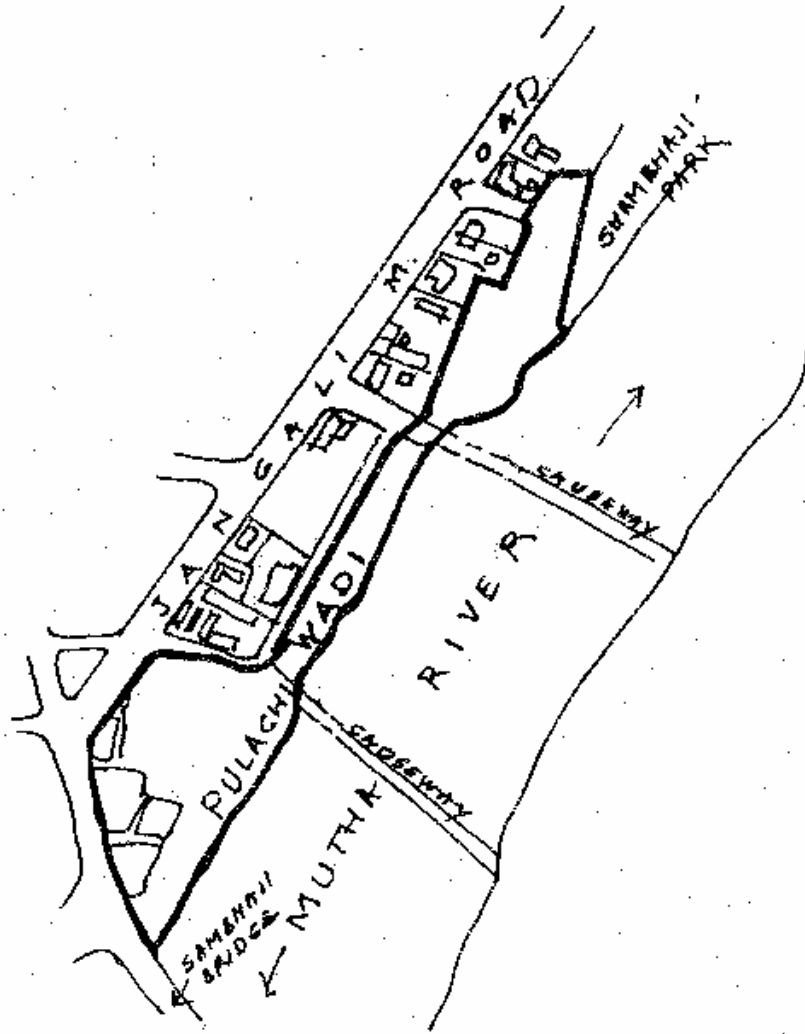


LAND SHOW IN BLACK VERGE FOR CONGUSTED AREA

PULACHIWADI

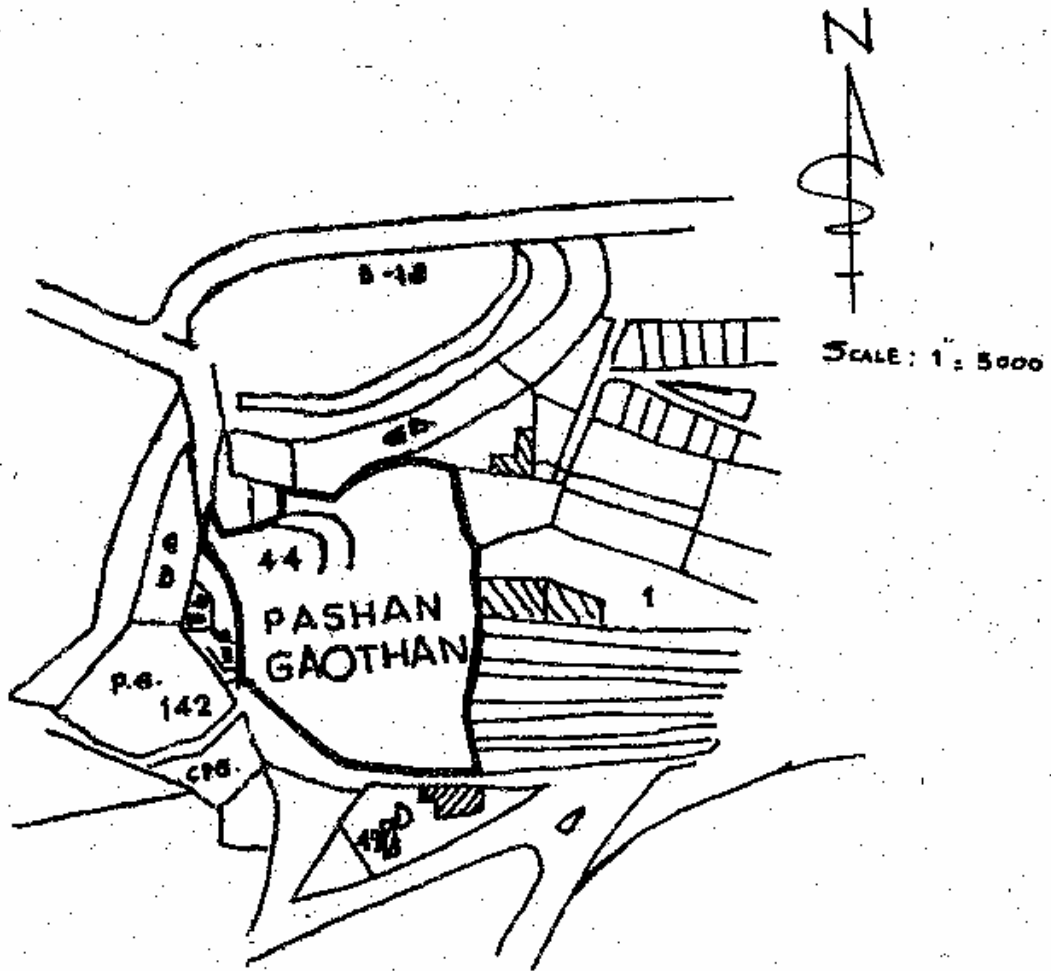


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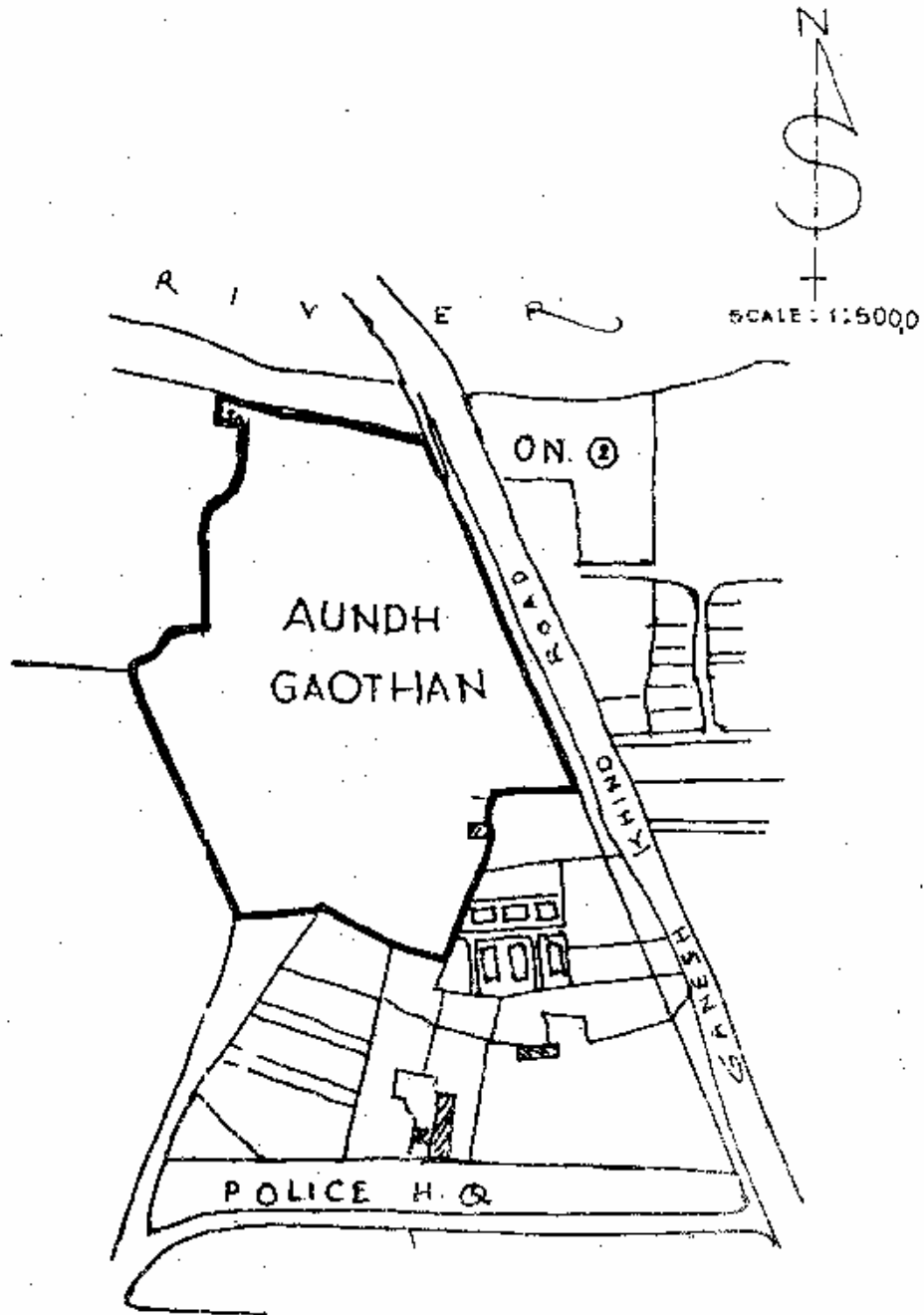
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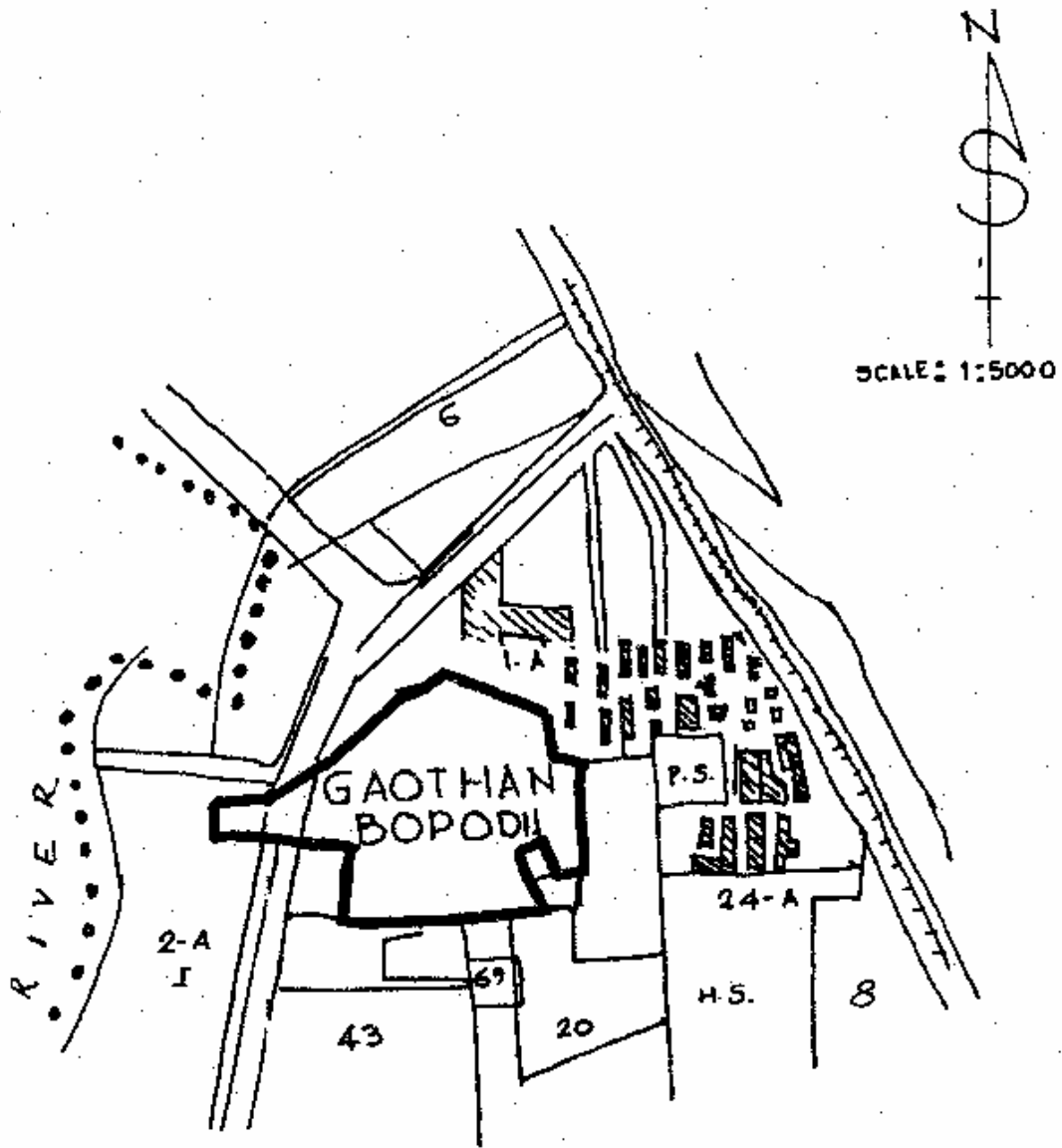
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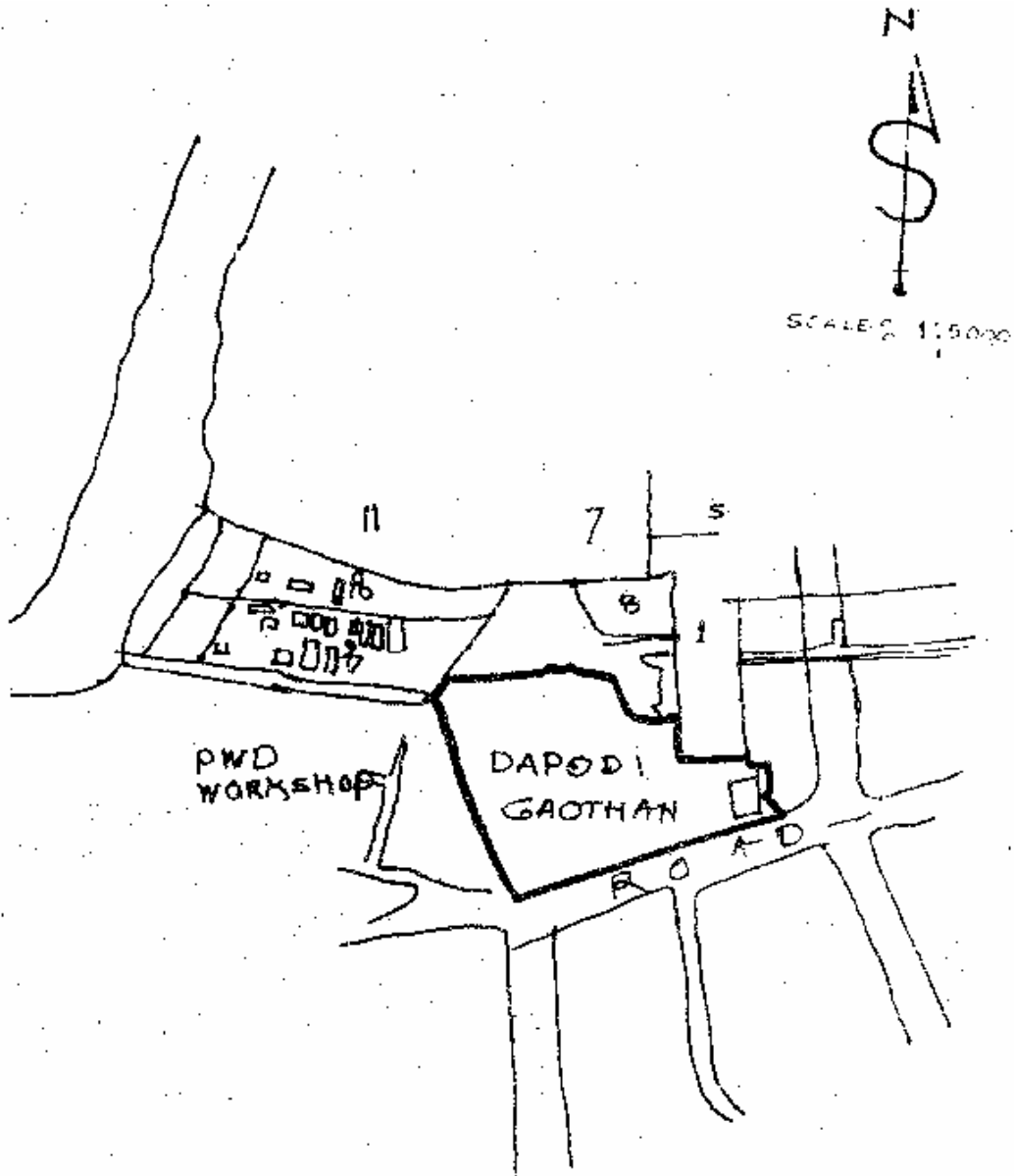
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BOPODI

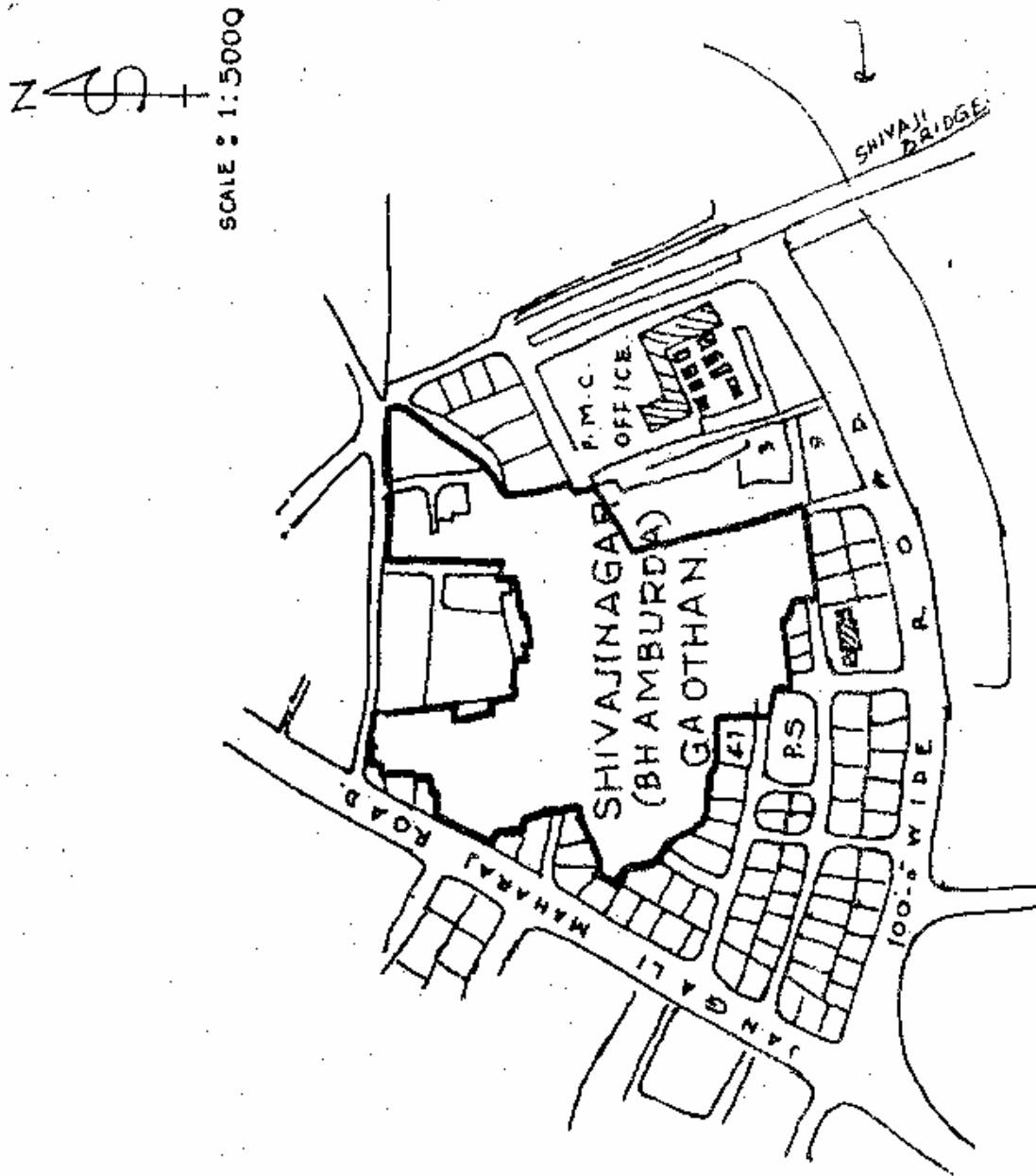


LAND SHOW IN BLACK VERGE FOR CONGUSTED AREA

DAPODI

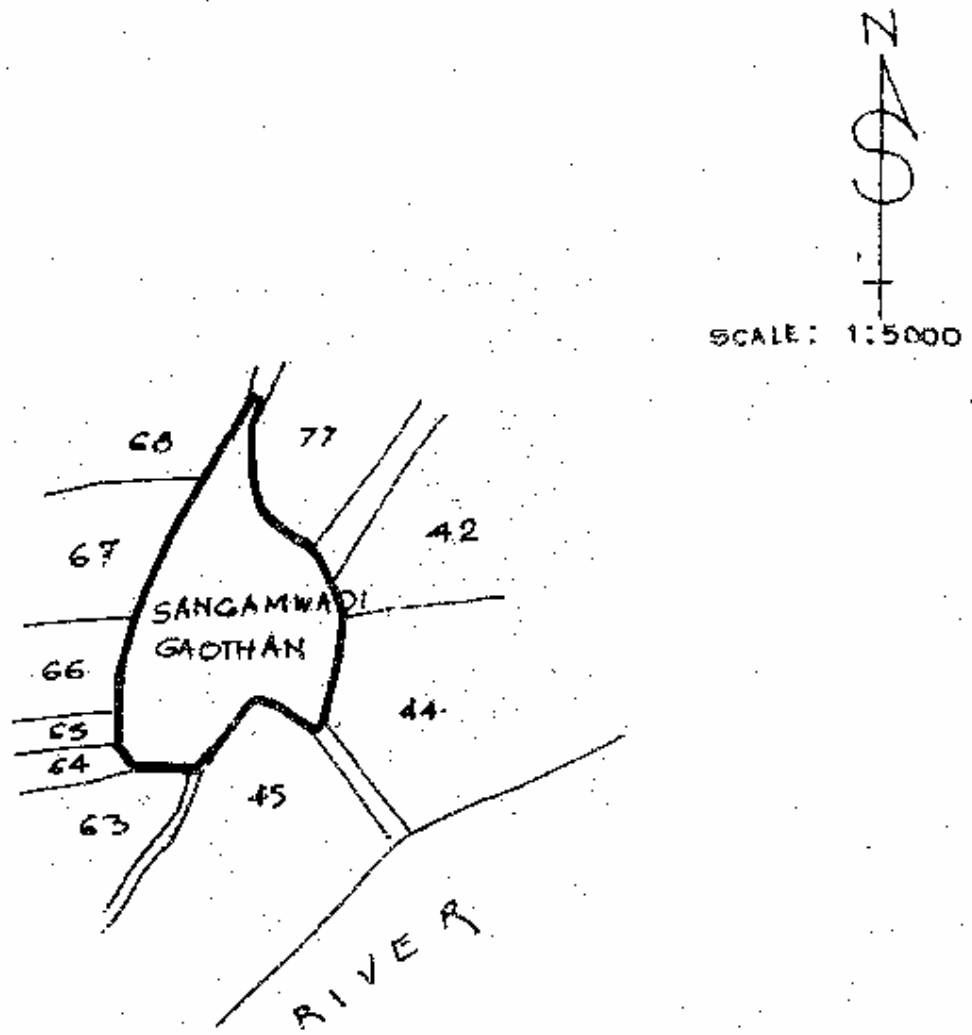


LAND SHOW IN BLACK VERGE FOR CONGUSTED AREA
SHIVAJINAGAR (BHAMBURDA)



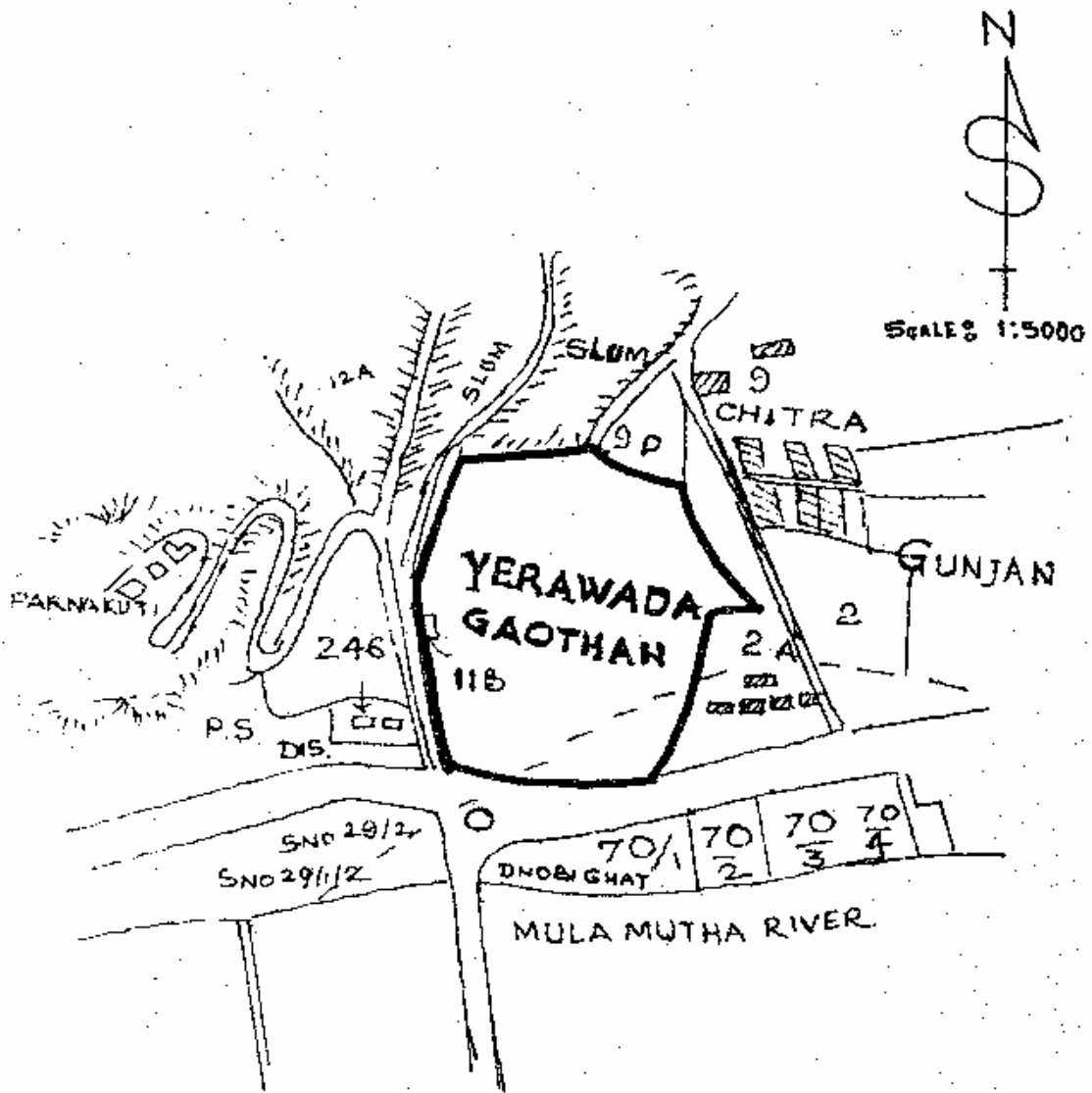
LAND SHOW IN BLACK VERGE FOR CONGUSTED AREA

SANGAMWADI



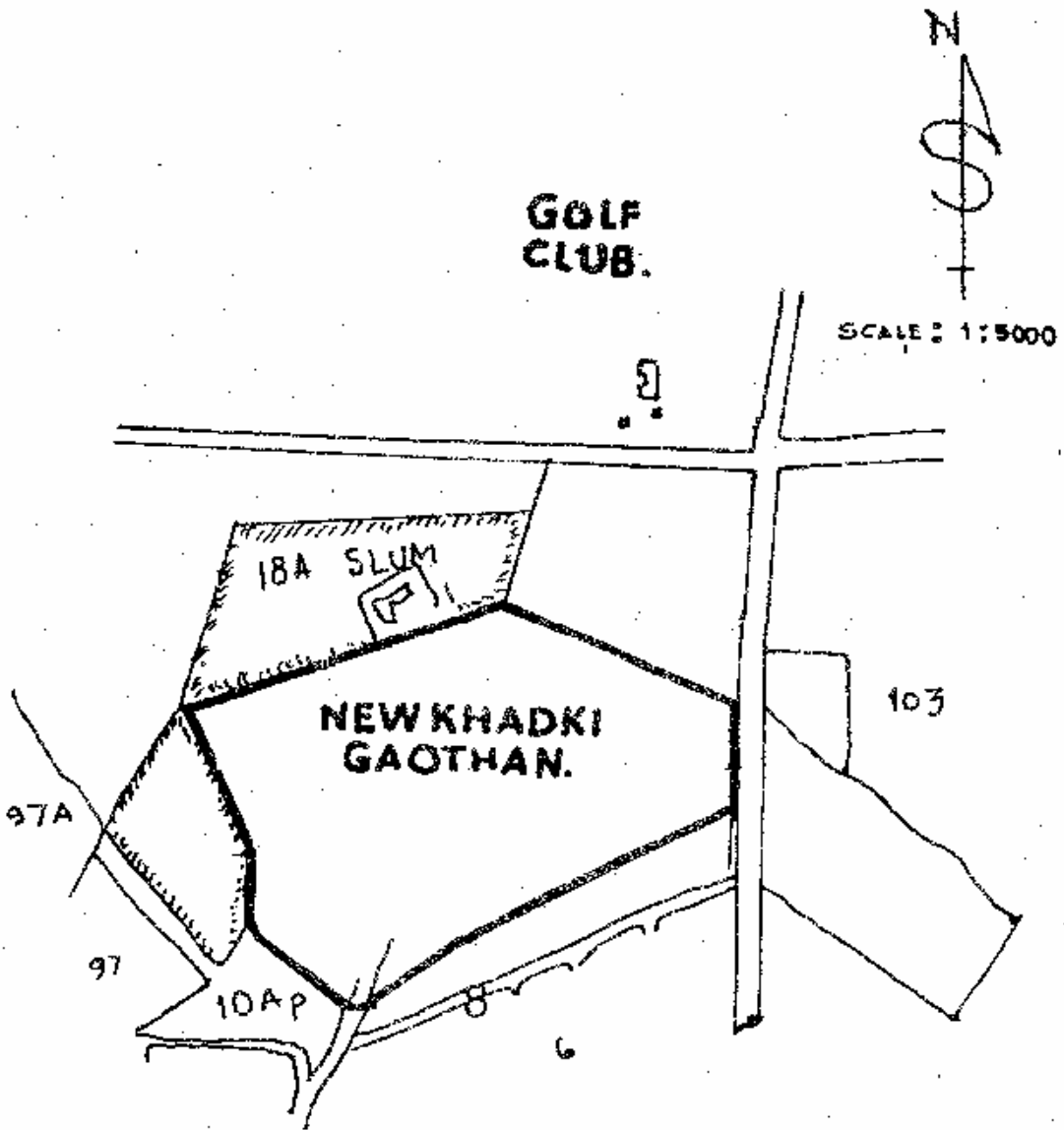
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YERAWADA



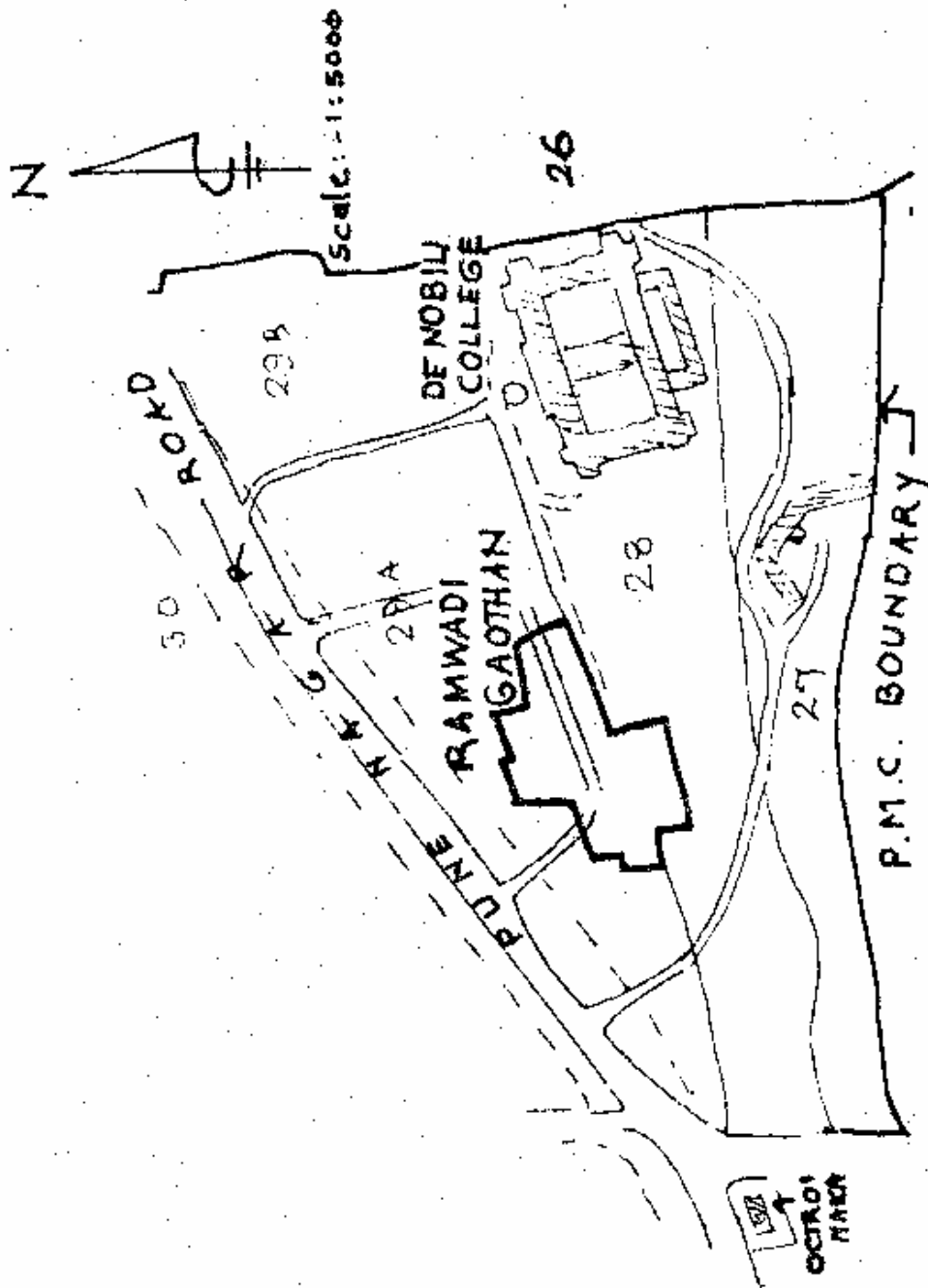
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NEW KHADKI

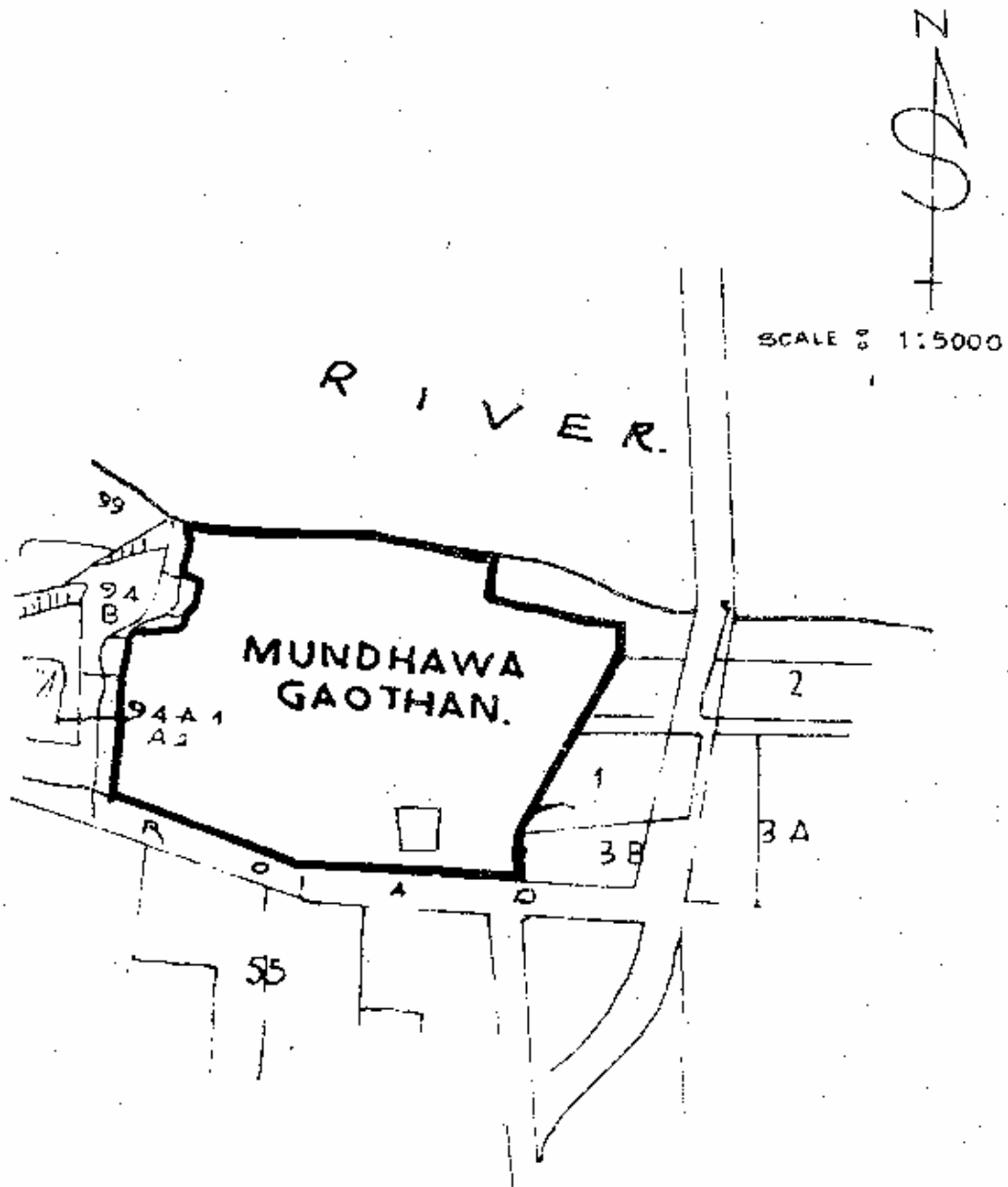


LAND SHOW IN BLACK VERGE FOR CONGESTED AREA

RAMWADI

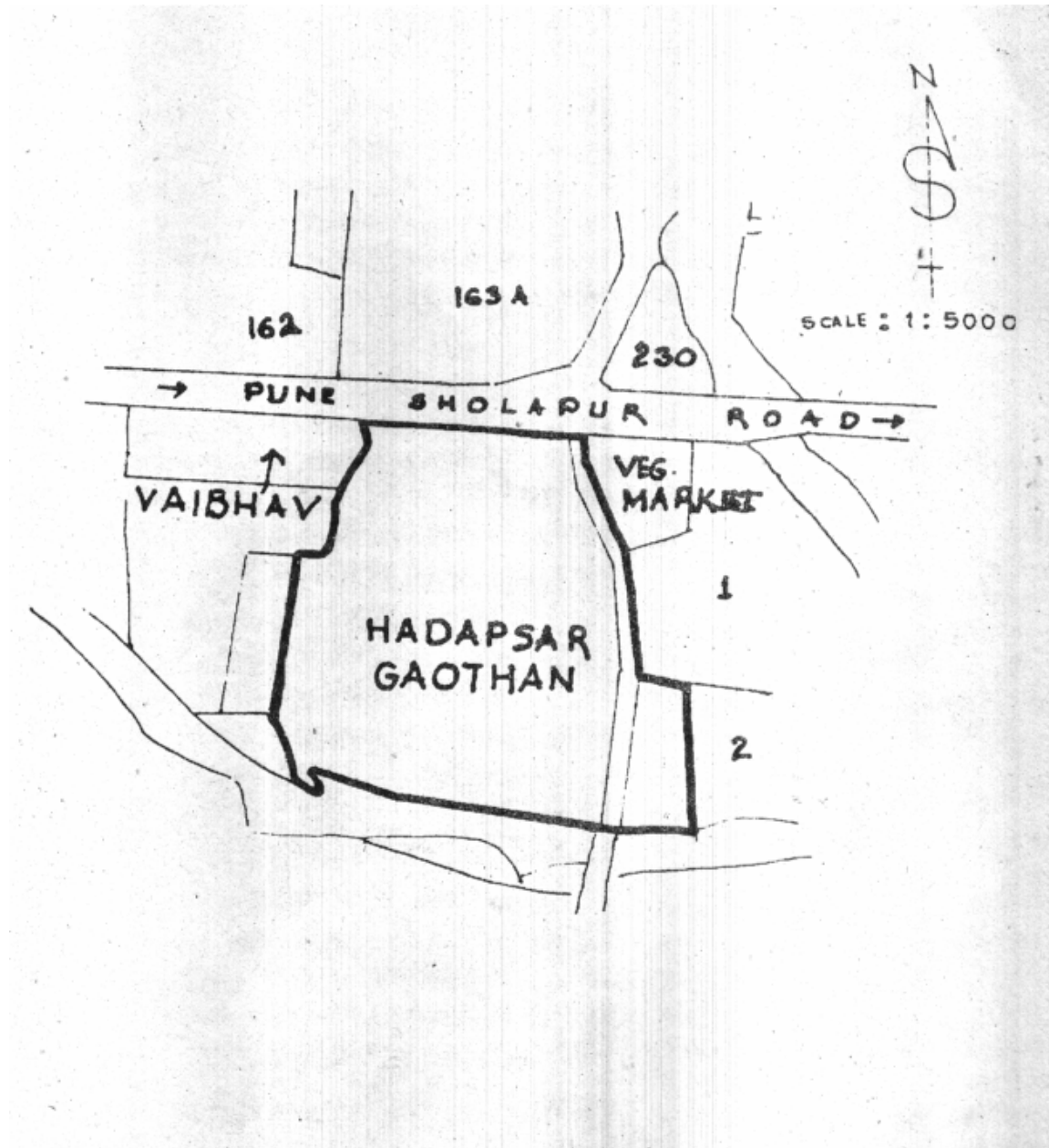


LAND SHOW IN BLACK VERGE FOR CONGUSTED AREA
MUNDHWA



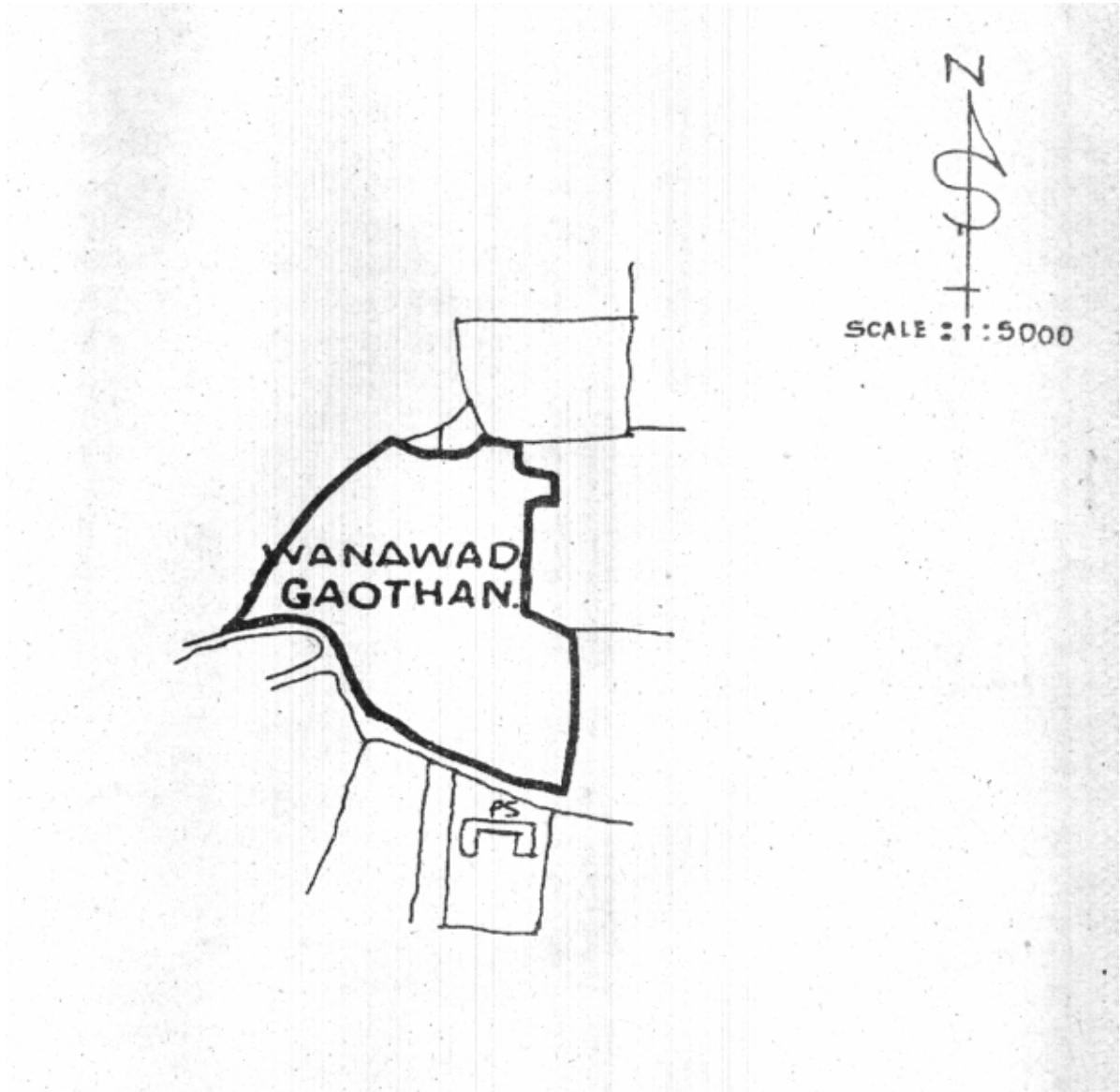
LAND SHOW IN BLACK VERGE FOR CONGESTED AREA

HADAPSAR



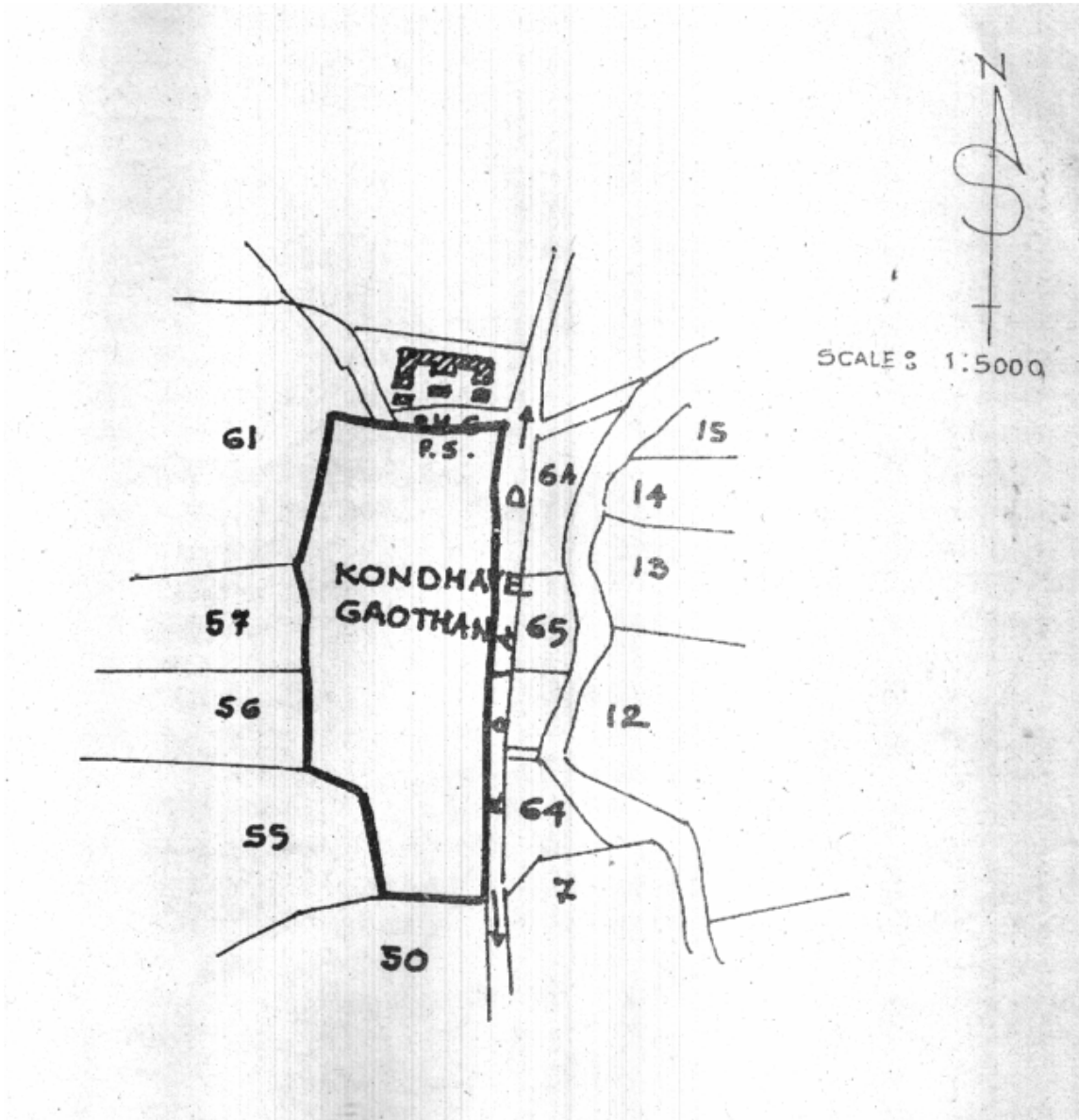
LAND SHOW IN BLACK VERGE FOR CONGUSTED AREA

VANAWADI

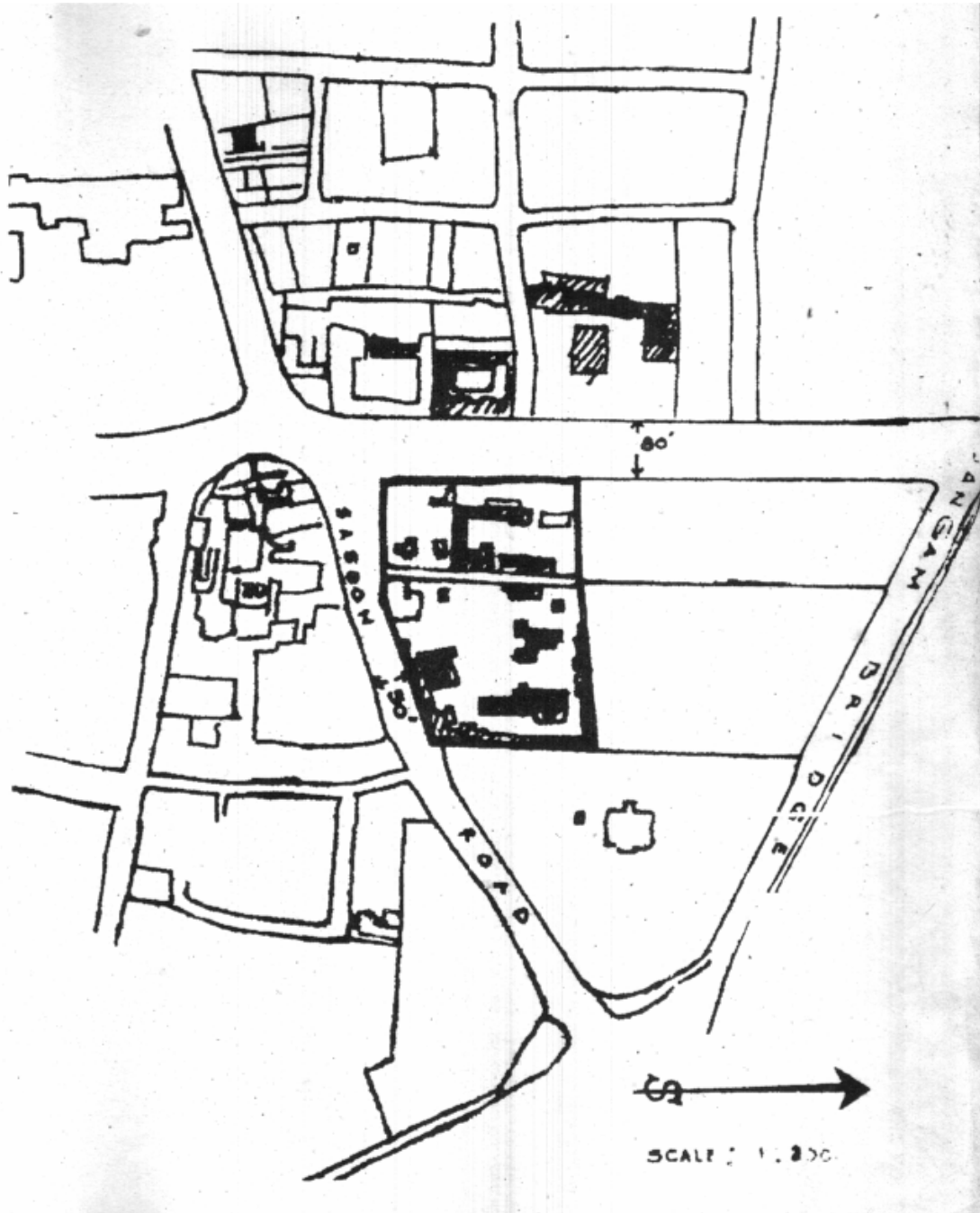


LAND SHOW IN BLACK VERGE FOR CONGUSTED AREA

KONDWA



**LAND SHOW IN BLACK VERGE FOR CONGUSTED AREA
SOMWAR AND MANGALWAR PETH (PART)**



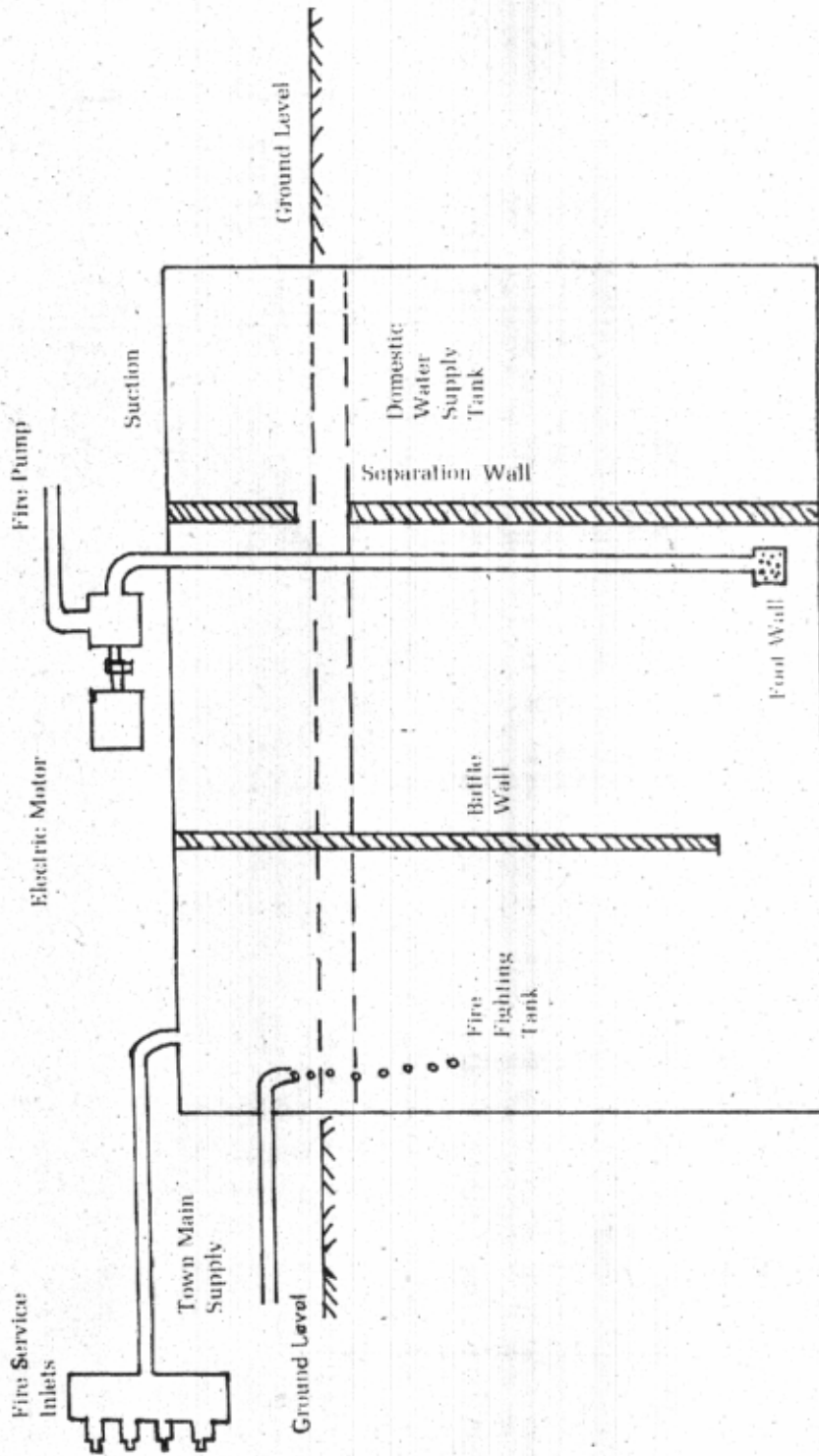


Fig. 1. : Arrangement For Providing Combined Fire Fighting and Domestic Water Storage Tank as Per Rule No. P-13.3.3.

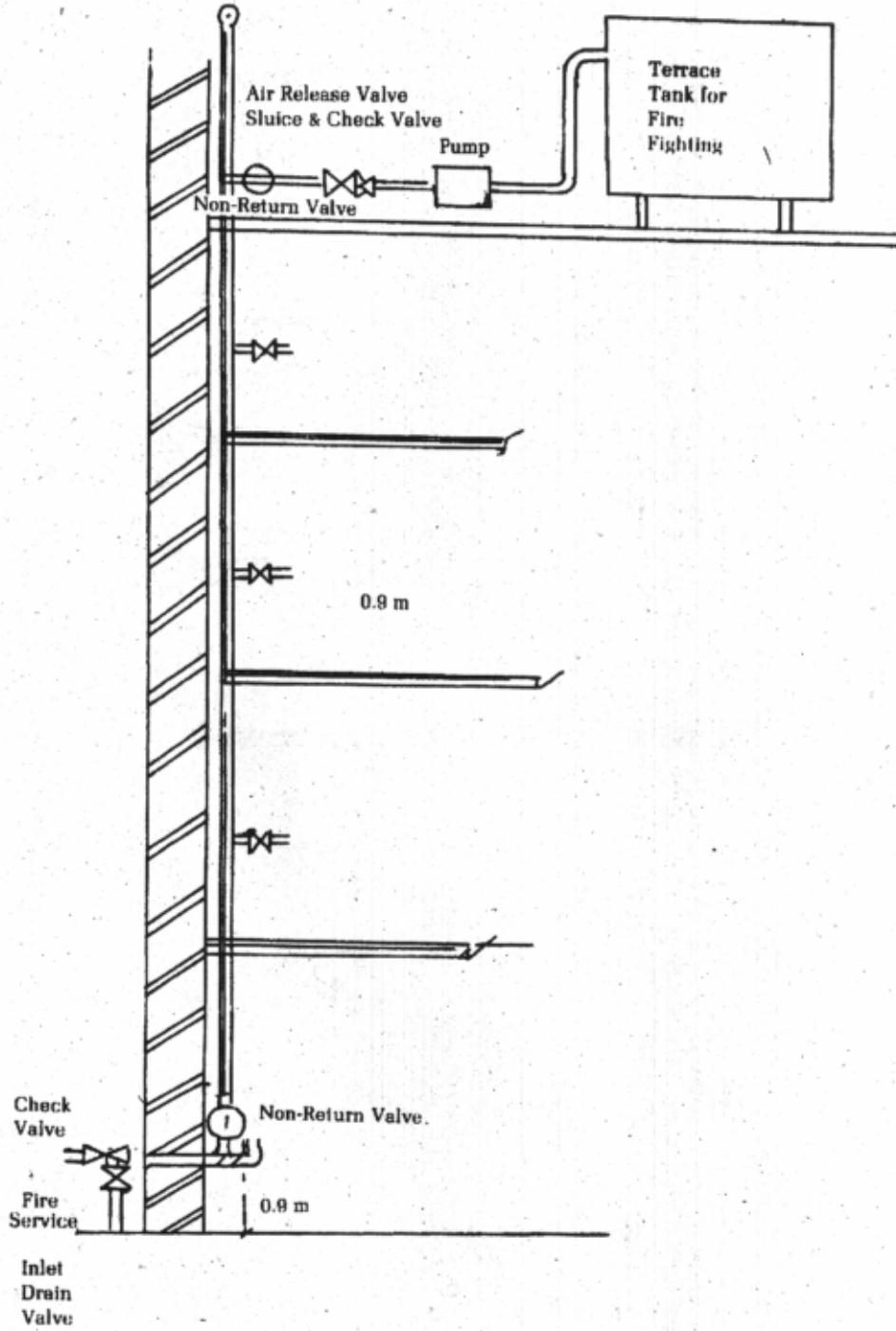


Fig.2. : Apartment Buildings Exceeding 16 m.

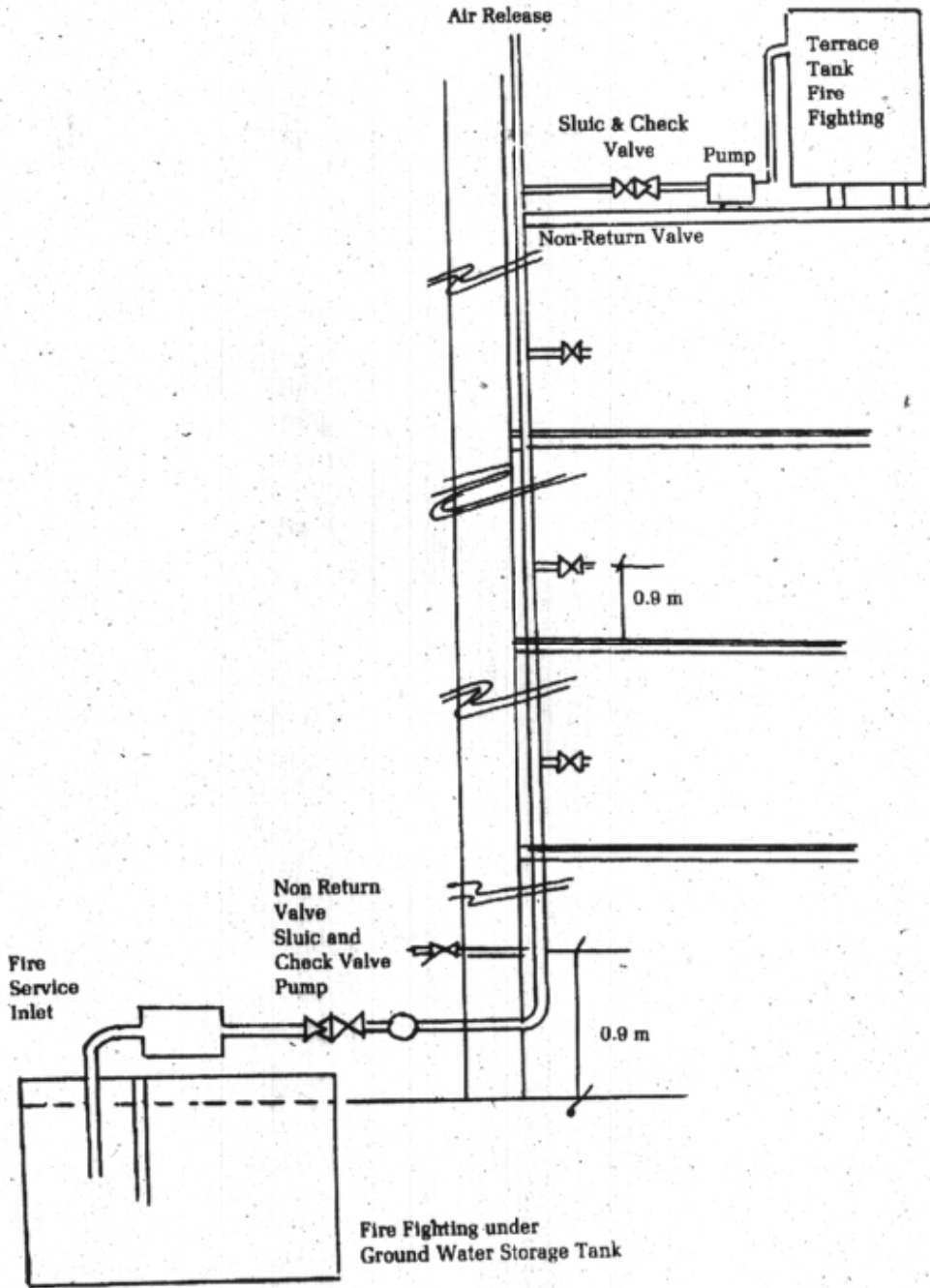


Fig. 3. : Apartment Buildings Exceeding 16 m

